COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

November 9, 2021
7:00 PM
Planning Board Agenda

Regular Meeting

1. Public hearing on application for Special Use Permit and Site Plan Approval, accessory apartment, 1080 Wolcott Avenue, submitted by Catrinel Bartolomeu & Bruno Maddox POSTPONED AT THE REQUEST OF THE APPLICANT
2. Public hearing for SEQRA environmental review on application for Subdivision (lot merger) Approval and Site Plan Approval, three-story mixed-use residential and commercial development, 364 Main Street, submitted by O'Donnell Construction Corp.
3. Public hearing on application for Subdivision Approval, 6-unit apartment building to individual units, Ferry Landing Project, Beekman Street, submitted by WRJG, LLC
4. Continue public hearing on application to amend an existing Site Plan Approval, alter Greenway Trail on mixed-use development site, 23-28 Creek Drive, submitted by 23-28 Creek Drive, LLCÂ Â application withdrawn
5. Continue review of application to amend existing Site Plan Approval, mixed-use residential and commercial development, 248 Tioronda Avenue, submitted by 248 Beacon Holdings, LLC
6. Continue review of application for Subdivision, two residential lots, 14 Green Street, submitted by Thomas Rigney

Miscellaneous Business

1. Zoning Board of Appeals - November meeting
2. Consider request for two 90-day extensions of Subdivision Approval, 416-420 Main Street, submitted by 416 Main Street Beacon, LLC and 420 Main Street, LLC, dba 420 Main St. Beacon, LLC
3. City Council request to review Local Law regarding Accessory Apartments

Architectural Review

City of Beacon Planning Board Agenda
11/09/2021

Title:

Public hearing on application for Special Use Permit and Site Plan Approval, accessory apartment, 1080 Wolcott Avenue, submitted by Catrinel Bartolomeu & Bruno Maddox
POSTPONED AT THE REQUEST OF THE APPLICANT

ATTACHMENTS

1080 Wolcott Cover Letter.pdf

1080 Wolcott Site Plan.pdf

1080 Wolcott Building Elevations.pdf

DUNN& SGROMO ENGINEERS, PLLC

5800 HERITAGE LANDING DRIVE, EAST SYRACUSE, NEW YORK 13057
Telephone (315) 449-4940 Facsimile (315) 449-4941

October 26, 2021

John Russo, P.E.
Lanc & Tully, P.C.
P. O. Box 687
Goshen, NY 10924

Re: 1080 Wolcott Avenue – Accessory Apartment
File No.: 1298.001

Dear Mr. Russo:

We are in receipt of your July 7, 2021 review letter, and the following are our responses to your comments:

General Comments:

Issue #1. No response.

Issue #2: The location of the existing water and sewer services that service the existing residence shall be shown on the plans, along with where the services connect to the main lines within the road. The plans shall also include the location of the sewer and water mains within the road, along with their respective sizes.

Response: We have contacted the City and Water Department Supervisor, and are awaiting confirmation of existing water location. The plan contemplates installation of a new service size to provide for both structures. Currently, the property is served by an onsite septic system which will be replaced by a new sanitary sewer service connected to the sanitary manhole located at the intersection of Wolcott Avenue and Stratford Avenue.

Issue #3: The proposed water and sewer services to service the proposed apartment shall be shown on the plans.

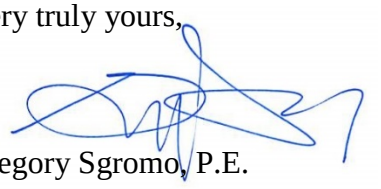
Response: The water and sewer services are shown on the Utility Plan, Sheet C-1.

Issue #4: *Construction details for the proposed water and sewer services shall be provided on the plans and shall include trench details, connection details for connections to mains, road restoration and pavement details, sidewalk restoration details, etc.*

Response: The water and sewer services are shown on the Water and Sanitary Sewer Details, Sheet C-2.

Please do not hesitate to contact this office if you have any questions, comments, or require additional information.

Very truly yours,



Gregory Sgromo, P.E.

GS/lb

cc: Jon Moss, R.A., LEED – Berg & Moss Architects, P.C.

BARN CONVERSION

1080 WOLCOTT AVENUE
BEACON, NEW YORK 12508

ACCESSORY BUILDING - VARIANCE APPLICATION
06.22.2021

GENERAL NOTES

LOCATION:	1080 WOLCOTT AVENUE, BEACON, NY 12508
TAX MAP:	130200-5954-34-659817-0000
DEED REFERENCE:	BOOK: 22020, PAGE: 30
OWNER OF RECORD:	CATRINEL AND BRUNO BARTOLOMEU 1080 WOLCOTT AVE BEACON NY 12508
APPLICANT:	CATRINEL AND BRUNO BARTOLOMEU 1080 WOLCOTT AVE BEACON NY 12508
ZONING DISTRICT:	R1-40: RESIDENTIAL; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY
PROPOSED USE:	BARN CONVERSION
NARRATIVE:	CONVERSION OF AN EXISTING BARN NON-SPRINKLERED. CURRENTLY ZONED AS RESIDENTIAL, NO CHANGE TO ZONING. PROPOSED USE OF BARN TO BE APARTMENT SPACE FOR OWNER'S FAMILY.
HOURS OF OPERATION:	N/A - RESIDENTIAL USE

DRAWING LIST

● NEW ISSUE ■ REVISED ISSUE ○ ISSUED WITH NO CHANGES

Sheet No.	Rev.	Drawing Title	Issue 1 - 06.22.2021	Issue Date 2	Issue Date 3
Z-000.00	1	COVER SHEET	•		
Z-001.00	1	SITE PLAN	•		
Z-002.00	1	PLANS	•		

TAX MAP



ZONING ANALYSIS - ACCESSORY BUILDING

	REQUIRED BY ORDINANCE	PROPOSED
ZONING DISTRICT	R1-40: RESIDENTIAL; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY	
USE GROUPS EXISTING ON SITE	RESIDENTIAL	
USE GROUPS PROPOSED ON SITE	RESIDENTIAL - ACCESSORY BUILDING CONVERSION	
BUILDING FOOTPRINT	N/A	955 SF - NO CHANGE
MAX LOT COVERAGE	N/A	NO CHANGE
SETBACK REGULATIONS (SEC. 223-17E)		
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	NOT PERMITTED IN FRONT YARD 25 FT MIN 25 FT MIN	N/A EXISTING - 76'-3", 52'-5" EXISTING, NON-COMPLIANT - 2'-2 1/2"
MAX CUMULATIVE SQUARE FOOTAGE FOR ALL ACCESSORY BUILDINGS:	1,625 SF	EXISTING, NON-COMPLIANT - 371 SF (GARAGE) + 1,720 SF (BARN) = 2,091 SF > 1,625 SF
MAX SQUARE FOOTAGE PERMITTED FOR EACH ACCESSORY BUILDING:	40% OF PRINCIPAL BUILDING	3,709.2 SF (PRINCIPAL BUILDING) X 40% = 1,484 SF ALLOWABLE
MAX NUMBER OF SHEDS PERMITTED:	2	NO CHANGE - 2 EXISTING ACCESSORY BUILDINGS
SETBACK REGULATIONS (SEC. 223-24.1)		
FLOOR AREA REQUIREMENTS FOR AN ACCESSORY APARTMENT IN AN ACCESSORY BUILDING:	300 SF MIN 600 SF MAX	1,320 SF FOR PROPOSED APARTMENT

VARIANCE SUMMARY:

1. REAR YARD SETBACK ACCESSORY BUILDING (SEC. 223-17E): REAR YARD SETBACK (24.4' VARIANCE REQ'D)
2. PERMITTED ACCESSORY BLDG SF (SEC. 223-17): TOTAL SF OF BARN = 1,720 SF
3. CUMULATIVE ACCESSORY BLDGS AREA (SEC. 223-17): TOTAL SF OF CUMULATIVE BLDGS = 2,091 SF
4. FLOOR AREA REQS FOR ACCESSORY APT/ (SEC. 223-24.1): TOTAL SF OF PROPOSED APT. = 1,320 SF
5. 2ND FL. OF ACCESSORY B'D'G SHALL BE STORAGE (SEC. 223-14E(3)(e)): PROPOSED RESIDENTIAL USE

ZONING ANALYSIS

	REQUIRED BY ORDINANCE	PROPOSED
ZONING DISTRICT	R1-40: RESIDENTIAL; HISTORIC DISTRICT AND LANDMARK ZONING OVERLAY	
LOT AREA	1.599 ACRES (69,654.9 SF)	
STREET FRONTAGE	203 FT ALONG WOLCOTT AVENUE	
USE GROUPS EXISTING ON SITE	RESIDENTIAL	
USE GROUPS PROPOSED ON SITE	RESIDENTIAL ACCESSORY BUILDING	
BUILDING FOOTPRINT	N/A	3,709.2 SF - NO CHANGE
MAX LOT COVERAGE	15%	NO CHANGE
YARD REGULATIONS (SEC. 223-17C)		
MINIMUM LOT AREA: MINIMUM LOT WIDTH: MINIMUM LOT DEPTH:	40,000 SF 150 FT 150 FT	NO CHANGE +/- 419' - COMPLIES +/- 203' - COMPLIES
SETBACK REGULATIONS (SEC. 223-17C)		
FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	40 FT MIN 25 FT MIN 50 FT MIN	NO CHANGE - COMPLIES NO CHANGE- COMPLIES NO CHANGE - 49.4' VARIANCE REQ'D
HEIGHT REGULATIONS (SEC. 223-17C)		
MAX HEIGHT (STORIES):	2.5 STORIES / MAX 35 FT	NO CHANGE
LANDSCAPE REGULATIONS	N/A	-
PARKING REGULATIONS (SEC. 223-26)		
SPACES REQUIRED: ACCESSIBLE SPACES:	2 SPACES FOR EACH DWELLING -	NO CHANGE



SITE PLAN 01
1" = 20'-0"

OWNER'S CERTIFICATION

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

OWNER _____ DATE _____

PLANNING BOARD APPROVAL

RECOMMENDED FOR APPROVAL BY THE CITY OF BEACON PLANNING BOARD ON THE **22nd** DAY OF **December** , 2020. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS OF REVISIIONS TO THE PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN _____ DATE _____

Berg+Moss Architects
BMA

Architect:

BERG + MOSS ARCHITECTS PC
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

Consultant:

NAME
ADDRESS
PHONE
EMAIL

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NEW UTILITY POLE FOR CONNECTION TO EXISTING BARN

EXISTING GARAGE
371 SF

Overhead Wires

PROPERTY LINE

Gate

Garden

MIN 25' - 0"
ACCESSORY BLDG SETBACK

SIDEYARD SETBACK

REAR YARD SETBACK

52' - 5"

Concrete Walk

Cellar Ent.

Asphalt Drive

Garage BELOW

EXISTING BARN
2 STORY W/ BASEMENT
1,720 TOTAL SF
FOOTPRINT 1,060 SF

Deck

Electric Meter

Lamp

PROPOSED PATIO

n/f
LI

S 51°01'14" W 161.93'

EXISTING PRINCIPAL BUILDING
3,709.2 SF

Porch

FM7820
L5

airs

Hot Tub

Electric Connection

FM7820
L4

SIDEYARD SETBACK

28' - 4 1/2"

MIN 25' - 0"
ACCESSORY BLDG SETBACK

MIN 25' - 0"
ACCESSORY BLDG SETBACK

n/f
JGLAS

ENLARGED SITE PLAN 01
1/8" = 1'-0"

Berg+Moss Architects
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BERG + MOSS ARCHITECTS PC
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NO.	REVISION/SUBMISSION NAME	DATE
1	VARIANCE APPLICATION	06.22.2021

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1080 WOLCOTT AVE.
BEACON, NEW YORK 12508

KEY PLAN

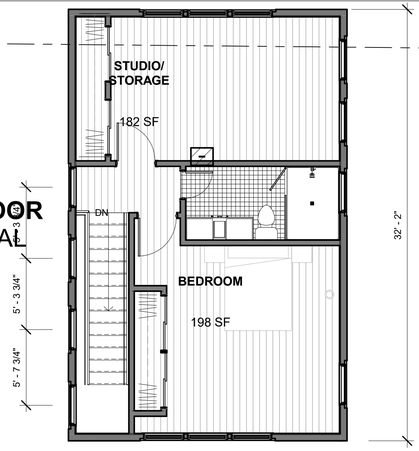
PROJECT NORTH

DRAWING TITLE
SITE PLAN

DRAWING NO.
Z-001.00

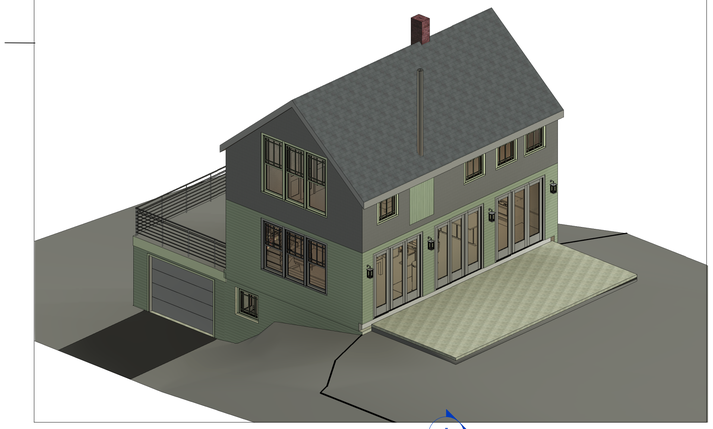
SEAL & SIGNATURE

DATE: 11.19.12
SCALE: 1/8" = 1'-0"
DWG BY: Author
CHK BY: Checker



SECOND FLOOR
660 SF TOTAL

Second Floor 03
3/16" = 1'-0"



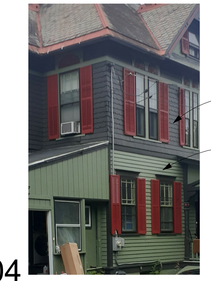
AXONOMETRIC
DIAGRAM 04





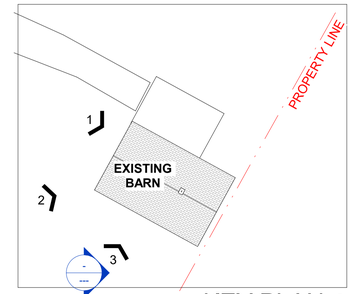


EXISTING PHOTOS AND KEY PLAN



P-1: GREY TO MATCH HISTORIC PAINT ON MAIN HOUSE

P-2 GREEN TO MATCH HISTORIC PAINT ON MAIN HOUSE



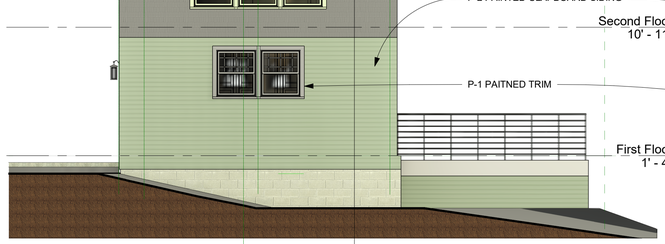
KEY PLAN 09
1" = 20'-0"

Z-002.00
05



APARTMENT
660 SF TOTAL

First Floor 02
3/16" = 1'-0"

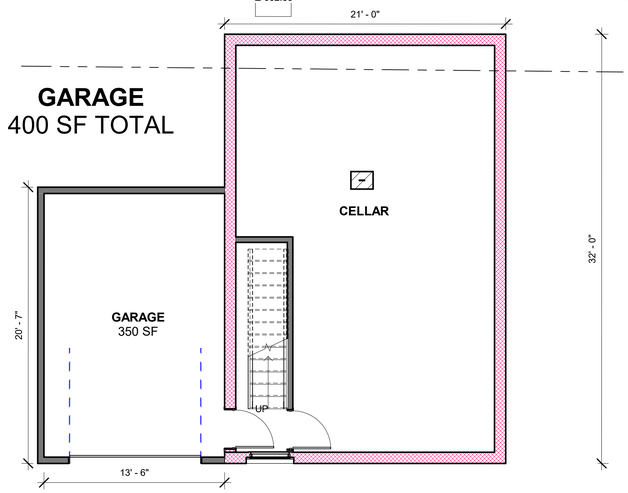


EAST ELEVATION 05
3/16" = 1'-0"



NORTH ELEVATION 06
3/16" = 1'-0"

08
Z-002.00



Cellar 01
3/16" = 1'-0"



SOUTH ELEVATION 07
3/16" = 1'-0"



WEST ELEVATION 08
3/16" = 1'-0"

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NO.	REVISION/SUBMISSION NAME	DATE
1	VARIANCE APPLICATION	06.22.2021

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1080 WOLCOTT AVE.
BEACON, NEW YORK 12508

KEY PLAN

PROJECT NORTH

DRAWING TITLE
PLANS

DRAWING NO.
Z-002.00

SEAL & SIGNATURE

DATE: 11.19.12
SCALE: As Indicated
DWG BY: Author
CHK BY: Checker



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	℄	℄
UNDERGROUND ELECTRIC /COMMUNICATION	E	UE/C
GAS		G
CLEAN OUT		○
POWER POLE	○	
STREET LIGHT	✳	●—
HYDRANT	HYD	HYD
WATER LINE	W	W
SANITARY LINE	S	S
STORM LINE	D	D
CATCH BASIN	■	CB
SANITARY MANHOLE	Ⓢ	SMH
SIDEWALK	▭	▭
TRANSFORMER		

GENERAL NOTES:

1. BASED ON SURVEY PREFORMED BY OICLE LAND SURVEYING, PC 2020
2. TOPOGRAPHY CREATED BY LIDAR TAKEN FROM GIS CLEARINGHOUSE
3. SIZE AND MATERIAL OF EXISTING WATER AND SEWER MAINS LOCATED ON WOLCOTT AVE. TO BE VERIFIED PRIOR TO ANY WORK BEING PERFORMED

1 SITE PLAN
SCALE:1"=20'

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)

NOT FOR CONSTRUCTION

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NO.	DATE	REVISION	BY
1	10.26.2021	LANC & TRACY COMMENTS	MGS

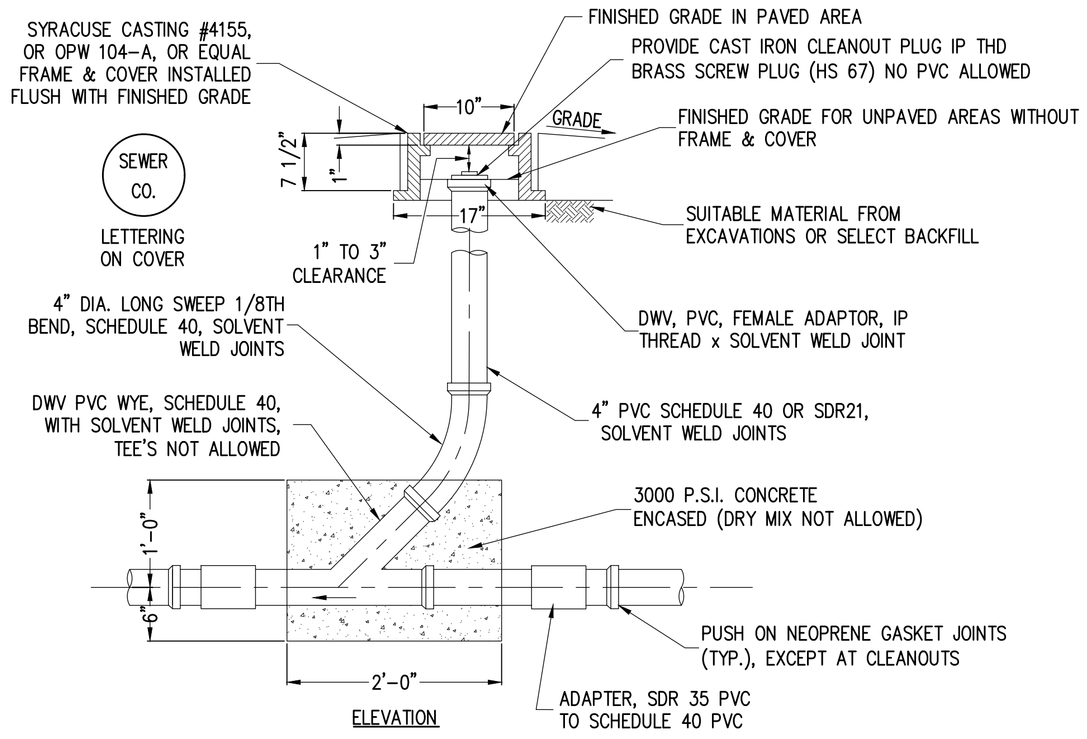
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

1080 WOLCOTT AVENUE

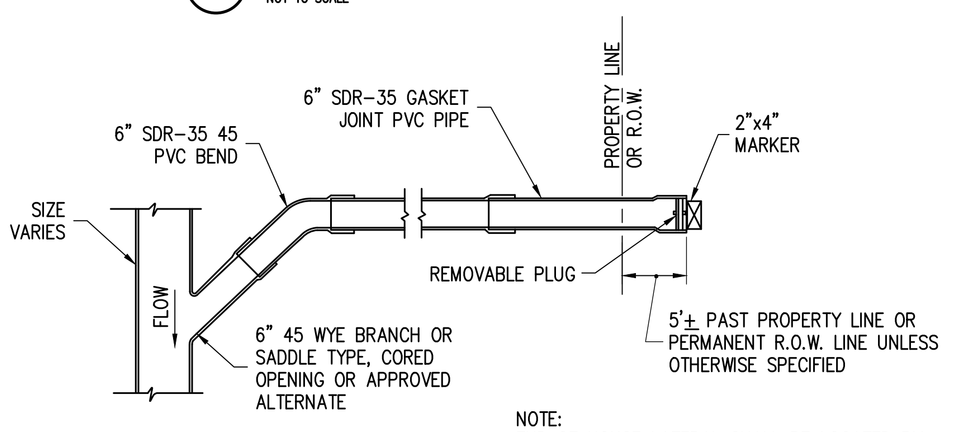
UTILITY PLAN

SCALE: AS NOTED	FILE NO.: 1298.001
DESIGNED BY: MGS	DATE: 08.05.2021
DRAWN BY: MGS	DWG. NO: C-1
CHECKED BY: GS	

Q:\CADD Files\PROJECTS\Bartolomeu & Maddox - 1298\001 - 1080 Wolcott Avenue\Working Drawings\BASE.dwg, 10/26/2021 2:06:31 PM

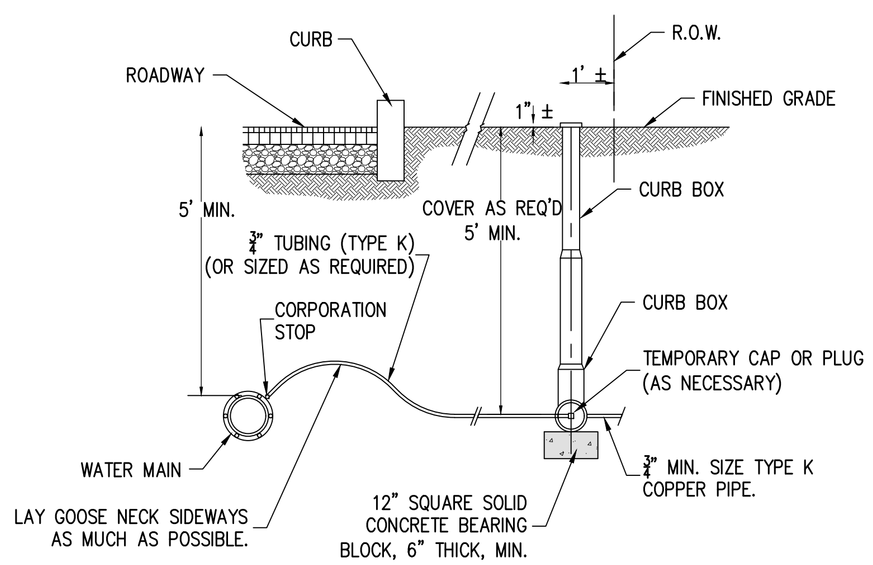


1 DETAIL: SANITARY CLEANOUT
NOT TO SCALE

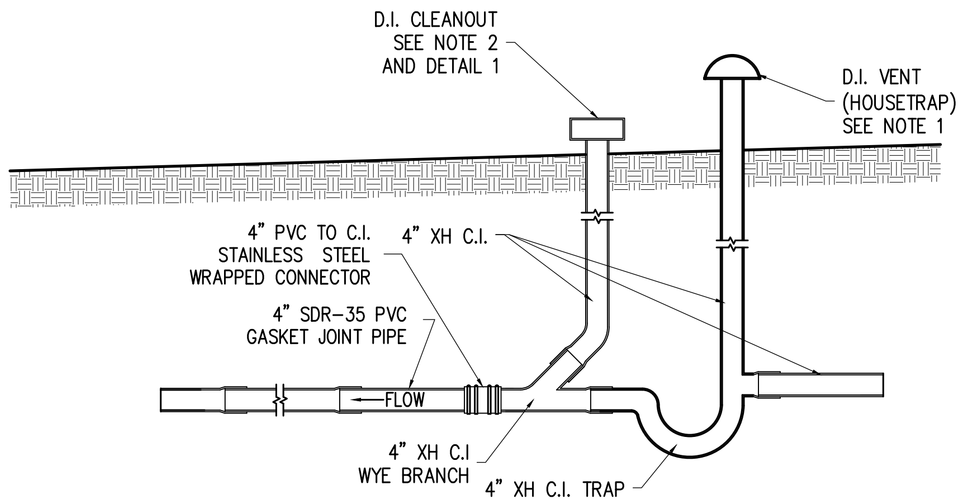


NOTE:
END OF HOUSE LATERAL SHALL BE LOCATED BY STATION AND OFFSET FROM MAIN LINE SEWER. DEPTH OF 2"x4" MARKER TO EXTEND FROM INVERT TO 3' ABOVE FINISH GRADE (MINIMUM).

2 DETAILS: STANDARD HOUSE LATERAL - PVC
SCALE: 1/2" = 1'-0"

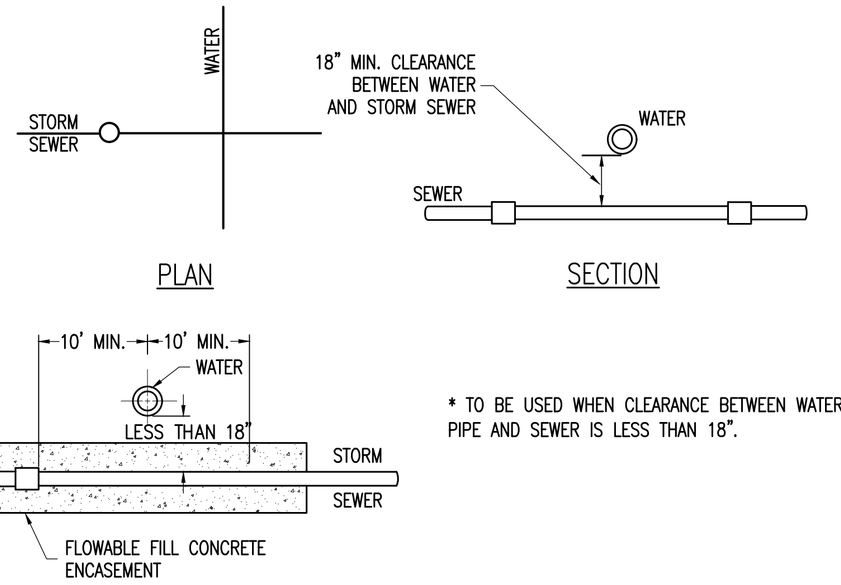


3 DETAIL: TYPICAL HOUSE SERVICE INSTALLATION
SCALE: 1/2"=1'-0"



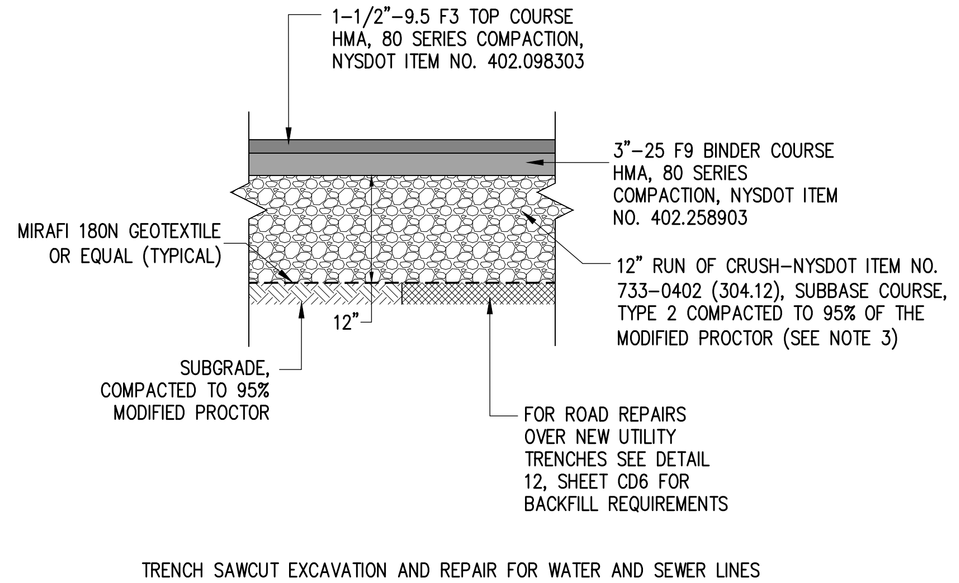
NOTES:
1. EACH LATERAL MUST HAVE A HOUSE TRAP NEAR THE PROPERTY LINE OR AS SHOWN ON THE CONTRACT PLANS.
2. SEWER CLEANOUT SHALL BE INSTALLED BETWEEN EACH HOUSE TRAP AND THE SEWER MAIN.
3. TRAP AND CLEANOUT MATERIAL SHALL COMPLY WITH TOWN CODE.

4 DETAIL: STANDARD LATERAL/CLEANOUT/TRAP & CONNECTION
NOT TO SCALE



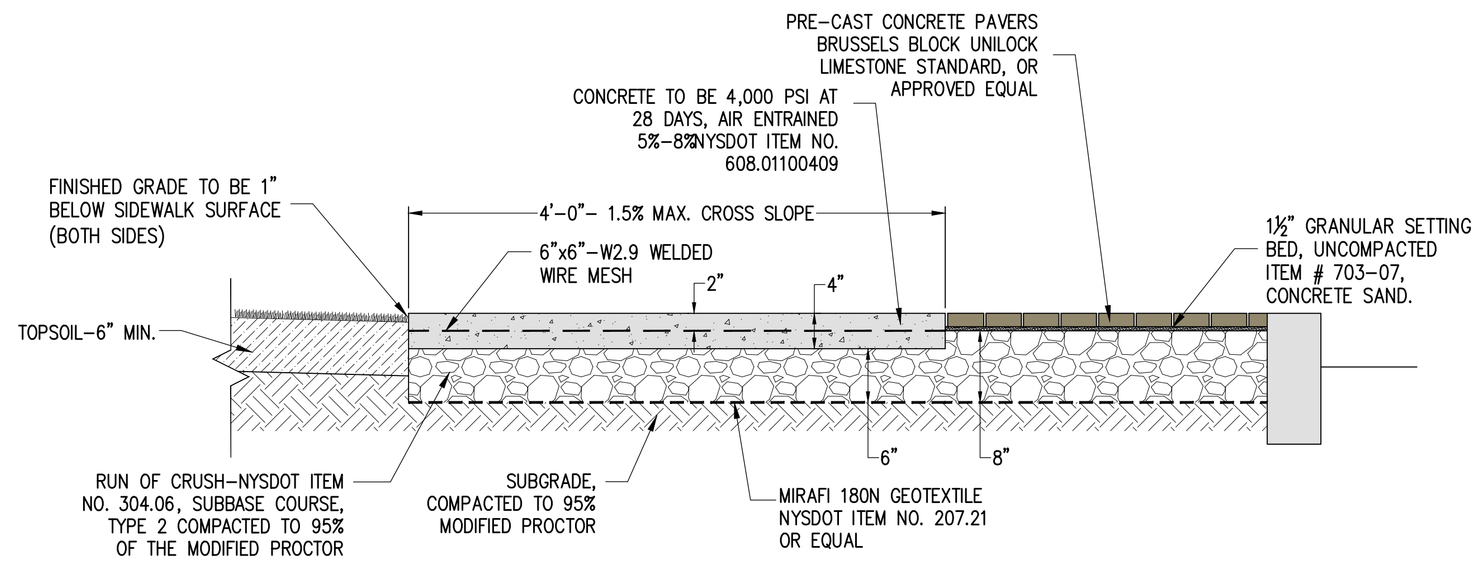
* TO BE USED WHEN CLEARANCE BETWEEN WATER PIPE AND SEWER IS LESS THAN 18".

5 DETAIL: STORM SEWER ENCASEMENT
SCALE: 1/2" = 1'-0"

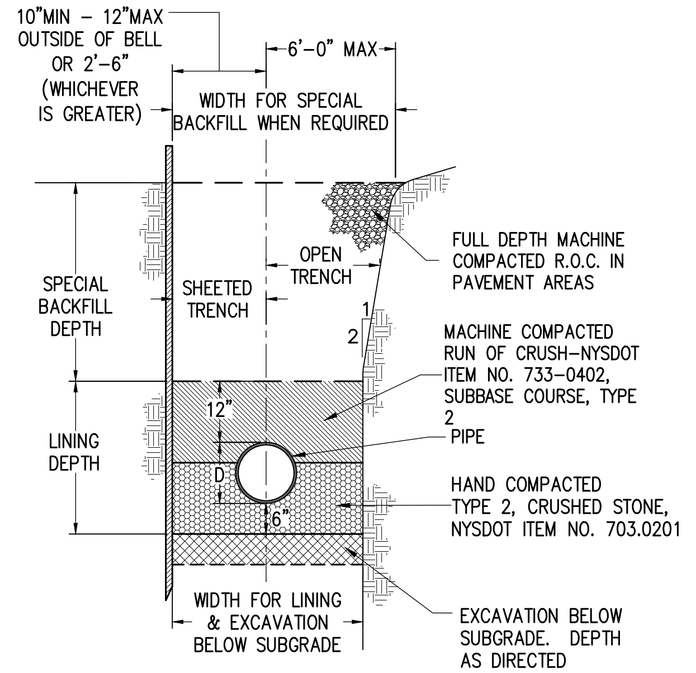


TRENCH SAWCUT EXCAVATION AND REPAIR FOR WATER AND SEWER LINES

6 DETAIL: ASPHALT ROAD REPAIR
SCALE: 1"=1'



7 DETAIL: SIDEWALK SECTION AND GRNITE CURB
SCALE: 1-1/2"=1'-0"



8 DETAIL: TRENCHING AND LINING
NOT TO SCALE

NOTES:

1. THIS DETAIL APPLIES TO ALL UTILITIES.
2. ALL BACKFILL MATERIAL REQUIRED WILL BE AS FOLLOWS:
   - A. UNDER PAVEMENTS-SPECIAL BACKFILL SHALL BE RUN OF CRUSH NYSDOT ITEM NO. 733.0402, SUBBASE COURSE, TYPE 2 AS SPECIFED IN TABLE 733-04A, OF THE NYSDOT STANDARD SPECIFICATIONS.
   - B. UNDER LAWNS AND OTHER IMPROVED AREAS-SPECIAL BACKFILL SHALL BE GENERAL FILL, INERT MATERIAL FREE FROM ORGANIC MATTER, RUBBISH, DEBRIS, AND ROCKS GREATER THAN 6" IN DIAMETER.
   - C. LINING MATERIAL-6" BELOW PIPE AND BOTTOM ⅔ OF PIPE, SHALL BE CRUSHED STONE, NYSDOT ITEM NO. 703.0201, TYPE 2 AS SPECIFIED IN TABLE 703-4 OF THE NYSDOT STANDARD SPECIFICATIONS.
   - D. LINING MATERIAL-TOP ⅓ OF PIPE AND 12" ABOVE PIPE, SHALL BE RUN OF CRUSH NYSDOT ITEM NO. 733.0402, SUBBASE COURSE, TYPE 2 AS SPECIFED IN TABLE 733-04A, OF THE 2016 NYSDOT STANDARD SPECIFICATIONS.
   - E. EXCAVATION BELOW SUBGRADE-BACKFILL SHALL BE CRUSHED STONE, NYSDOT ITEM NO. 703.0201, TYPE 2 AS SPECIFIED IN TABLE 703-4 OF THE NYSDOT STANDARD SPECIFICATIONS.
3. MINIMUM COMPACTION REQUIREMENTS WILL BE AS FOLLOWS:
   - A. FILL UNDER PIPELINES AND PIPE BEDDING-8" (MAX.) LIFTS COMPACTED TO 95% IN ACCORDANCE WITH ASTM D1557.
   - B. PIPE SIDE FILLS AND TOP 4' OF BACKFILL UNDER PAVEMENTS-8" (MAX.) LIFTS COMPACTED TO 93% IN ACCORDANCE WITH ASTM D1557.
   - C. BACKFILL BELOW 4' UNDER PAVEMENT-18" (MAX.) LIFTS COMPACTED TO 90% IN ACCORDANCE WITH ASTM D1557.
   - D. BACKFILL UNDER LAWNS, GARDENS, AND CULTIVATED FIELDS-24" (MAX.) LIFTS COMPACTED TO 90% IN ACCORDANCE WITH ASTM D698.

NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

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NO.	DATE	REVISION	BY
1	10.26.2021	LANC & TULLY COMMENTS	MGS

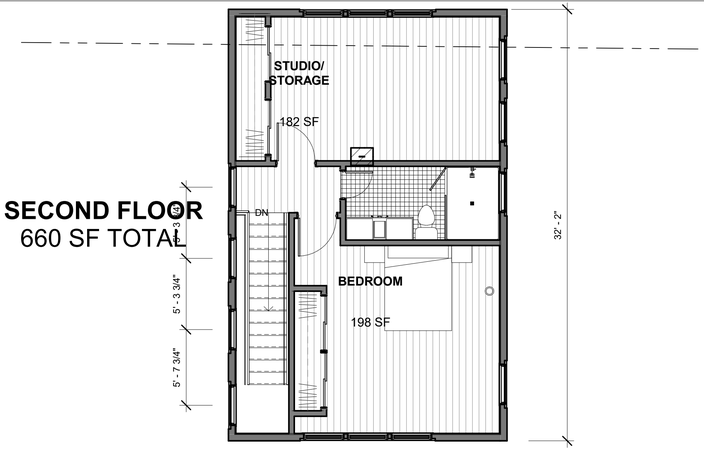
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

1080 WOLCOTT AVENUE

WATER AND SANITARY DETAILS

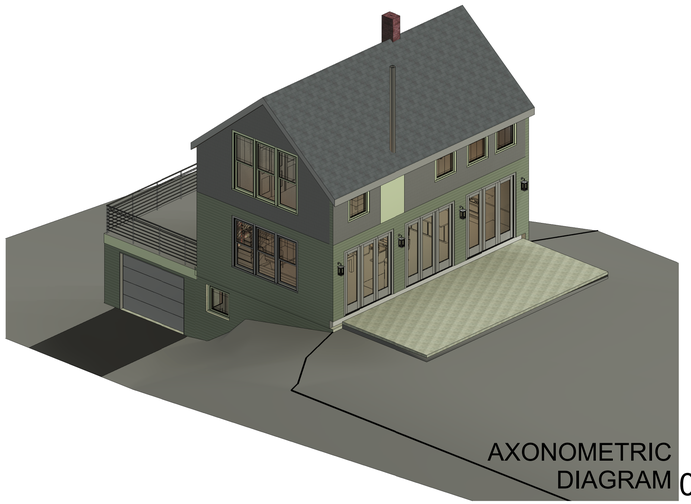
SCALE: AS NOTED	FILE NO.: 1298.001
DESIGNED BY: KLL	DATE: 09.09.2021
DRAWN BY: KLL	DWG. NO: C-2
CHECKED BY: GS	

Q:\CADD Files\PROJECTS\Bartolomeu & Maddox - 1298\001 - 1080 Wolcott Avenue\Working Drawings\BASE.dwg, 10/26/2021 2:04:49 PM



SECOND FLOOR
660 SF TOTAL

Second Floor 03



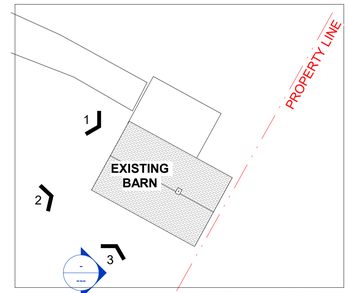
AXONOMETRIC DIAGRAM 04



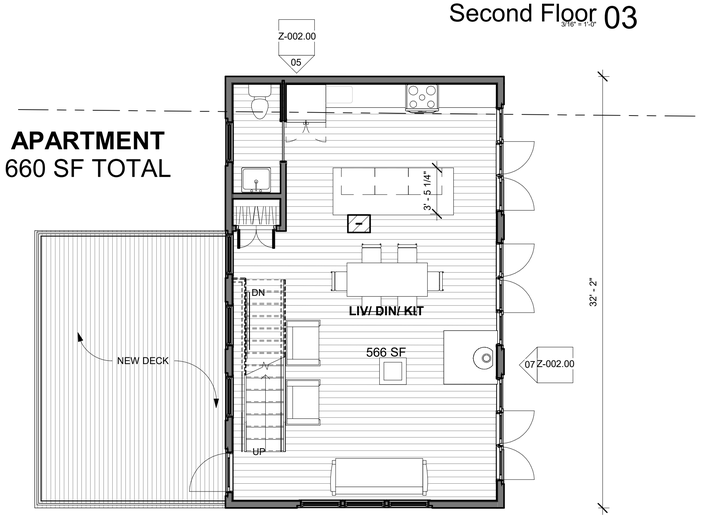




EXISTING PHOTOS AND KEY PLAN

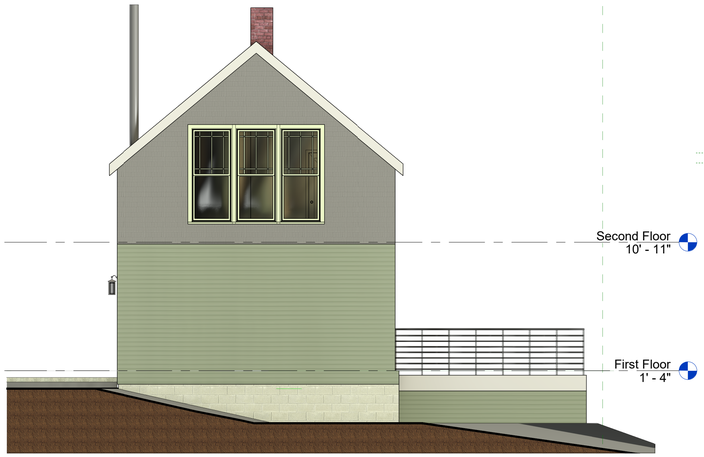


KEY PLAN 09



APARTMENT
660 SF TOTAL

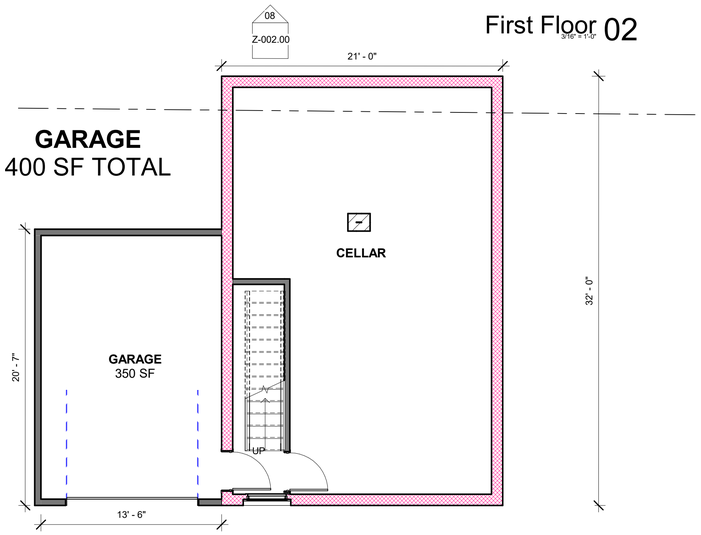
First Floor 02



EAST ELEVATION 05



NORTH ELEVATION 06



GARAGE
400 SF TOTAL

Cellar 01



SOUTH ELEVATION 07



WEST ELEVATION 08

Berg+Moss Architects
BMA
BERG + MOSS ARCHITECTS PC
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

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NO.	REVISION/SUBMISSION NAME	DATE
1	VARIANCE APPLICATION	06.22.2021

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1080 WOLCOTT AVE.
BEACON, NEW YORK 12508

KEY PLAN

PROJECT NORTH

DRAWING TITLE
PLANS

DRAWING NO.
Z-002.00

SEAL & SIGNATURE

DATE: 11.19.12
SCALE: As indicated
DWG BY: Author
CHK BY: Checker

City of Beacon Planning Board Agenda
11/09/2021

Title:

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

ATTACHMENTS

364 Main Street - Supplemental Submission with Exhibits A-C and Site Plan.pdf

364 Main Street - Supplemental Submission with Exhibits A-C and Site Plan.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

CUDDY +FEDER LLP

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cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

October 26, 2021

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

Re: Supplemental Submission – Application for Site Plan, Special Use Permit, and Subdivision Approval
Refined Commercial and Multi-Family Residential Mixed-Use Development
Premises: 364 Main Street & Eliza Street, Beacon, New York
Tax Parcel IDs: (6054-29-006819 & 6054-29-004836)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of O'Donnell Construction Corp. (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's pending Applications for Site Plan Approval and Lot Merger Approval (collectively, the "Applications").

Since last appearing before the Planning Board on September 14, 2021, the Applicant has further refined and improved the building program in response to the comments raised by the Board at that meeting and the comments contained in the memoranda preprepared by the City's Engineering Consultant, Lanc & Tully, dated September 8, 2021 (the "Engineering Comments Memorandum"); the City's Planning Consultant, John Clarke Planning and Design, dated September 9, 2021 (the "Planning Comments Memorandum"); and the City's Traffic Consultant, Creighton Manning, dated September 10, 2021 (the "Traffic Comments Memorandum").

REFINED BUILDING PROGRAM:

In direct response to the concerns raised by this Board and its consultants at the September meeting and in a subsequent meeting with City Staff on September 24, 2021, the Applicant proposes to eliminate the existing means of egress to Main Street located on the west side of the existing building that previously served as a drive-thru on the Premises. As is more fully detailed in the enclosed updated Site Plan set, as was identified by Mr. Clarke as a potential option for the development program at the September Planning Board meeting, the Applicant is replacing the additional existing means of egress to Main Street with a one (1)-story addition that expands the proposed commercial space and incorporates additional landscaping at the Main Street frontage

while also satisfying the frontage requirement in the CMS Zoning District.[1]

Specifically, the refined building program now consists of a 31,616 sq. ft. mixed-use development, which includes the following updates:

- The commercial area of the Project will be comprised of 9,451 sq. ft. The parking calculations were adjusted on the site plans and in the traffic study to properly reflect the total proposed off-street parking;
- The residential common area space on the first floor was expanded to 1,521 sq. ft.;
- Private terraces are proposed above the one (1)-story addition as an amenity for four (4) apartment units on that floor;
- The total off-street parking that is proposed for the Project has been increased to 42 total spaces, where 39 are required, providing a surplus of three (3) spaces; and
- Additional green space was added to the site plan, which includes several benches and landscaping located along Main Street.

We would also note that the overall height of the building, the number of residential units, and the residential unit square footage on the second and third floors remain the same as previously proposed and submitted.

In support of this supplemental submission, we respectfully submit revised site plans and renderings entitled "364 Main Street", prepared by Day & Stokosa Engineering P.C. and Aryeh Siegal, dated May 25, 2021, last revised October 26, 2021, numbered and titled as follows:

- Sheet 4 of 11 – Landscaping Plan (LP.1);[2]
- Sheet 10 of 11 – Building Plans; and
- Sheet 11 of 11 – Building Elevations.[3]

---

[1] Note: The masonry arches contemplated in the Applicant's prior supplemental submission have been removed to accommodate the proposed one (1)-story addition to address the frontage requirement in the CMS Zoning District. *See* Sheet 11 – Building Elevations of the enclosed site plans.

[2] Note: The Landscape Plan was prepared in collaboration with Debra Adamsons of Landscape Restorations.

[3] Note: The remaining Site Plan sheets are being updated by the Applicant's engineering consultant and the itemized Responses to the Engineering Comments Memorandum and the Planning Comments Memorandum will be transmitted in a future supplemental submission.

The above-referenced project refinements are reflected in the enclosed, updated Site Plan and Special Permit Application Forms, as well as in the updated Full Environmental Assessment Form ("Full EAF"). *See* **Exhibit A** – Updated Application for Site Plan Approval and Special Use Permit Form; **Exhibit B** – Full EAF.[4]

As this Board is also aware, the Applicant has already reduced the proposed height of the building from four (4) to three (3) stories. It is worth noting that the proposed additions will make the presently non-compliant building consistent with the requirements of the City's Zoning Code. Additionally, there were some comments at the September 14th Planning Board meeting regarding potential demolition of the existing building. The Applicant respectfully submits that doing so is unreasonable and would unnecessarily and substantially increase development costs, thereby making the redevelopment of the property economically infeasible.

UPDATED TRAFFIC IMPACT AND PARKING STUDY:

In further support of the Application, the Applicant's traffic consultant, Colliers Engineering & Design, updated the Traffic Impact and Parking Study dated October 25, 2021 (the "Updated Parking Study"). As is more fully detailed in the Updated Traffic Study enclosed as **Exhibit C**, as a result of the refined building program, the total off-street parking required for the Project has increased to 39 spaces. Additionally, the Updated Traffic Study's traffic generation estimates have been recalculated to account for the removal of the one-way egress onto Main Street and expansion of the first-floor commercial space. As further detailed in the Updated Parking Study, while the Project is expected to generate additional traffic over the previously proposed development plans due to the additional first floor commercial space, the Project's hourly generation is still below the New York State Department of Transportation and ITE 100 trip threshold. Based on the Updated Traffic Study, it is anticipated that the Project, as refined, will still not have a significant parking or traffic impact.

EASEMENT ACCESS & BEACON NATURAL FOODS MARKET:

As the Applicant previously reviewed with the Board and the Planning Board attorney, the title review of the Premises revealed that the adjacent property, presently occupied by Beacon Natural Foods Market, *does not* have any formal written agreement or legal right to use the Applicant's Premises as a means of ingress/egress into its own parking lot. However, at the Board's

[4] Note: The refined building program does not change any information that would require an update to the Application for Subdivision Lot Merger Approval appended to the Applicant's August 31, 2021 supplemental submission to this Board.

recommendation, we understand that the Applicant has been in communication with Beacon Natural Foods Market regarding potential easement access for the same.

PROPOSED LOT LINE REMOVAL TO MERGE LOTS:

As was also discussed in the Applicant's previous supplemental submission, the Applicant is still preparing for the Board's review a subdivision plat detailing the proposed lot merger that will remove the existing lot lines between the Eliza Street Lot and the Main Street Lot, thereby merging the existing two (2) lots into one (1) resultant lot.

In support of this supplemental submission, please find enclosed five (5) sets of the instant letter with the following materials:

Exhibit A: Updated Application for Site Plan Approval and Special Use Permit Forms;[5]

Exhibit B: Updated Full Environmental Assessment Form; and

Exhibit C: Updated Traffic and Parking Study prepared by Colliers Engineering & Design, dated October 25, 2021, including responses to the Traffic Comments Memorandum.

We look forward to appearing at the Planning Board's November 9th regular meeting to continue the review of the Project and to opening the State Environmental Quality Review Act ("SEQR") Public Hearing.

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

Very truly yours,

Taylor M. Palmer

Enclosures

[5] Note: As noted above, there are no changes to the subdivision plat that require modification to the Subdivision Application Form that was previously submitted to this Board.

cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully, P.C.
Aryeh J. Seigel Architect
Mark A. Day, P.E. – Day Stokosa Engineering, P.C.
Colliers Engineering & Design
Allison Fausner, Esq.

Exhibit A

APPLICATION FOR SPECIAL USE PERMIT & SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: O'Donnell Construction Corp.

Address: P.O. Box 526

Fishkill, NY 12524

Signature: _____

Date: 10/25/2021

Phone: 845-590-0622

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Cuddy & Feder, LLP

Address: 300 Westage Business Center Dr., Suite 380, Fishkill, NY

Phone: 914-761-1300

Fax: 914-761-5378

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 346 Main Street & Eliza Street, Beacon, NY 12508

Tax Map Designation: Section 6054 Block 29 Lot(s) 006819 & 004836

Land Area: .54 acres 364 Main St. & .31 acres Elisa St. Zoning District(s) CMS, T

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-Use Multi-Family Residential and Commercial

Gross Non-Residential Floor Space: Existing 7,031+/- sq. ft. Proposed 2,420 sq. ft.

TOTAL: 9,451 sq. ft.

Dwelling Units (by type): Existing 0 Proposed 20 multi-family units

TOTAL: 20

ITEMS TO ACCOMPANY THIS APPLICATION

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

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: O'Donnell Construction Corp.

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

Sean O'Donnell.

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

Eliza Street – (Parcel ID: 5954-36-994862)

Applicant Address: P.O. Box 526, Fishkill, New York 12525

Project Address: 364 Main Street & Eliza Street

Project Tax Grid # 6054-29-006819 & 6054-29-004836

Type of Application: Special Permit & Site Plan Approval for Proposed Mixed-Used Development

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

I, Sean O'Donnell, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

Signature of Owner
By: Sean O'Donnell

President, O'Donnell Construction Corp.

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 364 Main Street – Application for Site Plan & Special Permit Approval

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	✓	
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 Application Narrative

Applicant/Sponsor Name: O'Donnell Construction Corp.

Signature: _____ By: Sean O'Donnell, President

Date: 10/25/2021

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: O'Donnell Construction Corp.

Address of Applicant: P.O. Box 526, Fishkill, NY 12524

Telephone Contact Information: 845-590-0622

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
O'Donnell Construction Corp.	P.O. Box 526, Fishkill, NY 12524	845-590-0622	3/6/2017 Deed	3/16/2017 Dutchess County Clerk's Office

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

☐ **YES** ☒ **NO**

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

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

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

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

[X] YES [ ] NO

I, Sean O'Donnell being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

O'Donnell Construction Corp.

(Print) By: Sean O'Donnell, President

(Signature)

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity O'Donnell Construction Corp.	Telephone Contact Information 845-590-0622
Principal Place of Business of Entity P.O. Box 526, Fishkill, NY 12524	Place and Date of incorporation New York New York State Dept. of State (7/20/1995)
Method of Incorporation Domestic Business Corporation	Official place where the documents and papers of incorporation were filed New York State Dept. of State

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Sean O'Donnell	P.O. Box 526, Fishkill, New York 12524	845-590-0622	100%

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
O'Donnell Construction Corp.	P.O. Box 526, Fishkill, NY 12524		3/6/2017 Deed	3/16/2017 Dutchess County Clerk's Office

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

☐ **YES** ☒ **NO**

Name	**Employer**	**Position**

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

☐ **YES** ☒ **NO**

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

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

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

☐ **YES** ☒ **NO**

Current Name	**Other Names**

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

Name	**Address**
O'Donnell Construction Corp.	P.O. Box 526, Fishkill, New York 12524
CRE JV Five Branch Holdings LLC	C/o Grammercy Property Trust, 90 Park Avenue, 32nd Floor, New York, NY 10016

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

N/A

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

SECTION J.

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

Name of the Corporation O'Donnell Construction Corp.	Telephone Contact Information 845-590-0622
Principal Business Address P.O. Box 526, Fishkill, New York 12524	Place and Date of Incorporation New York State Dept. of State (7/20/1995)
Method of Incorporation Domestic Business Corporation	Official place where the documents and papers of incorporation were filed New York Dept. of State

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

Name	**Residence or business address**	**Telephone number**
Sean O'Donnell	P.O. Box 526, Fishkill, New York 12524	845-590-0622

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

☐ **YES** ☒ **NO** (X)

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

Name	**Address**

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

☐ **YES** ☒ **NO**

I, Sean O'Donnell being first duly sworn, according to law, deposes and says that I am (Title) President, an active and qualified member of O'Donnell Construction Corp., a business duly authorized by law to dobusiness in the State of New York, and that the statements made herein are true, accurate, and complete.

O'Donnell Construction Corp.

(Print) By: Sean O'Donnell, President

(Signature) _____

Exhibit B

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 364 MAIN STREET - APPLICATION FOR SITE PLAN, SPECIAL USE PERMIT, AND SUBDIVISION APPROVAL		
Project Location (describe, and attach a general location map): 364 MAIN STREET, BEACON, NEW YORK 12508		
Brief Description of Proposed Action (include purpose or need): Application for Site Plan, Special Use Permit, and Subdivision Approval proposing to add two (2) stories to an existing one (1)-story commercial building and to construct a three (3)-story addition to the rear and a one (1) story addition to the west of the same building for a commercial and multi-family residential mixed-use building fronting on Main Street. The first story will consist of 9,451 s.f. of commercial space and 1,521 s.f. of residential common area space. The second and third floors will include a total of 20,644 s.f. of multi-family residential space, consisting of 20 apartments with 31 total bedrooms. The property is presently comprised of two (2) lots, and the site will provide off-street parking facilities with driveway connections to Main Street and Eliza Street.		
Name of Applicant/Sponsor: O'DONNELL CONSTRUCTION CORP.	Telephone: 845-590-0622 E-Mail: SEANEO64@GMAIL.COM	
Address: P.O. BOX 526		
City/PO: FISHKILL	State: NEW YORK	Zip Code: 12524
Project Contact (if not same as sponsor; give name and title/role): TAYLOR M. PALMER, ESQ., - CUDDY & FEDER LLP - ATTORNEY FOR APPLICANT	Telephone: 914-761-1300 E-Mail: TPALMER@CUDDYFEDER.COM	
Address: 300 WESTAGE BUSINESS CENTER, SUITE 300		
City/PO: FISHKILL	State: NEW YORK	Zip Code: 12524
Property Owner (if not same as sponsor): SAME	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	PB- SITE PLAN, SPECIAL USE PERMIT PB - SUBDIVISION	05/25/2021 AMENDED 10/25/2021 8/31/2021
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	BUILDING DEPARTMENT- BUILDING PERMIT	03/1/2022
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
CMS - CENTRAL MAIN STREET DISTRICT & T - TRANSITIONAL DISTRICT.

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

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

C.4. Existing community services.

a. In what school district is the project site located? BEACON CITY SCHOOL DISTRICT

b. What police or other public protection forces serve the project site?
CITY OF BEACON POLICE

c. Which fire protection and emergency medical services serve the project site?
CITY OF BEACON FIRE DEPARTMENT

d. What parks serve the project site?
MOUNT BEACON, GREEN STREET PARK, MEMORIAL PARK.

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0.85 acres
b. Total acreage to be physically disturbed? 0.54 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.85 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 34.4-increased 2,040 sq.ft. Units: non-residential sq. ft.

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
COMMERCIAL, RESIDENTIAL
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum 0.85 AC Maximum 0.85 AC

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				20
At completion of all phases				20

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 38' height; 93.4' width; and 152' length

iii. Approximate extent of building space to be heated or cooled: 31,616 square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

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

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 4,355.1 gallons/day

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

If Yes:

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

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

If Yes:

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

_____

- Source(s) of supply for the district: _____

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 4,355.1 gallons/day

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

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: CITY OF BEACON WASTEWATER TREATMENT PLANT
- Name of district: CITY OF BEACON
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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

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

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

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

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

_____

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

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

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

If Yes, identify:

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

_____

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

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

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

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

_____

_____

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

If Yes:

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

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

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

_____

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

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD

_____

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

CENTRAL HUDSON GAS AND ELECTRIC CO.

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

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 AM - 5 PM
- Saturday: 9 AM - 5 PM
- Sunday: 9 AM - 5 PM
- Holidays: N/A

ii. During Operations:

- Monday - Friday: TBD
- Saturday: TBD
- Sunday: TBD
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Ambient noise levels will increase slightly during construction only.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: See Lighting Plan

There will be building mounted lighting over entry/exit doors on the building, as well as light poles in the parking area. The closest light pole to the nearest occupied structure is approximately 50'. The light fixtures will be shieled LED, which will comply with the City's requirements for light spill.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: 1.0 tons per MONTH (unit of time)
- Operation : 0.3 tons per MONTH (unit of time)

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

- Construction: RECYCLING
- Operation: RECYCLING

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

- Construction: APPROVED CONTRACTOR TO AN APROVED SITE
- Operation: APPROVED CONTRACTOR TO AN APPROVED SITE

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

MIXED USES CONSISTENT WITH MAIN STREET AND THE SURROUNDING CMS AND TRANSITIONAL DISTRICTS.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.85	0.82	-0.03
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: LANDSCAPING	0	0.03	+0.03

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

CITY OF BEACON HIGH SCHOOL ATHLETIC FIELDS.

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

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

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

If Yes:

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

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

If Yes:

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

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

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

☐ Neither database

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

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

If yes, provide DEC ID number(s): B00130, C314118

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

C314118 IS LOCATED AT 1 EAST MAIN STREET ACCORDING TO THE DATABASE, AND IS A CLASS N SITE. B00130 IS LOCATED AT 33 NORTH CEDAR STREET, AND IS A CLASS C SITE. THIS SITE HAS BEEN REMEDIATED.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? GREATER THAN 7.0 feet

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

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

KuB-KNICKERBOCKER-URBAN	12.6 %
Ur-URBAN LAND	87.4 %
	%

d. What is the average depth to the water table on the project site? Average: >5' feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
BIRDS SQUIRRELS
SMALL MAMMALS
RACCOON

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing:

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

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

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

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

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

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

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

If Yes:

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

ii. Name: Eligible property:EMPIRE NAT. BANK, Eligible property:ROOSA COMMERCIAL, Eligible property:STAVROS COMMERCIAL, Eligibl...

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

AUTO-FILLED BY THE EAF MAPPER. PROPERTY IS NOT LOCATED IN THE CITY'S HISTORIC DISTRICT AND LANDMARK OVERLAY DISTRICT.

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: MOUNT BEACON, HUDSON RIVER, LONG DOCK PARK.

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): STATE OR LOCAL PARK

iii. Distance between project and resource: 1.5 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name O'DONNELL CONSTRUCTION CORP. Date 10/25/24

Signature _____ BY: SEAN O'DONNELL Title MANAGING MEMBER

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00130, C314118
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:EMPIRE NAT. BANK, Eligible property:ROOSA COMMERCIAL, Eligible property:STAVROS COMMERCIAL, Eligible property:ANGELO COMMERCIAL, Eligible property:DUMKE COMMERCIAL, Eligible property:Memorial Building, Brett, Madam Catharyna, Homestead, US Post Office--Beacon
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Exhibit C

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Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

October 25, 2021

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

364 Main Street
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 21001718A

Dear Chairman Gunn and Members of the Planning Board:

The 364 Main Street development has been modified since submission of our prior Traffic and Parking Study dated August 30, 2021. The development plan analyzed in that study consisted of approximately 6,674 sq. ft. of commercial space and 1,521 sq. ft. of residential common area space on the first floor and twenty (20) multi-family residential units on two (2) new upper floors. Access to the Project was proposed to be provided via the existing ingress and egress only driveways to Main Street and the existing Eliza Street driveway connection.

Based on comments from the Planning Board and its Consultants, the Applicant has modified the proposed Project to eliminate the existing egress only driveway connection to Main Street. The elimination of this driveway will allow the expansion of the first floor of the development adding approximately 2,777 sq. ft. of commercial space for a total of 9,451 sq. ft. of first floor commercial space. The first floor will also include 1,521 sq. ft. of residential common space. The two (2) new upper floors will continue to include the twenty (2) multi-family residential units previously proposed.

As a result of these modifications to the Project proposal, the traffic and parking analysis contained in our August 30, 2021 study has been updated herein in order to reconfirm the results of our prior study. These updated analyses are discussed further below.

Traffic Impact Analysis

In order to reassess the potential traffic related impacts of the Project, it was necessary to recompute the estimates of the amount of traffic anticipated to be generated by the Project. These estimates were previously conducted utilizing information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 10th Edition, 2017, based on Land Use Category – 220 – Multi-Family Housing (Low-Rise) and Land Use Category – 820 – Retail and were summarized in Table No. 1 of our August 30, 2021 report. Since the time of that report ITE has released the 11th Edition of the Trip Generation Manual. Based on a comparison of the 10th and 11th Edition data it was concluded that the 11th Edition Manual provides a somewhat

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more conservative analysis for traffic generation for the development and therefore the traffic generation estimates for both the prior development plan and the currently proposed development plan have been recomputed and summarized below based on the 11th Edition Manual.

Table No. 1R – Anticipated Site Generated Traffic Volumes

Time Period	Prior Development Plan					Currently Proposed Development Plan				
	Entry		Exit		Total	Entry		Entry		Total
	HTGR	Volume	HTGR	Volume		HTGR	Volume	HTGR	Volume	
Residential – 20 Units Previous Development Plan; 20 Units Current Development Plan										
Weekday AM Peak Hour	0.10	2	0.35	7	9	0.10	2	0.35	7	9
Weekday PM Peak Hour	0.35	7	0.20	4	11	0.35	7	0.20	4	11
Saturday Midday Peak Hour	0.20	4	0.20	4	8	0.20	4	0.20	4	8
Commercial – 6,674 Sq. Ft. Previous Development Plans; 9,451 Sq. Ft. Current Development Plan										
Weekday AM Peak Hour	9.45	13	1.35	9	22	1.80	17	1.16	11	28
Weekday PM Peak Hour	4.35	29	4.35	29	58	3.91	37	4.02	38	75
Saturday Midday Peak Hour	3.30	22	3.30	22	44	3.39	32	3.17	30	62
Totals										
Weekday AM Peak Hour	---	15	---	18	33	---	19	---	18	37
Weekday PM Peak Hour	---	36	---	33	69	---	44	---	42	84
Saturday Midday Peak Hour	---	26	---	26	52	---	46	---	34	80

Source: The Hourly Trip Generation Rates (HTGR) are based on data published by the Institute of Transportation Engineers (ITE) as contained In the Trip Generation Handbook, 11th Edition, 2021. ITE Land Use Code - Land Use Code - 220 – Multi Family Housing (Low-Rise), and ITE Land Use Code - 822 – Strip Retail Plaza (<40K Sq. Ft.).

As indicated above, based on the ITE 11th Edition trip generation data, the Project is expected to generate additional traffic over the previously proposed development plans as a result of the additional proposed first floor commercial space, however the Project hourly generation is still below the NYSDOT and ITE 100 trip threshold which Indicates that the Project is not anticipated to have a significant impact on traffic operating conditions in the vicinity of the Site.

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To further assess any potential traffic related impacts, the build conditions analyses contained in our August 30, 2021 report have also been recomputed to further assess the potential traffic related impacts. These recomputed analyses include modifications to the arrival and departure distributions based on the modified access scenario for the Project with the elimination of the existing egress driveway. The recomputed arrival and departure distributions, site generated traffic volumes and 2026 Build conditions traffic volumes are summarized on Figures No. 14R through 21R attached.

These volumes were then utilized to recompute the capacity analysis results for the studied intersections. The results of these analyses, which are attached for reference and summarized in Table No. 2R attached, indicate that the Project is not expected to result in a significant traffic impact.

It should also be noted that as a result of the elimination of the existing egress driveway at Main Street all traffic will need to exit the property at Eliza Street. This will result in approximately 40% of the project generated traffic utilizing Verplanck Avenue to access Fishkill Avenue (NYS Route 52) when departing the development. This will add approximately 7 additional vehicles on the eastbound Verplanck Avenue approach during the weekday AM Peak Hour, 17 additional vehicles during the Weekday PM Peak Hour and 14 additional vehicles during the Saturday Peak Hour. These additional vehicles are not anticipated to have a significant impact in operating conditions at this intersection.

Parking Analysis

The parking requirements for the Project were also recomputed based on the City of Beacon Zoning Code (the "Zoning Code") requirements for the CMS District as specified in Section 223-41.18.G.(2) of the Zoning Code. The Zoning Code requires that properties within the CMS district provide one (1) parking space per residential dwelling unit and two (2) parking spaces per 1,000 sq. ft. of commercial space. Table No. 3R below provides a summary of the required parking spaces for the Project based on these Zoning Code requirements. The Project is required to provide a total of 39 parking spaces. As indicated the Project proposes to provide 42 off-street parking spaces, which will accommodate the anticipated parking needs of the proposed development.

Table No. 3R – Summary of Required Parking

Use	Size	City of Beacon Code Requirement	Required Spaces
Residential	20 Units	1 Space per Dwelling Unit	20 Spaces
Commercial	9,451 sq. ft.	2 Spaces per 1,000 sq. ft.	19 Spaces
		Total	**39 Spaces**

Source: City of Beacon Code Section 223-41.18.G.(2)

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Creighton Manning September 10, 2021 Comments

In addition to the above, the following items are provided specifically in response to comments contained in the Creighton Manning (CM) letter dated September 10, 2021 and the responses are reflective of the currently proposed development plan. The items are numbered according to their review comments.

Site Plan

1. CM notes that there is trash enclosure proposed in the parking lot. CM recommends that a truck circulation exhibit be provided so the route can be reviewed. The truck circulation exhibit should also include the path of a typical vehicle used for residential "move-in" and "move-out" activities.

   Response: The requested truck circulation exhibit will be included in the Site Plans.

2. CM recommends that (a) a No Left Turn sign be installed at the driveway exit approach to Eliza Street and (b) a One-Way sign be installed across from the Eliza Street driveway exit.

   Response: A "No Left Turn" sign (MUTCD Sign No. R3-2) and a "One-Way" (MUTCD Sign No. R6-1) sign will be installed at the Project driveway location with Eliza Street. These signs are been reflected in the Site Plans.

3. CM recommends that the applicant investigate the need for a Stop sign on the Veterans Place approach to Main Street, across from the subject property.

   Response: A new "Stop" sign (MUTCD Sign No. R1-1) will be installed on the Veteran Place approach by the Applicant as part of the Project. This is reflected in Exhibit 1R below.

4. CM acknowledges the applicant's concern over limited sight distance for left turns onto Main Street due to the existing building immediately to the west (see photo at right). CM recommends that a crash history analysis be conducted at and immediately adjacent to the intersection of Main Street and Veterans Place, inclusive of the site driveway, to identify safety concerns, especially those involving pedestrians and bicyclists, to further inform this matter. It is important that the crash data include a three-year period while the bank was in normal operation. Regardless of the crash history analysis, the applicant should propose treatments at both Main Street driveways to enhance pedestrian safety since the expansion of the site will increase vehicle-pedestrian interaction at these locations.

   Response: The crash history data has been requested by from the City of Beacon and NYSDOT but has not yet been received. However, since the existing exit driveway, which was previously proposed to remain as part of the Project, is now proposed to be eliminated, it is the opinion of Colliers Engineer & Design that this crash analysis is no longer necessary.

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5. CM recommends that a Do Not Enter sign be installed at the Main Street egress-only driveway facing Veterans Place.

   Response: The existing egress only driveway is now proposed to be eliminated and therefore additional signage at this driveway location is no longer required.

6. Given the mixed-use nature of the project, how will the off-street parking operate? Will parking spaces be assigned to residents and patrons/employees of the retail space? If so, please delineate this on the plan and detail any applicable signs.

   Response: The parking spaces are not proposed to be specifically assigned to residents and/or patrons/employees of the commercial space.

7. The applicant should consider including at least one electric vehicle (EV) charging station on the site.

   Response: The installation of an electric vehicle charging station is not proposed as part of the Project.

8. The one-way inbound driveway creates a dead-end parking condition near the northeast corner of the site. The applicant should consider improving this condition to avoid inefficient site circulation.

   Response: This item is being reviewed as part of the Site Plans. A sufficient area for vehicles to turn around in the event that parking on the Main Street parcel is full will be provided and diagrammed as part of a future Site Plan submission.

Traffic Impact Study

1. Colliers' Traffic Impact Study is based on and follows industry-standard traffic engineering guidelines.

   Response: Comment noted. No Response required.

2. Colliers' Traffic Impact Study is based on traffic data collected in early June 2021, which was compared to Colliers' data from February 2020 as well as NYSDOT traffic data. CM agrees that the existing 2021 data is appropriate for analysis.

   Response: Comment noted. No Response required.

3. CM reviewed Table 1 and agrees with the anticipated site-generated trips based on the Institute of Transportation Engineers Trip Generation Manual 10th Edition. While the peak-hourly generation of traffic is below the NYSDOT and ITE's 100-trip threshold requiring off-site intersection analysis, Colliers conducted intersection capacity analyses of two intersections: Main Street-Veterans Place and Main Street-Fishkill Avenue/Teller Avenue. In general, we concur with Colliers' finding that the project will not result in a significant traffic impact.

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Response: **Comment noted. As indicated previously, the traffic generation estimates for the Project have been recomputed based on the currently proposed development plan. These estimates are identified in Table No. 1R above. While the Project is expected to generate additional traffic over the previously proposed development plans as a result of the additional proposed first floor commercial space, the Project hourly generation is still below the NYSDOT and ITE 100 trip threshold. Furthermore, the build conditions analysis has also been recomputed and indicates that the Project will not result in a significant traffic impact.**

4. CM agrees with the values shown on Figures 14 and 15 for arrival and departure distributions assuming no turn restrictions are imposed at the site driveways. The analysis will need to be updated in the event turn restrictions are imposed.

   Response: **As indicated above, the build conditions capacity analysis has been recomputed based on the current development plan which eliminates the existing exit driveway from the Site. The analysis indicates that the Project is not anticipated to result in a significant traffic impact.**

5. CM reviewed Table 3 and confirms that the required off-street parking ratios used for the residential and commercial uses are based on the City of Beacon Code. CM acknowledges that the off-street parking provided exceeds the parking required by City Code. The applicant may want to consider land-banking the surplus parking to decrease the amount of impervious area on the site.

   Response: **Table No. 3R above contains the revised parking calculations for the Project based on the City of Beacon Code requirements. As indicated in the table the development is requires 39 parking spaces where 42 are provided, resulting in an excess of 3 parking spaces. Land banking of parking spaces is not proposed.**

6. The proposed advanced pedestrian warning signs should be placed 200 feet prior to the crosswalk consistent with the treatment proposed at Schenck Avenue as part of the 416-420 Main Street project.

   Response: **The placement distance of the advanced pedestrian warning signs is now indicated in the below Exhibit 1R. Note that in the westbound direction it is proposed to place this sign 200 ft. prior to the crosswalk. In the eastbound direction placement of the sign 200 ft. prior to the crosswalk would place it within the driveway to the existing Mobil station located west of Veterans Place. Therefore, the sign should be placed just east of this driveway approximately 150 ft. prior to the crosswalk location.**

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Exhibit. 1R – Main Street Signing Improvements



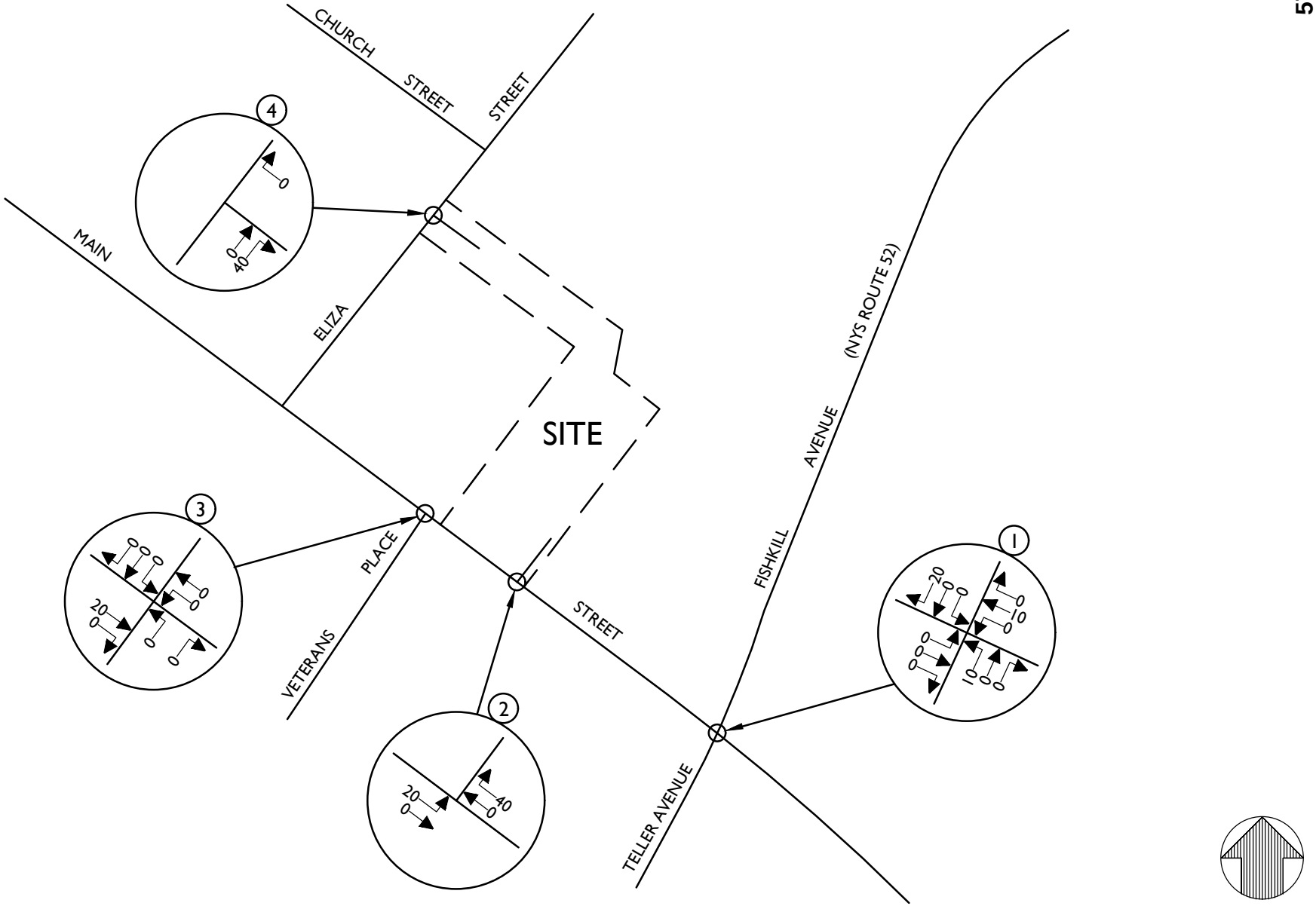
In addition, it should be noted that since the time of our original report, upgrades to this crosswalk location have been implemented including a "bump-out" of the sidewalk at the crossing location on the north side of Main Street and reconstruction of the sidewalk curb ramps at the crossing.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)

Richard D'Andrea, P.E., PTOE
Assistant Department Manager

R:\Projects\2021\21001718A\Correspondence\OUT\211025RGD_CM 9.10.2021 Response.docx



NOTE: LINE DIAGRAM NOT TO SCALE

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REV	DATE	DRAWN BY	DESCRIPTION
1	10/25/21	RGD	MODIFIED DEVELOPMENT PLAN
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

364 MAIN STREET
BEACON

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

811 Know what's below. Call before you dig.

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

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Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

TRAFFIC IMPACT STUDY

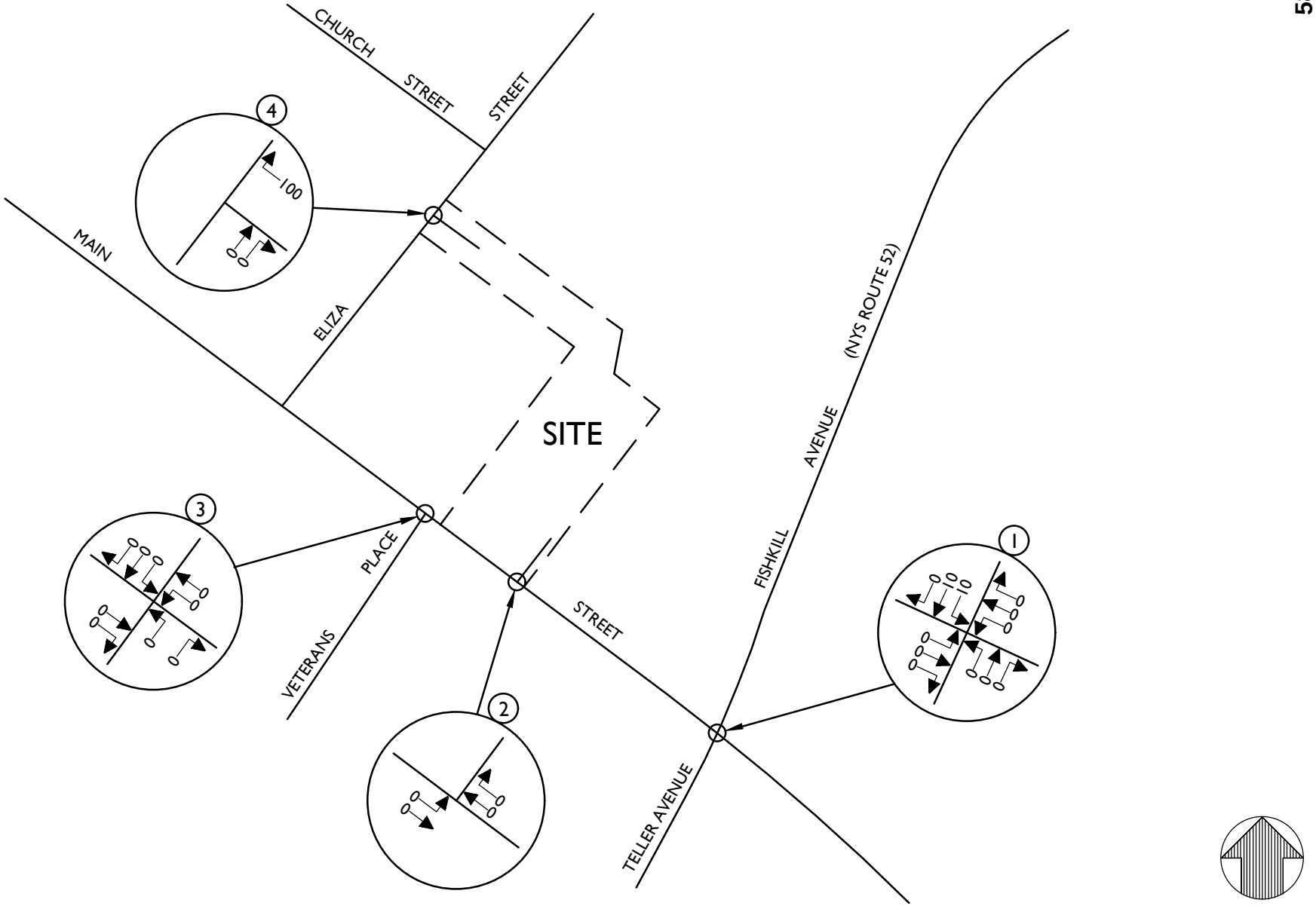
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	7/19/21	R.H.	R.G.D.

PROJECT NUMBER:	DRAWING NAME:
21001718A	211025RGD_FIGURE

SHEET TITLE:
ARRIVAL DISTRIBUTION
(ALL VALUES ARE EXPRESSED AS %)

SHEET NUMBER:
14R

\AcPublish_24024\211025RGD_FIGURE.dwg\14R By: RDANDREA



NOTE: LINE DIAGRAM NOT TO SCALE

\AcPublish_24024\211025RGD_FIGURE.dwg\15R By: RDANDREA

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REV	DATE	DRAWN BY	DESCRIPTION
1	10/25/21	RGD	MODIFIED DEVELOPMENT PLAN
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

364 MAIN STREET
BEACON

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TRAFFIC IMPACT STUDY

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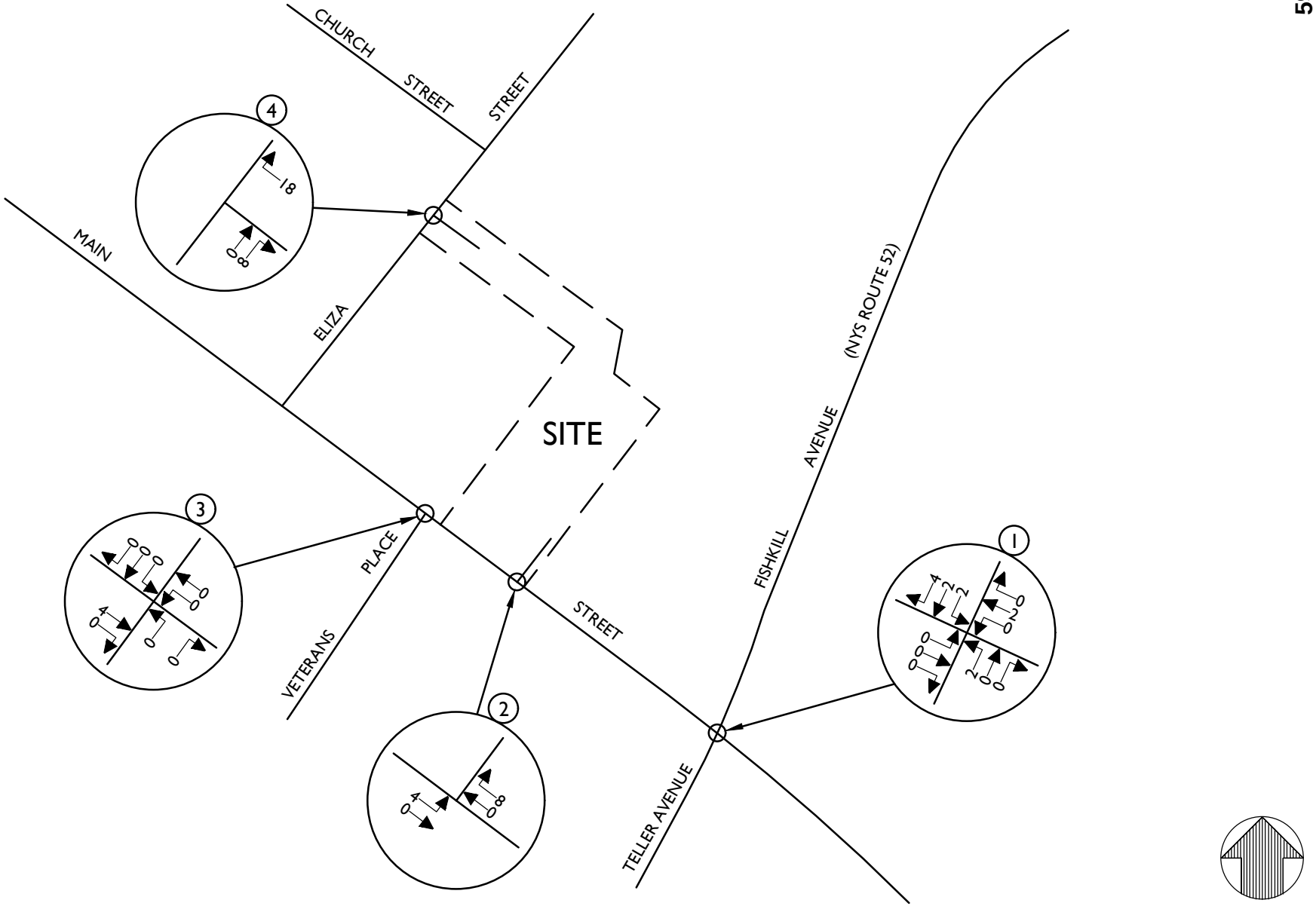
AS SHOWN	7/19/21	R.H.	R.G.D.

PROJECT NUMBER:	DRAWING NAME:
21001718A	211025RGD_FIGURE

SHEET TITLE:
DEPARTURE DISTRIBUTION
(ALL VALUES ARE EXPRESSED AS %)

SHEET NUMBER:
15R



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1	10/25/21	RGD	MODIFIED DEVELOPMENT PLAN
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PROJECT NUMBER: 21001718A
DRAWING NAME: 211025RGD_FIGURE

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
16R

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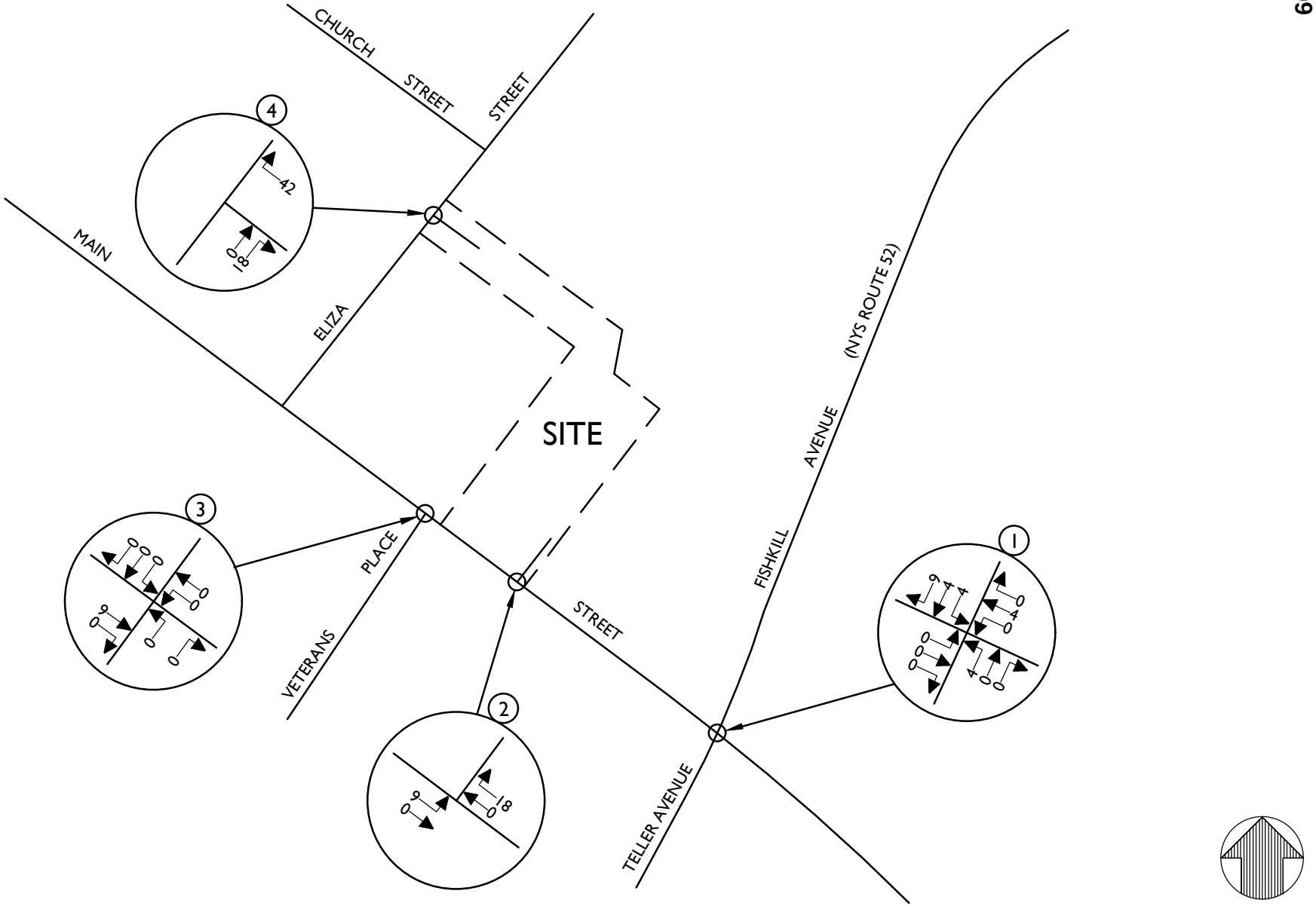

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PROJECT NUMBER: 21001718A
DRAWING NAME: 211025RGD_FIGURE

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
17R

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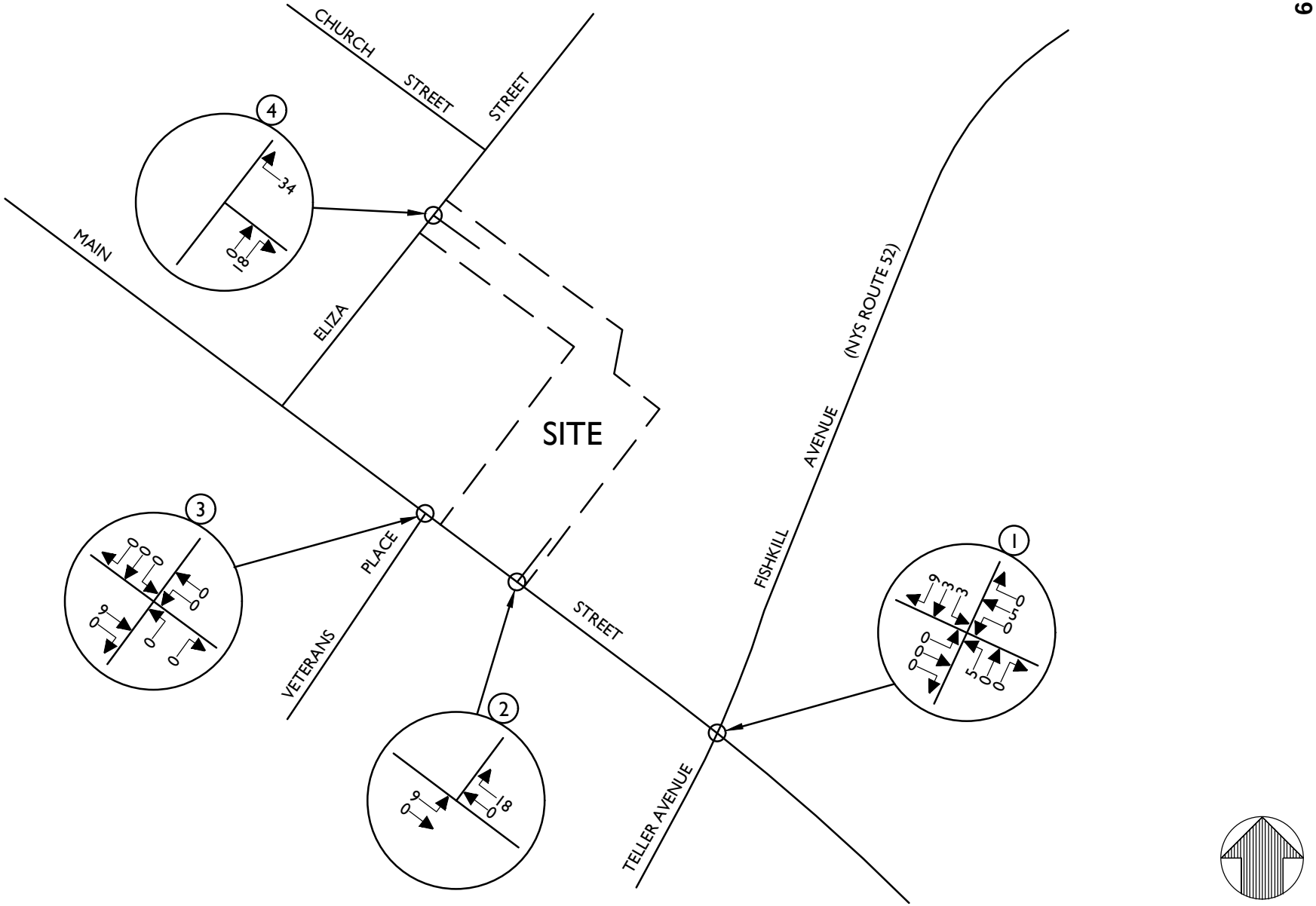

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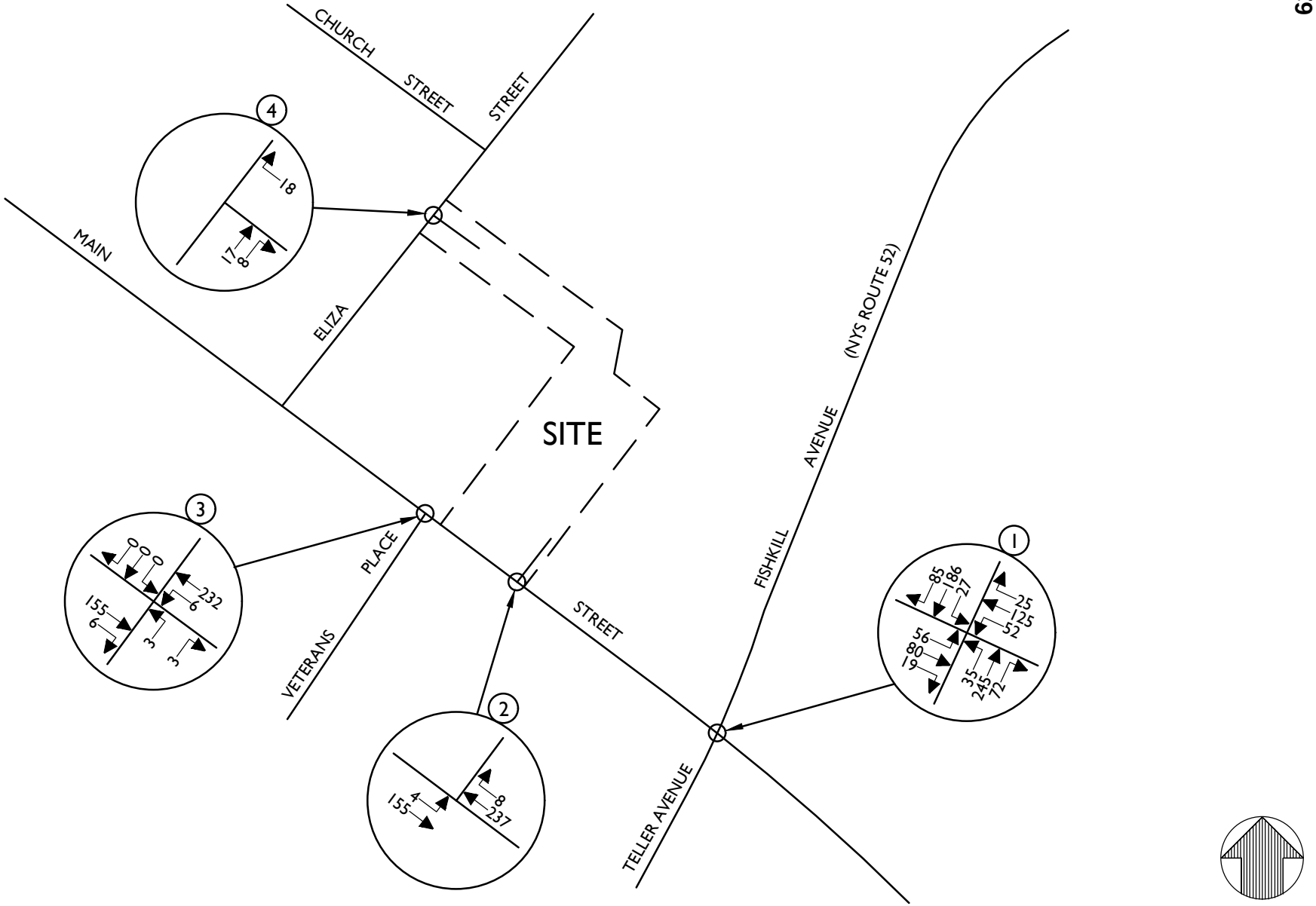
DRAWING NAME: 211025RGD_FIGURE

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
SATURDAY PEAK HOUR

SHEET NUMBER:
18R



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PROJECT NUMBER: 21001718A
DRAWING NAME: 211025RGD_FIGURE

SHEET TITLE:
2026 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
19R

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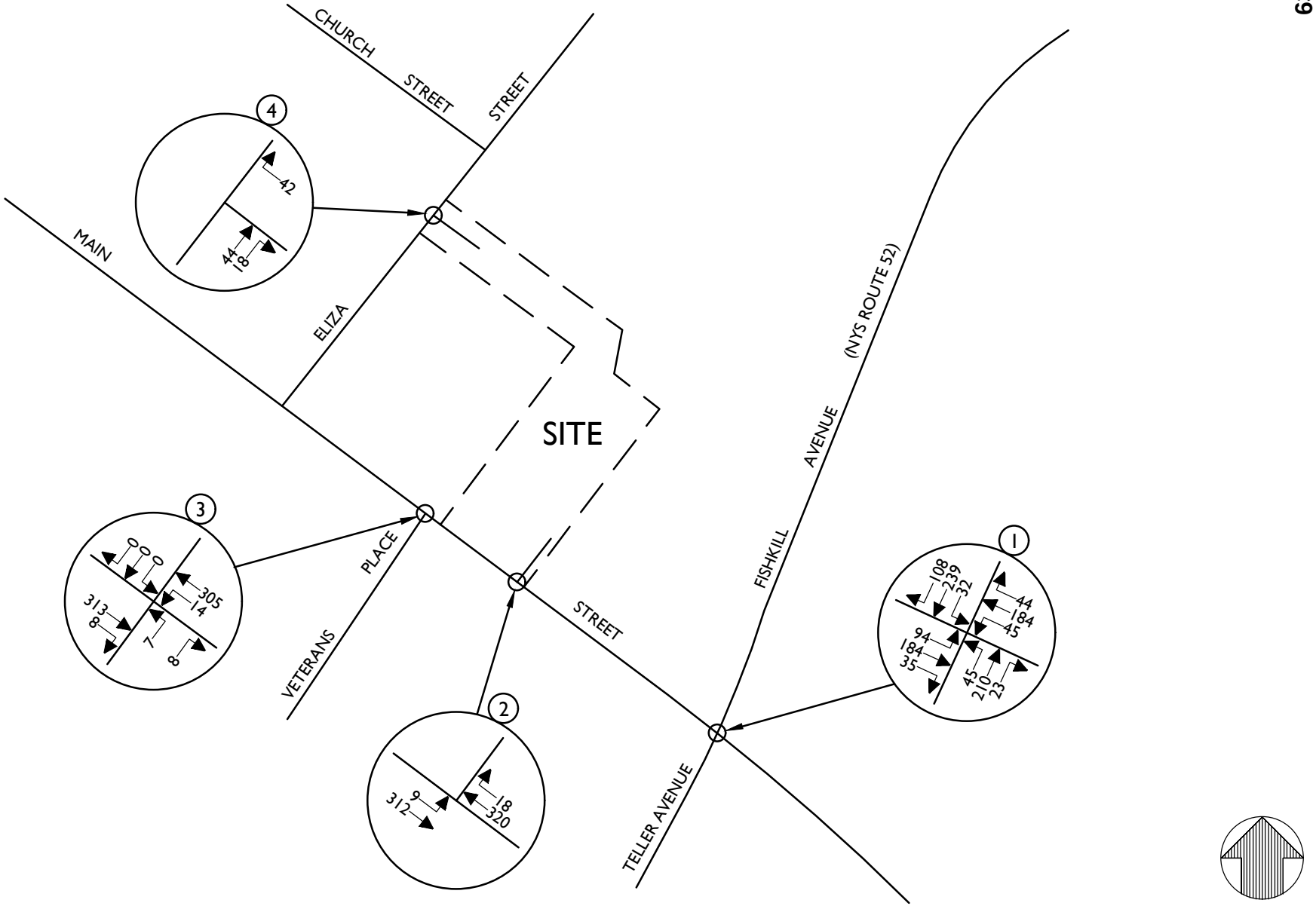

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2026 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
20R

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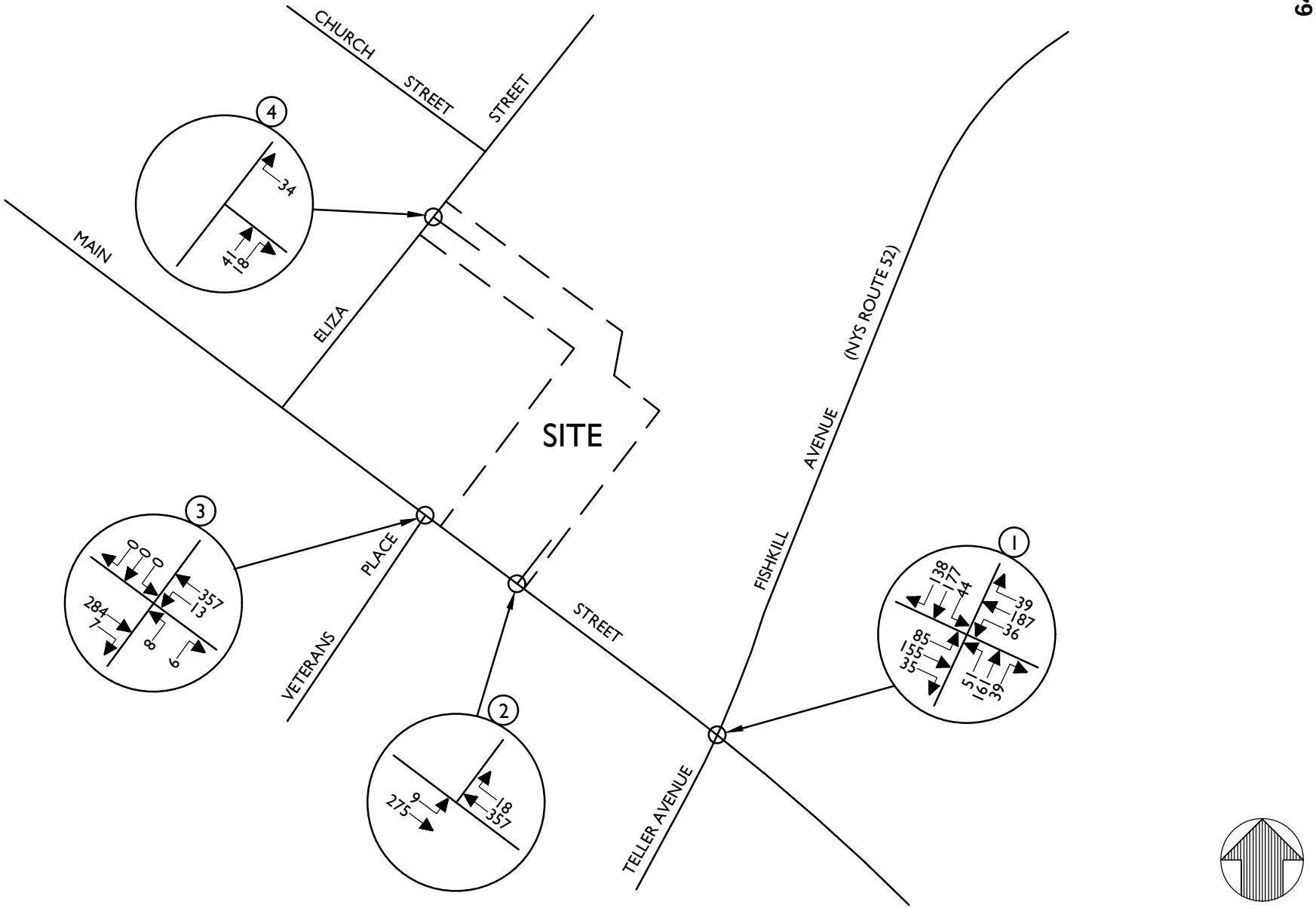

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PROJECT NUMBER: 21001718A
DRAWING NAME: 211025RGD_FIGURE

SHEET TITLE:
2026 BUILD TRAFFIC VOLUMES
SATURDAY PEAK HOUR

SHEET NUMBER:
21R

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Table No. 2R

Level of Service Summary Table

				2021 Existing			2026 No-Build			2026 Build		
				AM	PM	SAT	AM	PM	SAT	AM	PM	SAT
1	**Main Street & Fishkill Avenue/Teller Avenue**	**Signalized**										
	Main Street	EB	LTR	B (15.2)	B (19.3)	B (17.3)	B (15.7)	C (21.2)	B (18.1)	B (15.7)	C (21.2)	B (18.1)
	Main Street	WB	LTR	B (15.9)	B (17.0)	B (16.2)	B (16.5)	B (18.0)	B (16.9)	B (16.5)	B (18.1)	B (17.0)
	Teller Avenue	NB	LTR	B (14.2)	B (12.5)	B (11.7)	B (15.0)	B (12.9)	B (12.0)	B (15.1)	B (13.0)	B (12.0)
	Fishkill Avenue	SB	LTR	B (12.8)	B (13.5)	B (12.7)	B (13.3)	B (14.1)	B (13.2)	B (13.5)	B (14.5)	B (13.5)
		Overall		**B (14.2)**	**B (15.5)**	**B (14.4)**	**B (14.9)**	**B (16.5)**	**B (15.0)**	**B (15.0)**	**B (16.7)**	**B (15.1)**
	With Fishkill Avenue Improvements											
	Main Street	EB	LTR	-	-	-	B (15.7)	C (21.2)	B (17.3)	B (15.7)	C (21.2)	B (18.5)
	Main Street	WB	LTR	-	-	-	B (16.5)	B (18.0)	B (16.2)	B (16.5)	B (18.1)	B (16.9)
	Teller Avenue	NB	L	-	-	-	B (10.3)	B (10.5)	B (10.2)	B (10.4)	B (10.7)	B (10.4)
			TR	-	-	-	B (15.0)	B (12.5)	B (11.3)	B (15.0)	B (12.5)	B (11.5)
	Fishkill Avenue	SB	LTR	-	-	-	B (13.3)	B (14.1)	B (12.7)	B (13.5)	B (14.6)	B (13.3)
		Overall		**-**	-	-	**B (14.7)**	**B (16.3)**	**B (14.3)**	**B (14.8)**	**B (16.5)**	**B (15.0)**
2	**Main Street & Site Entry Driveway**	**Unsignalized**										
	Main Street	EB	LT	- -	- -	- -	- -	- -	- -	A (7.8)	A (8.0)	A (8.1)
3	**Main Street & Veterans Place**	**Unsignalized**										
	Main Street	WB	LTR	A (7.7)	A (8.1)	A (8.0)	A (7.8)	A (8.2)	A (8.0)	A (7.8)	A (8.2)	A (8.1)
	Veterans Place	NB	LR	B (11.2)	B (13.0)	B (13.6)	B (11.6)	B (13.7)	B (13.6)	B (11.6)	B (13.8)	B (14.4)
4	**Eliza Street & Site Access**	**Unsignalized**										
	Site Access	WB	LR	- -	- -	- -	-	-	-	A (8.5)	A (8.7)	A (8.7)

NOTES:

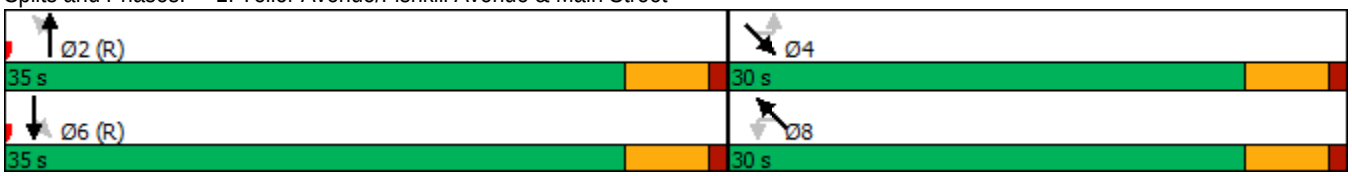
1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C (16.2), FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	35	245	72	27	186	85	56	80	19	52	125	25
Future Volume (vph)	35	245	72	27	186	85	56	80	19	52	125	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.972			0.961			0.983			0.983	
Flt Protected		0.995			0.995			0.982			0.987	
Satd. Flow (prot)	0	1743	0	0	1733	0	0	1366	0	0	1402	0
Flt Permitted		0.941			0.945			0.827			0.885	
Satd. Flow (perm)	0	1646	0	0	1645	0	0	1138	0	0	1252	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	40	278	82	31	211	97	64	91	22	59	142	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	400	0	0	339	0	0	177	0	0	229	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.53			0.45			0.41			0.48	
Control Delay		15.6			14.2			18.1			19.2	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		15.6			14.2			18.1			19.2	
Queue Length 50th (ft)		107			86			50			66	
Queue Length 95th (ft)		175			143			96			121	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		759			759			437			481	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.53			0.45			0.41			0.48	

Intersection Summary	
Area Type:	CBD
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	35	245	72	27	186	85	56	80	19	52	125	25
Future Volume (veh/h)	35	245	72	27	186	85	56	80	19	52	125	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	1.00		0.99	0.98		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1529	1659	1609	1718	1759	1718	1678	1585	1611	1713	1684	1754
Adj Flow Rate, veh/h	40	278	82	31	211	97	64	91	22	59	142	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	10	5	4	2	4	2	2	4	7	5	2	2
Cap, veh/h	100	524	145	94	496	212	218	268	58	170	354	63
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	85	1135	315	73	1075	460	370	698	152	262	921	165
Grp Volume(v), veh/h	400	0	0	339	0	0	177	0	0	229	0	0
Grp Sat Flow(s),veh/h/ln	1534	0	0	1608	0	0	1219	0	0	1348	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7	0.0	0.0
Cycle Q Clear(g_c), s	11.7	0.0	0.0	8.9	0.0	0.0	5.9	0.0	0.0	7.6	0.0	0.0
Prop In Lane	0.10		0.20	0.09		0.29	0.36		0.12	0.26		0.12
Lane Grp Cap(c), veh/h	769	0	0	803	0	0	544	0	0	588	0	0
V/C Ratio(X)	0.52	0.00	0.00	0.42	0.00	0.00	0.33	0.00	0.00	0.39	0.00	0.00
Avail Cap(c_a), veh/h	769	0	0	803	0	0	544	0	0	588	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	12.6	0.0	0.0	11.8	0.0	0.0	14.1	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	2.5	0.0	0.0	1.6	0.0	0.0	1.6	0.0	0.0	1.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.2	0.0	0.0	3.3	0.0	0.0	1.9	0.0	0.0	2.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.1	0.0	0.0	13.5	0.0	0.0	15.7	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		400			339			177			229	
Approach Delay, s/veh		15.1			13.5			15.7			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		13.7		7.9		10.9		9.6				
Green Ext Time (p_c), s		1.6		0.6		1.4		0.8				

Intersection Summary												
HCM 6th Ctrl Delay			15.0									
HCM 6th LOS			B									

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	3	155	237	8	0	0
Future Volume (vph)	3	155	237	8	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	8	9	12	12	12
Grade (%)		1%	-2%		0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.996			
Flt Protected		0.999				
Satd. Flow (prot)	0	1444	1518	0	1676	0
Flt Permitted		0.999				
Satd. Flow (perm)	0	1444	1518	0	1676	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		150	247		142	
Travel Time (s)		3.4	5.6		3.2	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	3	176	269	9	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	179	278	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.15	1.38	1.29	1.13	1.14	1.14
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	3	155	237	8	0	0
Future Vol, veh/h	3	155	237	8	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	-2	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	176	269	9	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	278	0	-	0	456	274
Stage 1	-	-	-	-	274	-
Stage 2	-	-	-	-	182	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1285	-	-	-	562	765
Stage 1	-	-	-	-	772	-
Stage 2	-	-	-	-	849	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1285	-	-	-	560	765
Mov Cap-2 Maneuver	-	-	-	-	560	-
Stage 1	-	-	-	-	770	-
Stage 2	-	-	-	-	849	-

Approach	SE	NW	SW
HCM Control Delay, s	0.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1	
Capacity (veh/h)	-	-	1285	-	-
HCM Lane V/C Ratio	-	-	0.003	-	-
HCM Control Delay (s)	-	-	7.8	0	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	-



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	155	6	6	232	3	3
Future Volume (vph)	155	6	6	232	3	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.995				0.932	
Flt Protected				0.999	0.976	
Satd. Flow (prot)	1501	0	0	1522	1467	0
Flt Permitted				0.999	0.976	
Satd. Flow (perm)	1501	0	0	1522	1467	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	176	7	7	264	3	3
Shared Lane Traffic (%)						
Lane Group Flow (vph)	183	0	0	271	6	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.3

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	155	6	6	232	3	3
Future Vol, veh/h	155	6	6	232	3	3
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	176	7	7	264	3	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	227	0	545	268
Stage 1	-	-	-	-	224	-
Stage 2	-	-	-	-	321	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1341	-	484	765
Stage 1	-	-	-	-	803	-
Stage 2	-	-	-	-	722	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1289	-	449	712
Mov Cap-2 Maneuver	-	-	-	-	449	-
Stage 1	-	-	-	-	772	-
Stage 2	-	-	-	-	695	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.2	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	551	1289	-	-	-
HCM Lane V/C Ratio	0.012	0.005	-	-	-
HCM Control Delay (s)	11.6	7.8	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0	0	-	-	-



Lane Group	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	0	18	17	8	0	0
Future Volume (vph)	0	18	17	8	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	16	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.865	0.957			
Flt Protected						
Satd. Flow (prot)	0	1450	1818	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	1450	1818	0	0	0
Link Speed (mph)	30		30			30
Link Distance (ft)	96		146			153
Travel Time (s)	2.2		3.3			3.5
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	0	20	19	9	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	20	28	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	0		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.14	1.14	0.97	1.14	1.14	1.14
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	3.6

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	18	17	8	0	0
Future Vol, veh/h	0	18	17	8	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	20	19	9	0	0

Major/Minor	Minor1		Major1	
Conflicting Flow All	-	24	0	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	6.22	-	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	3.318	-	-
Pot Cap-1 Maneuver	0	1052	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	-	1052	-	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

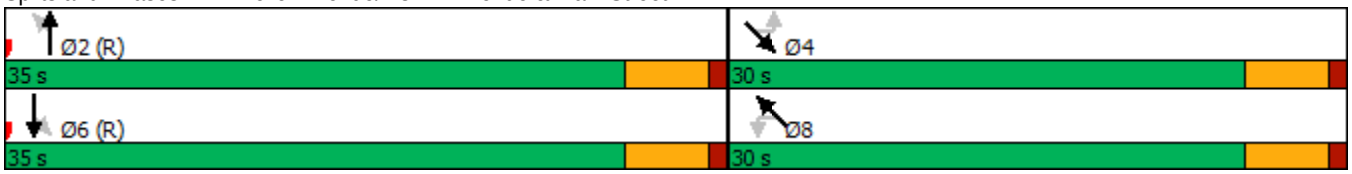
Approach	NW	NE
HCM Control Delay, s	8.5	0
HCM LOS	A	

Minor Lane/Major Mvmt	NET	NER	NWLn1
Capacity (veh/h)	-	-	1052
HCM Lane V/C Ratio	-	-	0.019
HCM Control Delay (s)	-	-	8.5
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	45	210	23	32	239	108	94	184	35	45	184	44
Future Volume (vph)	45	210	23	32	239	108	94	184	35	45	184	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.989			0.962			0.985			0.978	
Flt Protected		0.992			0.996			0.985			0.992	
Satd. Flow (prot)	0	1775	0	0	1738	0	0	1391	0	0	1395	0
Flt Permitted		0.895			0.956			0.824			0.901	
Satd. Flow (perm)	0	1599	0	0	1667	0	0	1145	0	0	1260	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	47	221	24	34	252	114	99	194	37	47	194	46
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	292	0	0	400	0	0	330	0	0	287	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Intersection Summary	
Area Type:	CBD
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	45	210	23	32	239	108	94	184	35	45	184	44
Future Volume (veh/h)	45	210	23	32	239	108	94	184	35	45	184	44
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.96		0.92	0.97		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1636	1646	1596	1718	1759	1718	1678	1611	1678	1740	1684	1740
Adj Flow Rate, veh/h	47	221	24	34	252	114	99	194	37	47	194	46
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	6	5	2	4	2	2	2	2	3	2	3
Cap, veh/h	137	563	57	93	502	213	184	309	53	118	394	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	157	1219	123	72	1088	463	292	802	138	141	1024	222
Grp Volume(v), veh/h	292	0	0	400	0	0	330	0	0	287	0	0
Grp Sat Flow(s),veh/h/ln	1499	0	0	1623	0	0	1232	0	0	1387	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	3.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	7.7	0.0	0.0	11.0	0.0	0.0	13.8	0.0	0.0	9.9	0.0	0.0
Prop In Lane	0.16		0.08	0.08		0.28	0.30		0.11	0.16		0.16
Lane Grp Cap(c), veh/h	756	0	0	809	0	0	546	0	0	598	0	0
V/C Ratio(X)	0.39	0.00	0.00	0.49	0.00	0.00	0.60	0.00	0.00	0.48	0.00	0.00
Avail Cap(c_a), veh/h	756	0	0	809	0	0	546	0	0	598	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.5	0.0	0.0	12.4	0.0	0.0	16.3	0.0	0.0	15.3	0.0	0.0
Incr Delay (d2), s/veh	1.5	0.0	0.0	2.2	0.0	0.0	4.9	0.0	0.0	2.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	0.0	0.0	4.1	0.0	0.0	4.3	0.0	0.0	3.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.0	0.0	0.0	14.5	0.0	0.0	21.2	0.0	0.0	18.1	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	C	A	A	B	A	A
Approach Vol, veh/h		292			400			330			287	
Approach Delay, s/veh		13.0			14.5			21.2			18.1	
Approach LOS		B			B			C			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		9.7		15.8		13.0		11.9				
Green Ext Time (p_c), s		1.2		1.0		1.6		1.0				

Intersection Summary												
HCM 6th Ctrl Delay			16.7									
HCM 6th LOS			B									

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	9	312	320	18	0	0
Future Volume (vph)	9	312	320	18	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	8	9	12	12	12
Grade (%)		1%	-2%		0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.993			
Flt Protected		0.999				
Satd. Flow (prot)	0	1444	1513	0	1676	0
Flt Permitted		0.999				
Satd. Flow (perm)	0	1444	1513	0	1676	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		150	247		142	
Travel Time (s)		3.4	5.6		3.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Parking (#/hr)				0		0
Adj. Flow (vph)	9	328	337	19	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	337	356	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.15	1.38	1.29	1.13	1.14	1.14
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	9	312	320	18	0	0
Future Vol, veh/h	9	312	320	18	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	-2	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	328	337	19	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	356	0	-	0	693	347
Stage 1	-	-	-	-	347	-
Stage 2	-	-	-	-	346	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1203	-	-	-	409	696
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	716	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	1203	-	-	-	405	696
Mov Cap-2 Maneuver	-	-	-	-	405	-
Stage 1	-	-	-	-	710	-
Stage 2	-	-	-	-	716	-

Approach	SE	NW	SW
HCM Control Delay, s	0.2	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1	
Capacity (veh/h)	-	-	1203	-	-
HCM Lane V/C Ratio	-	-	0.008	-	-
HCM Control Delay (s)	-	-	8	0	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	-



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	313	8	14	305	7	8
Future Volume (vph)	313	8	14	305	7	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.997				0.928	
Flt Protected				0.998	0.977	
Satd. Flow (prot)	1504	0	0	1521	1462	0
Flt Permitted				0.998	0.977	
Satd. Flow (perm)	1504	0	0	1521	1462	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	329	8	15	321	7	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	337	0	0	336	15	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.5

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	313	8	14	305	7	8
Future Vol, veh/h	313	8	14	305	7	8
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	329	8	15	321	7	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	381	0	771	421
Stage 1	-	-	-	-	377	-
Stage 2	-	-	-	-	394	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1177	-	353	625
Stage 1	-	-	-	-	679	-
Stage 2	-	-	-	-	667	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1132	-	324	582
Mov Cap-2 Maneuver	-	-	-	-	324	-
Stage 1	-	-	-	-	653	-
Stage 2	-	-	-	-	636	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.4	13.8
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	424	1132	-	-	-
HCM Lane V/C Ratio	0.037	0.013	-	-	-
HCM Control Delay (s)	13.8	8.2	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-



Lane Group	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	0	42	44	18	0	0
Future Volume (vph)	0	42	44	18	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	16	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.865	0.961			
Flt Protected						
Satd. Flow (prot)	0	1450	1826	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	1450	1826	0	0	0
Link Speed (mph)	30		30			30
Link Distance (ft)	96		73			99
Travel Time (s)	2.2		1.7			2.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	47	49	20	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	47	69	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	0		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.14	1.14	0.97	1.14	1.14	1.14
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	3.5

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	42	44	18	0	0
Future Vol, veh/h	0	42	44	18	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	47	49	20	0	0

Major/Minor	Minor1		Major1	
Conflicting Flow All	-	59	0	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	6.22	-	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	3.318	-	-
Pot Cap-1 Maneuver	0	1007	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	-	1007	-	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

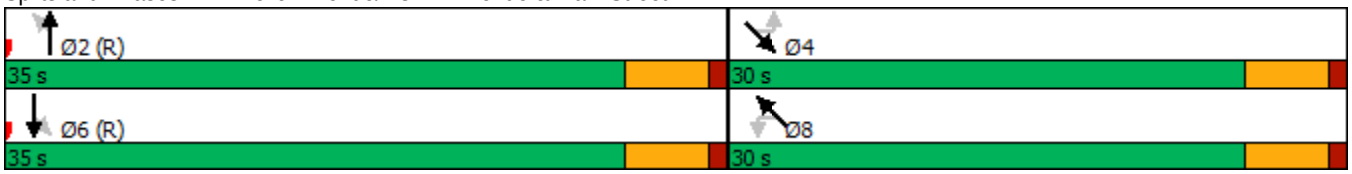
Approach	NW	NE
HCM Control Delay, s	8.7	0
HCM LOS	A	

Minor Lane/Major Mvmt	NET	NER	NWLn1
Capacity (veh/h)	-	-	1007
HCM Lane V/C Ratio	-	-	0.046
HCM Control Delay (s)	-	-	8.7
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	51	161	39	44	177	138	85	155	35	36	187	39
Future Volume (vph)	51	161	39	44	177	138	85	155	35	36	187	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.96	
Frt		0.979			0.948			0.983			0.980	
Flt Protected		0.990			0.994			0.985			0.993	
Satd. Flow (prot)	0	2002	0	0	1899	0	0	1528	0	0	1536	0
Flt Permitted		0.871			0.935			0.832			0.927	
Satd. Flow (perm)	0	1755	0	0	1783	0	0	1253	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			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	54	171	41	47	188	147	90	165	37	38	199	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	266	0	0	382	0	0	292	0	0	278	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	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	51	161	39	44	177	138	85	155	35	36	187	39
Future Volume (veh/h)	51	161	39	44	177	138	85	155	35	36	187	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1874	1871	1949
Adj Flow Rate, veh/h	54	171	41	47	188	147	90	165	37	38	199	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	7	2	2
Cap, veh/h	179	535	118	121	441	313	200	325	66	107	454	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	243	1160	256	128	956	678	331	846	171	115	1180	224
Grp Volume(v), veh/h	266	0	0	382	0	0	292	0	0	278	0	0
Grp Sat Flow(s),veh/h/ln	1658	0	0	1762	0	0	1348	0	0	1519	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	9.2	0.0	0.0	9.7	0.0	0.0	8.4	0.0	0.0
Prop In Lane	0.20		0.15	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	832	0	0	875	0	0	591	0	0	647	0	0
V/C Ratio(X)	0.32	0.00	0.00	0.44	0.00	0.00	0.49	0.00	0.00	0.43	0.00	0.00
Avail Cap(c_a), veh/h	832	0	0	875	0	0	591	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	11.9	0.0	0.0	15.2	0.0	0.0	14.9	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.6	0.0	0.0	2.9	0.0	0.0	2.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	0.0	0.0	3.7	0.0	0.0	3.4	0.0	0.0	3.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.5	0.0	0.0	18.1	0.0	0.0	17.0	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		266			382			292			278	
Approach Delay, s/veh		12.0			13.5			18.1			17.0	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		8.0		11.7		11.2		10.4				
Green Ext Time (p_c), s		1.1		1.1		1.6		1.0				

Intersection Summary												
HCM 6th Ctrl Delay			15.1									
HCM 6th LOS			B									



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	284	7	13	357	8	6
Future Volume (vph)	284	7	13	357	8	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.997				0.942	
Flt Protected				0.998	0.972	
Satd. Flow (prot)	1504	0	0	1521	1476	0
Flt Permitted				0.998	0.972	
Satd. Flow (perm)	1504	0	0	1521	1476	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	299	7	14	376	8	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	306	0	0	390	14	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.5

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	284	7	13	357	8	6
Future Vol, veh/h	284	7	13	357	8	6
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	299	7	14	376	8	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	350	0	794	391
Stage 1	-	-	-	-	347	-
Stage 2	-	-	-	-	447	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1209	-	342	650
Stage 1	-	-	-	-	702	-
Stage 2	-	-	-	-	629	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1163	-	314	605
Mov Cap-2 Maneuver	-	-	-	-	314	-
Stage 1	-	-	-	-	675	-
Stage 2	-	-	-	-	601	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.3	14.4
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	396	1163	-	-	-
HCM Lane V/C Ratio	0.037	0.012	-	-	-
HCM Control Delay (s)	14.4	8.1	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-



Lane Group	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	0	34	41	18	0	0
Future Volume (vph)	0	34	41	18	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	16	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.865	0.959			
Flt Protected						
Satd. Flow (prot)	0	1450	1822	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	1450	1822	0	0	0
Link Speed (mph)	30		30			30
Link Distance (ft)	96		73			99
Travel Time (s)	2.2		1.7			2.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	38	46	20	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	38	66	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	0		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.14	1.14	0.97	1.14	1.14	1.14
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	3.2

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	34	41	18	0	0
Future Vol, veh/h	0	34	41	18	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	38	46	20	0	0

Major/Minor	Minor1		Major1	
Conflicting Flow All	-	56	0	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	6.22	-	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	3.318	-	-
Pot Cap-1 Maneuver	0	1011	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	-	1011	-	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	NW	NE
HCM Control Delay, s	8.7	0
HCM LOS	A	

Minor Lane/Major Mvmt	NET	NER	NWLn1
Capacity (veh/h)	-	-	1011
HCM Lane V/C Ratio	-	-	0.037
HCM Control Delay (s)	-	-	8.7
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.1



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	9	275	357	18	0	0
Future Volume (vph)	9	275	357	18	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	8	9	12	12	12
Grade (%)		1%	-2%		0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.994			
Flt Protected		0.998				
Satd. Flow (prot)	0	1443	1515	0	1676	0
Flt Permitted		0.998				
Satd. Flow (perm)	0	1443	1515	0	1676	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		150	247		142	
Travel Time (s)		3.4	5.6		3.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Parking (#/hr)				0		0
Adj. Flow (vph)	9	289	376	19	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	298	395	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.15	1.38	1.29	1.13	1.14	1.14
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	9	275	357	18	0	0
Future Vol, veh/h	9	275	357	18	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	-2	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	289	376	19	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	395	0	-	0	693	386
Stage 1	-	-	-	-	386	-
Stage 2	-	-	-	-	307	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1164	-	-	-	409	662
Stage 1	-	-	-	-	687	-
Stage 2	-	-	-	-	746	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	1164	-	-	-	405	662
Mov Cap-2 Maneuver	-	-	-	-	405	-
Stage 1	-	-	-	-	681	-
Stage 2	-	-	-	-	746	-

Approach	SE	NW	SW
HCM Control Delay, s	0.3	0	0
HCM LOS			A

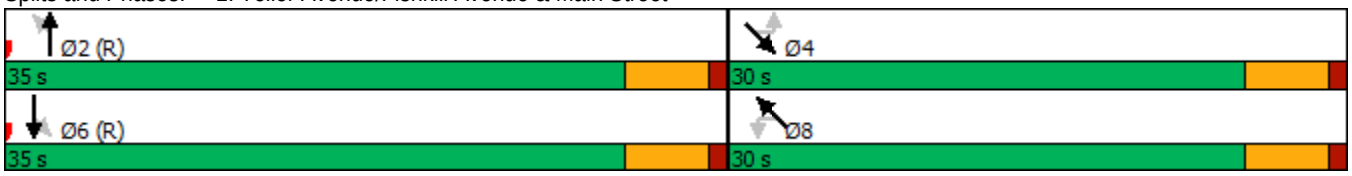
Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1	
Capacity (veh/h)	-	-	1164	-	-
HCM Lane V/C Ratio	-	-	0.008	-	-
HCM Control Delay (s)	-	-	8.1	0	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	-

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	35	245	72	27	186	85	56	80	19	52	125	25
Future Volume (vph)	35	245	72	27	186	85	56	80	19	52	125	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Storage Length (ft)	25		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
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			0.99			0.98			0.99	
Frt		0.966			0.961			0.983			0.983	
Flt Protected	0.950				0.995			0.982			0.987	
Satd. Flow (prot)	1358	1439	0	0	1733	0	0	1366	0	0	1402	0
Flt Permitted	0.532				0.948			0.827			0.885	
Satd. Flow (perm)	753	1439	0	0	1650	0	0	1138	0	0	1252	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	40	278	82	31	211	97	64	91	22	59	142	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	40	360	0	0	339	0	0	177	0	0	229	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			10			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.27	1.27	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	
Total Lost Time (s)	5.0	5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
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	

Intersection Summary	
Area Type:	CBD
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	35	245	72	27	186	85	56	80	19	52	125	25
Future Volume (veh/h)	35	245	72	27	186	85	56	80	19	52	125	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	1.00		0.99	0.98		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1529	1596	1609	1718	1759	1718	1678	1585	1611	1713	1684	1754
Adj Flow Rate, veh/h	40	278	82	31	211	97	64	91	22	59	142	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	10	5	4	2	4	2	2	4	7	5	2	2
Cap, veh/h	483	545	161	94	496	212	218	268	58	170	354	63
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	871	1180	348	73	1075	460	370	698	152	262	921	165
Grp Volume(v), veh/h	40	0	360	339	0	0	177	0	0	229	0	0
Grp Sat Flow(s),veh/h/ln	871	0	1528	1608	0	0	1219	0	0	1348	0	0
Q Serve(g_s), s	0.0	0.0	10.8	0.0	0.0	0.0	0.0	0.0	0.0	1.7	0.0	0.0
Cycle Q Clear(g_c), s	2.3	0.0	10.8	8.9	0.0	0.0	5.9	0.0	0.0	7.6	0.0	0.0
Prop In Lane	1.00		0.23	0.09		0.29	0.36		0.12	0.26		0.12
Lane Grp Cap(c), veh/h	483	0	705	803	0	0	544	0	0	588	0	0
V/C Ratio(X)	0.08	0.00	0.51	0.42	0.00	0.00	0.33	0.00	0.00	0.39	0.00	0.00
Avail Cap(c_a), veh/h	483	0	705	803	0	0	544	0	0	588	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.0	0.0	12.3	11.8	0.0	0.0	14.1	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	2.6	1.6	0.0	0.0	1.6	0.0	0.0	1.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	3.7	3.3	0.0	0.0	1.9	0.0	0.0	2.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.4	0.0	15.0	13.5	0.0	0.0	15.7	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	B	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		400			339			177			229	
Approach Delay, s/veh		14.5			13.5			15.7			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		12.8		7.9		10.9		9.6				
Green Ext Time (p_c), s		1.5		0.6		1.4		0.8				

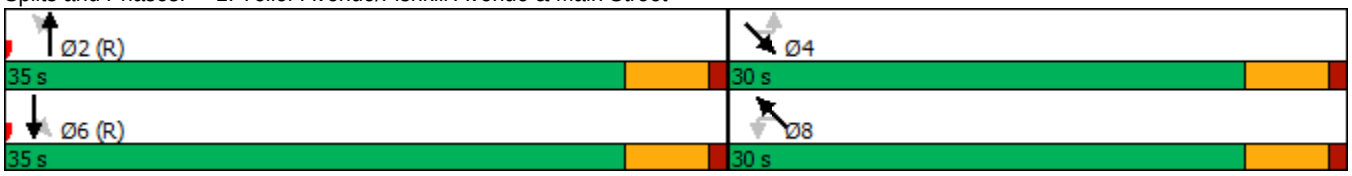
Intersection Summary												
HCM 6th Ctrl Delay			14.8									
HCM 6th LOS			B									

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	45	210	23	32	239	108	94	184	35	45	184	44
Future Volume (vph)	45	210	23	32	239	108	94	184	35	45	184	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Storage Length (ft)	25		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
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	1.00			0.99			0.98			0.98	
Frt		0.985			0.962			0.985			0.978	
Flt Protected	0.950				0.996			0.985			0.992	
Satd. Flow (prot)	1464	1458	0	0	1738	0	0	1391	0	0	1395	0
Flt Permitted	0.485				0.961			0.824			0.901	
Satd. Flow (perm)	742	1458	0	0	1676	0	0	1145	0	0	1260	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	47	221	24	34	252	114	99	194	37	47	194	46
Shared Lane Traffic (%)												
Lane Group Flow (vph)	47	245	0	0	400	0	0	330	0	0	287	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)		10			10			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.27	1.27	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	
Total Lost Time (s)	5.0	5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
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	

Intersection Summary	
Area Type:	CBD
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	45	210	23	32	239	108	94	184	35	45	184	44
Future Volume (veh/h)	45	210	23	32	239	108	94	184	35	45	184	44
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.96		0.92	0.97		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1636	1582	1596	1718	1759	1718	1678	1611	1678	1740	1684	1740
Adj Flow Rate, veh/h	47	221	24	34	252	114	99	194	37	47	194	46
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	6	5	2	4	2	2	2	2	3	2	3
Cap, veh/h	468	647	70	93	502	213	184	309	53	118	394	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	885	1401	152	72	1088	463	292	802	138	141	1024	222
Grp Volume(v), veh/h	47	0	245	400	0	0	330	0	0	287	0	0
Grp Sat Flow(s),veh/h/ln	885	0	1553	1623	0	0	1232	0	0	1387	0	0
Q Serve(g_s), s	0.0	0.0	6.6	0.0	0.0	0.0	3.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	3.1	0.0	6.6	11.0	0.0	0.0	13.8	0.0	0.0	9.9	0.0	0.0
Prop In Lane	1.00		0.10	0.08		0.28	0.30		0.11	0.16		0.16
Lane Grp Cap(c), veh/h	468	0	717	809	0	0	546	0	0	598	0	0
V/C Ratio(X)	0.10	0.00	0.34	0.49	0.00	0.00	0.60	0.00	0.00	0.48	0.00	0.00
Avail Cap(c_a), veh/h	468	0	717	809	0	0	546	0	0	598	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	1.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.3	0.0	11.2	12.4	0.0	0.0	16.3	0.0	0.0	15.3	0.0	0.0
Incr Delay (d2), s/veh	0.4	0.0	1.3	2.2	0.0	0.0	4.9	0.0	0.0	2.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	2.2	4.1	0.0	0.0	4.3	0.0	0.0	3.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.7	0.0	12.5	14.6	0.0	0.0	21.2	0.0	0.0	18.1	0.0	0.0
LnGrp LOS	B	A	B	B	A	A	C	A	A	B	A	A
Approach Vol, veh/h		292			400			330			287	
Approach Delay, s/veh		12.2			14.6			21.2			18.1	
Approach LOS		B			B			C			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		8.6		15.8		13.0		11.9				
Green Ext Time (p_c), s		1.1		1.0		1.6		1.0				

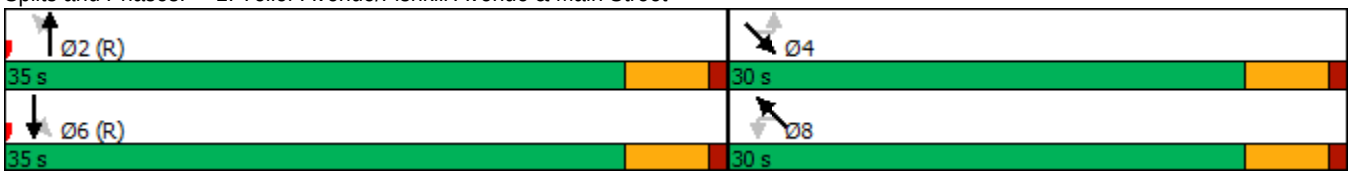
Intersection Summary												
HCM 6th Ctrl Delay			16.5									
HCM 6th LOS			B									

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	49	161	39	41	174	134	89	157	38	36	185	39
Future Volume (vph)	49	161	39	41	174	134	89	157	38	36	185	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Storage Length (ft)	25		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
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	0.98	0.99			0.98			0.95			0.96	
Frt		0.971			0.948			0.982			0.980	
Flt Protected	0.950				0.994			0.985			0.993	
Satd. Flow (prot)	1627	1649	0	0	1899	0	0	1525	0	0	1535	0
Flt Permitted	0.508				0.946			0.826			0.925	
Satd. Flow (perm)	853	1649	0	0	1803	0	0	1241	0	0	1417	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	52	171	41	44	185	143	95	167	40	38	197	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	212	0	0	372	0	0	302	0	0	276	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			10			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.11	1.11	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			0.0	
Total Lost Time (s)	5.0	5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
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	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	49	161	39	41	174	134	89	157	38	36	185	39
Future Volume (veh/h)	49	161	39	41	174	134	89	157	38	36	185	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1817	1817	1909	1986	1909	1864	1790	1864	1874	1871	1949
Adj Flow Rate, veh/h	52	171	41	44	185	143	95	167	40	38	197	41
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	7	2	2
Cap, veh/h	548	650	156	117	446	313	203	317	68	108	452	87
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	1010	1408	338	120	967	679	338	825	178	116	1176	225
Grp Volume(v), veh/h	52	0	212	372	0	0	302	0	0	276	0	0
Grp Sat Flow(s),veh/h/ln	1010	0	1745	1766	0	0	1341	0	0	1518	0	0
Q Serve(g_s), s	0.0	0.0	4.8	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.5	0.0	4.8	8.9	0.0	0.0	10.3	0.0	0.0	8.4	0.0	0.0
Prop In Lane	1.00		0.19	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	548	0	806	877	0	0	588	0	0	647	0	0
V/C Ratio(X)	0.09	0.00	0.26	0.42	0.00	0.00	0.51	0.00	0.00	0.43	0.00	0.00
Avail Cap(c_a), veh/h	548	0	806	877	0	0	588	0	0	647	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.1	0.0	10.7	11.8	0.0	0.0	15.4	0.0	0.0	14.9	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	0.8	1.5	0.0	0.0	3.2	0.0	0.0	2.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	1.8	3.5	0.0	0.0	3.6	0.0	0.0	3.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.4	0.0	11.5	13.3	0.0	0.0	18.5	0.0	0.0	16.9	0.0	0.0
LnGrp LOS	B	A	B	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		264			372			302			276	
Approach Delay, s/veh		11.3			13.3			18.5			16.9	
Approach LOS		B			B			B			B	

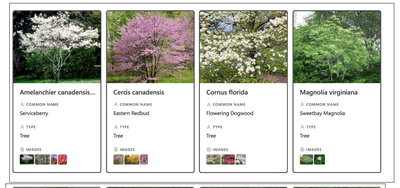
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		6.8		12.3		10.9		10.4				
Green Ext Time (p_c), s		0.9		1.1		1.5		1.0				

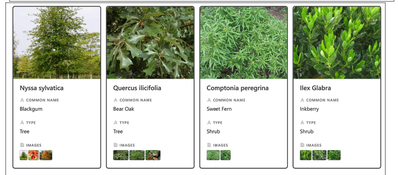
Intersection Summary												
HCM 6th Ctrl Delay			15.0									
HCM 6th LOS			B									

Site Plans

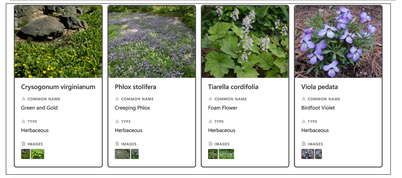
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	08/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS

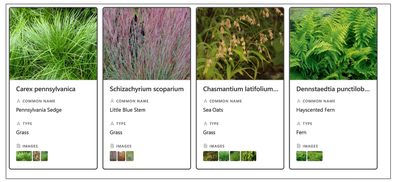
Illustrated Plant List

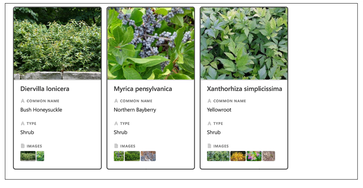






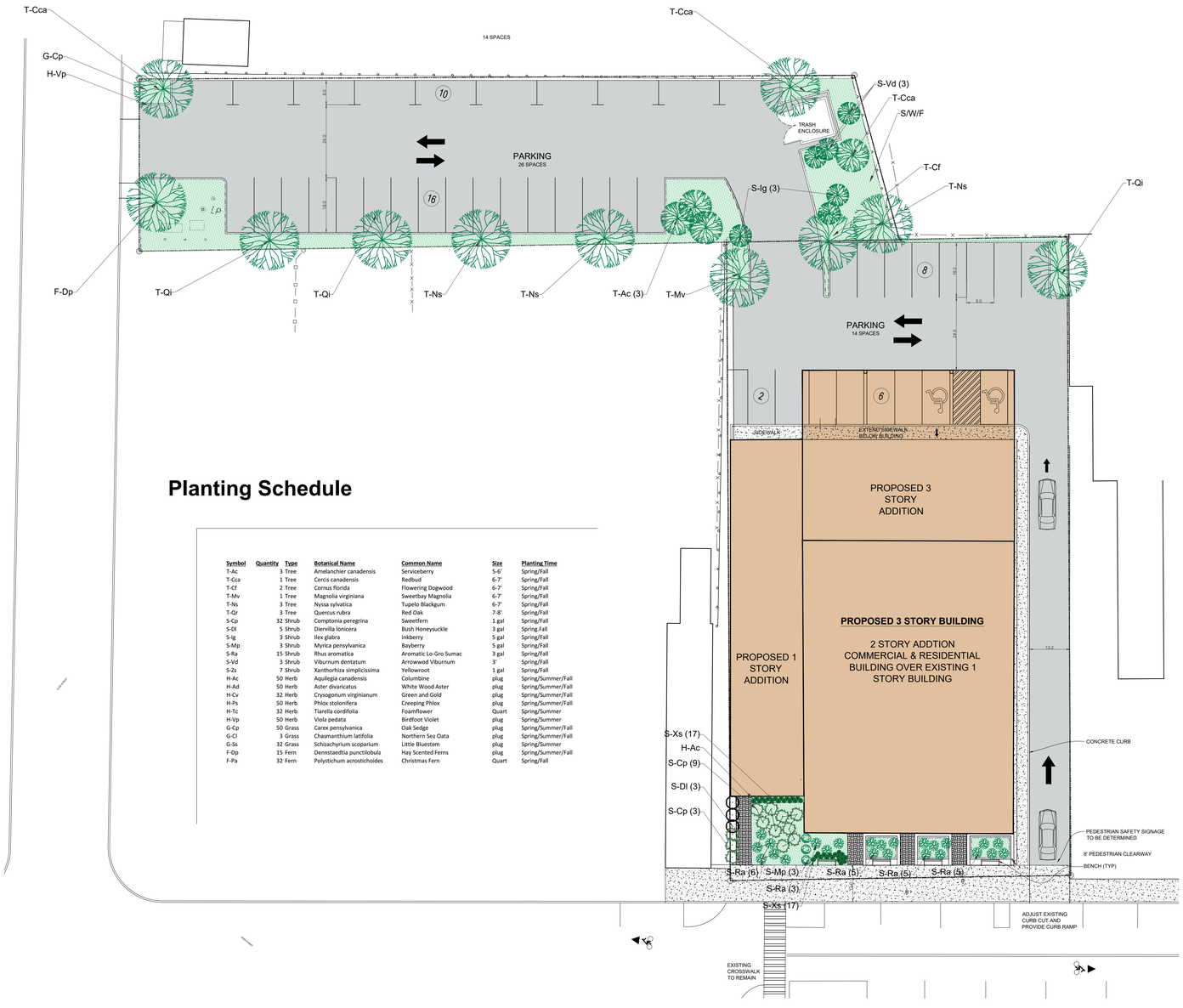






PLANTING NOTES

1. CONTRACTORS SHALL ENTER AND EXIT SITE THROUGH PRE-APPROVED ROUTES ONLY.
2. NO NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED ONTO THE SITE. ALL SPECIES SHALL BE INDIGENOUS TO THE NORTHEAST REGION OF NORTH AMERICA.
3. IF A STRAIGHT SPECIE IS SPECIFIED, NO CULTIVARS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF DESIGNER.
4. NO PLANTS WILL BE ACCEPTED THAT DISPLAY MECHANICAL INJURY, DISEASE OR SPECIE IRREGULARITIES.
5. SOIL SHALL BE PREPPED BY REMOVING ALL CONSTRUCTION DEBRIS, LOOSE ROOTS AND STONES LARGER THAN 3".
6. ALL PLANTS MUST BE LABELED WHEN DELIVERED TO SITE.
7. AREAS TO BE PLANTED SHALL BE MARKED AND LABELED BY DESIGNER.
8. ALL PLANT LOCATIONS AND ORIENTATIONS IN THE FIELD REQUIRE APPROVAL FROM DESIGNER AND OWNER PRIOR TO INSTALLATION.
9. TEST TREE-PIT FOR DRAINAGE BEFORE PLANTING. DO NOT PLANT TREE IN PIT IF WATER IS STILL EVIDENT AFTER ONE HOUR. CONTACT SITE ENGINEER OR LANDSCAPE DESIGNER IF THIS CONDITION IS ENCOUNTERED.
10. ALL TREE-PLANTING TO BE COORDINATED WITH AS-BUILT UTILITIES. TREES TO BE LOCATED MINIMUM OF 5' FROM ACTIVE LINES.
11. ALL TREES SHALL BE BALL AND BURLAP UNLESS OTHERWISE SPECIFIED ON PLANT LIST.
12. EACH NEW TREE HOLE TREE SHALL BE TWICE THE WIDTH OF THE ROOTBALL.
13. BURLAP, WIRE, CORDS, TIES AND ANY WRAPPING MATERIALS MUST BE REMOVED FROM ALL ROOTBALLS BEFORE BACKFILLING.
14. PLANT ALL PLANTS SO TOP OF ROOTBALL IS SLIGHTLY ABOVE SURROUNDING SOIL(SMALL AND LARGE PLANTS)
15. NO PLANTING SHALL BE DONE IN MUDDY, RAINY OR FROZEN CONDITIONS.
16. ALL PLANTS CALLING FOR 'OVERFLOWING" IN THE NOTES SHALL NOT BE ACCEPTED BY DESIGNER IF PLANTS ARE THIN.
17. IF PLANTING IS DELAYED FOR MORE THAN 3 HOURS AFTER DELIVERY, SET PLANTS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE. KEEP ROOTS MOIST AND COVER WITH MULCH.
18. CONTRACTORS SHALL LEAVE SITE NEAT AND ORDERLY DURING COURSE OF PROJECT, AND STORE MATERIALS AND EQUIPMENT IN OWNER-APPROVED LOCATIONS AWAY FROM ALL TREES AND PLANTS. STORE ALL UNPLANTED PLANT MATERIAL AWAY FROM DAMAGING SUN.
19. IF SITE CONDITIONS CONFLICT WITH INTENDED DESIGN, CONTRACTOR SHALL ALERT OWNER AND DESIGNER.
20. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT THE WRITTEN OR VERBAL CONSENT OF LANDSCAPE DESIGNER AND OWNER
21. CREATE A SIZE-SPECIFIC WATER-WELL AROUND EACH PLANT, 3' FROM CENTER OF TREE, AND MULCH FROM THE OUTSIDE. DO NOT MULCH CROWN.
22. WATER THOROUGHLY AFTER PLANTING EACH PLANT. WATER SCHEDULE TO BE DETERMINED.
23. SPRAY FOR DEER IF PLANTED IN FALL. SOMETIMES BUCKS MARK THEIR TERRITORY WITH THEIR ANTLERS.
24. KEEP PLANTING AREAS WEED-FREE UNTIL PLANT IS ESTABLISHED.
25. ECO LAWN SEEDING SHALL BE IMPLEMENTED BY CONTRACTOR FAMILIAR WITH THIS SPECIE MIX AND WITH THE PROCESS, AND APPROVED BY DESIGNER. THIS IS NOT THE SAME AS CASTING CONTRACTOR GRASS SEED.
26. PERVIOUS/PERMEABLE PAVERS AND ASSOCIATED GRASS SEEDING SHALL BE INSTALLED BY CONTRACTOR WITH EXPERIENCE IN THIS PROCESS. THIS PROCESS REQUIRES ESTABLISHMENT MAINTENANCE, IN ORDER TO SUCCEED.
27. BERMED AREAS SHALL BE BUILT WITH DESIGNER DIRECTING CONSTRUCTION
28. STREET TREE AND SURROUNDING TREE-PIT SHALL BE INSTALLED BY CONTRACTOR EXPERIENCED WITH THESE MATERIALS AND APPROVED BY DESIGNER
29. ALL PLANTS REQUIRE REGULAR WATERING FOR THE FIRST TWO SEASONS IN ORDER TO SUCCEED



Planting Schedule

Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time
T-Ac	3	Tree	Amelanchier canadensis	Serviceberry	5-6'	Spring/Fall
T-Cca	1	Tree	Cercis canadensis	Redbud	6-7'	Spring/Fall
T-Cf	2	Tree	Cornus florida	Flowering Dogwood	6-7'	Spring/Fall
T-Mv	1	Tree	Magnolia virginiana	Sweetbay Magnolia	6-7'	Spring/Fall
T-Ns	3	Tree	Nyssa sylvatica	Tupelo Blackgum	6-7'	Spring/Fall
T-Qr	3	Tree	Quercus rubra	Red Oak	7-8'	Spring/Fall
S-Cp	32	Shrub	Comptonia peregrina	Sweetfern	1 gal	Spring/Fall
S-Dl	5	Shrub	Diervilla lonicera	Bush Honeysuckle	3 gal	Spring,Fall
S-Ig	3	Shrub	Ilex glabra	Inkberry	5 gal	Spring/Fall
S-Mp	3	Shrub	Myrica pensylvanica	Bayberry	5 gal	Spring/Fall
S-Ra	15	Shrub	Rhus aromatica	Aromatic Lo-Gro Sumac	3 gal	Spring/Fall
S-Vd	3	Shrub	Viburnum dentatum	Arrowwood Viburnum	3'	Spring/Fall
S-Zs	7	Shrub	Xanthorhiza simplicissima	Yellowroot	1 gal	Spring/Fall
H-Ac	50	Herb	Aquilegia canadensis	Columbine	plug	Spring/Summer/Fall
H-Ad	50	Herb	Aster divaricatus	White Wood Aster	plug	Spring/Summer/Fall
H-Cv	32	Herb	Crysogonum virginianum	Green and Gold	plug	Spring/Summer/Fall
H-Ps	50	Herb	Phlox stolonifera	Creeping Phlox	plug	Spring/Summer/Fall
H-Tc	32	Herb	Tiarella cordifolia	Foamflower	Quart	Spring/Summer
H-Vp	50	Herb	Viola pedata	Birdfoot Violet	plug	Spring/Summer
G-Cp	50	Grass	Carex pensylvanica	Oak Sedge	plug	Spring/Summer/Fall
G-Cl	3	Grass	Chasmanthium latifolia	Northern Sea Oata	plug	Spring/Summer/Fall
G-Ss	32	Grass	Schizachyrium scoparium	Little Bluestem	plug	Spring/Summer
F-Dp	15	Fern	Dennstaedtia punctilobula	Hay Scented Ferns	plug	Spring/Summer/Fall
F-Pa	32	Fern	Polystichum acrostichoides	Christmas Fern	Quart	Spring/Fall

Landscape Plan

Scale: 1" = 20'

Site Plan Application

Sheet LP-1 - Landscape Plan

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

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

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

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

364 Main Street
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
May 25, 2021

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS



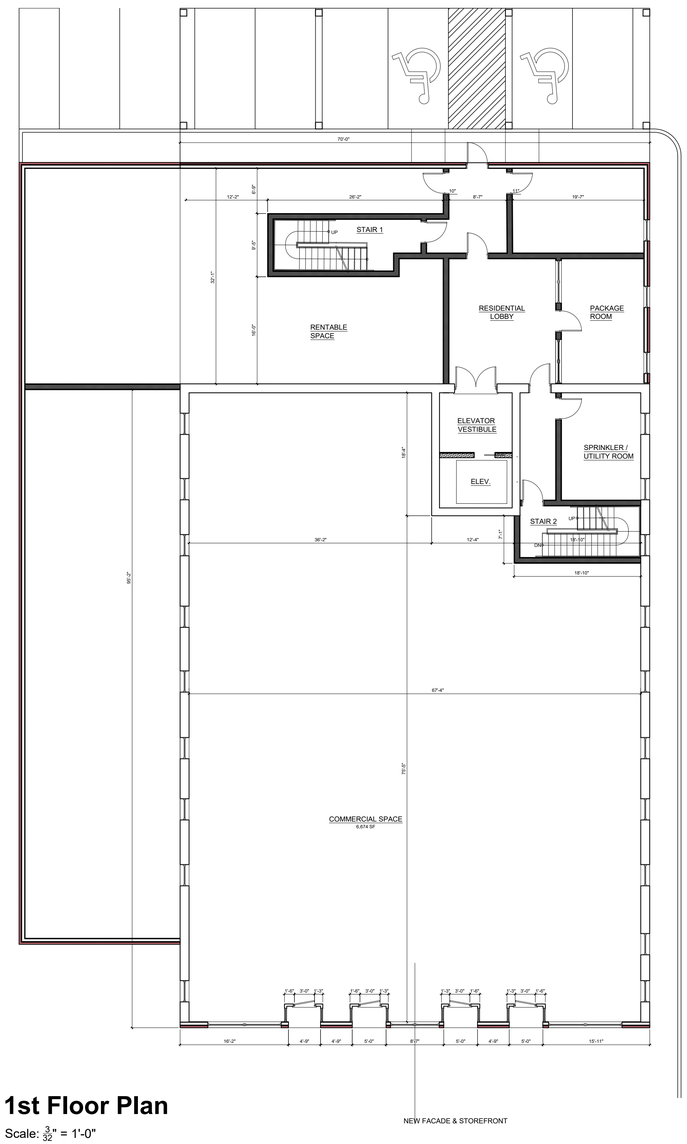
3rd Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"



2nd Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"



1st Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"

Site Plan Application

Sheet 10 of 11 - Building Plans

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

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

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

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

364 Main Street
Beacon, New York
Scale: $\frac{3}{32}$" = 1'-0"
May 25, 2021

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS

PAINTED AZEK TRIM

HARDIE BOARD SIDING

PAINTED CORNICE TRIM AND CORBELS

BRICK: GLEN GARY STONINGTON GRAY VELOUR, OR APPROVED EQUAL

ANDERSEN DOUBLE GLAZED INSULATED WINDOWS OR APPROVED EQUAL

PAINTED AZEK AND GLASS STOREFRONT

PAINTED METAL VERTICAL PICKET RAILING



Elevation: South

Scale: $\frac{1}{8}$" = 1'-0"



View: From Main Street

Not to Scale



View: From Main Street

Not to Scale

PAINTED AZEK TRIM

HARDIE BOARD SIDING

PAINTED CORNICE TRIM AND CORBELS

GLEN GARY STONINGTON GRAY VELOUR, OR APPROVED EQUAL

ANDERSEN DOUBLE GLAZED INSULATED WINDOWS OR APPROVED EQUAL

PAINTED WOOD & METAL AWNING

PAINTED AZEK AND GLASS STOREFRONT



Elevation: East

Scale: $\frac{1}{8}$" = 1'-0"



Elevation: Main Street

Not to Scale

PAINTED AZEK TRIM

HARDIE BOARD SIDING

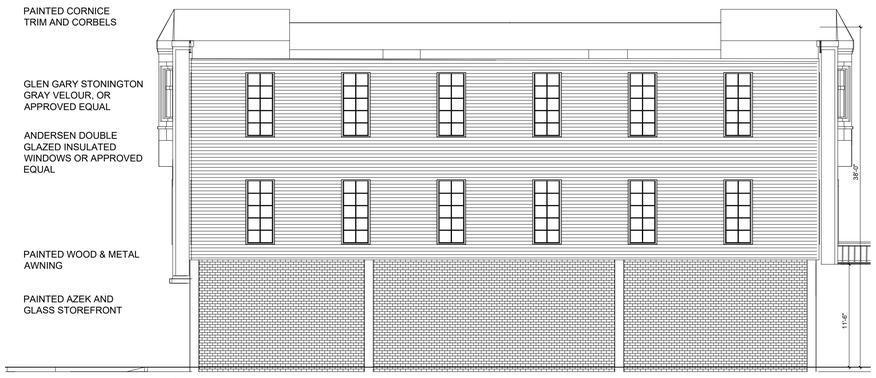
PAINTED CORNICE TRIM AND CORBELS

GLEN GARY STONINGTON GRAY VELOUR, OR APPROVED EQUAL

ANDERSEN DOUBLE GLAZED INSULATED WINDOWS OR APPROVED EQUAL

PAINTED WOOD & METAL AWNING

PAINTED AZEK AND GLASS STOREFRONT



Elevation: North

Scale: $\frac{1}{8}$" = 1'-0"

PAINTED AZEK TRIM

HARDIE BOARD SIDING

PAINTED CORNICE TRIM AND CORBELS

GLEN GARY STONINGTON GRAY VELOUR, OR APPROVED EQUAL

ANDERSEN DOUBLE GLAZED INSULATED WINDOWS OR APPROVED EQUAL

PAINTED WOOD & METAL AWNING

PAINTED AZEK AND GLASS STOREFRONT

PAINTED AZEK COVERED STRUCTURAL COLUMNS



Elevation: West

Scale: $\frac{1}{8}$" = 1'-0"

Site Plan Application

Sheet 11 of 11 - Building Elevations

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

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

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

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

364 Main Street
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
May 25, 2021

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

October 26, 2021

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

Re: Supplemental Submission – Application for Site Plan, Special Use Permit, and Subdivision Approval
Refined Commercial and Multi-Family Residential Mixed-Use Development
Premises: 364 Main Street & Eliza Street, Beacon, New York
Tax Parcel IDs: (6054-29-006819 & 6054-29-004836)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of O'Donnell Construction Corp. (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's pending Applications for Site Plan Approval and Lot Merger Approval (collectively, the "Applications").

Since last appearing before the Planning Board on September 14, 2021, the Applicant has further refined and improved the building program in response to the comments raised by the Board at that meeting and the comments contained in the memoranda preprepared by the City's Engineering Consultant, Lanc & Tully, dated September 8, 2021 (the "Engineering Comments Memorandum"); the City's Planning Consultant, John Clarke Planning and Design, dated September 9, 2021 (the "Planning Comments Memorandum"); and the City's Traffic Consultant, Creighton Manning, dated September 10, 2021 (the "Traffic Comments Memorandum").

REFINED BUILDING PROGRAM:

In direct response to the concerns raised by this Board and its consultants at the September meeting and in a subsequent meeting with City Staff on September 24, 2021, the Applicant proposes to eliminate the existing means of egress to Main Street located on the west side of the existing building that previously served as a drive-thru on the Premises. As is more fully detailed in the enclosed updated Site Plan set, as was identified by Mr. Clarke as a potential option for the development program at the September Planning Board meeting, the Applicant is replacing the additional existing means of egress to Main Street with a one (1)-story addition that expands the proposed commercial space and incorporates additional landscaping at the Main Street frontage

while also satisfying the frontage requirement in the CMS Zoning District.[1]

Specifically, the refined building program now consists of a 31,616 sq. ft. mixed-use development, which includes the following updates:

- The commercial area of the Project will be comprised of 9,451 sq. ft. The parking calculations were adjusted on the site plans and in the traffic study to properly reflect the total proposed off-street parking;
- The residential common area space on the first floor was expanded to 1,521 sq. ft.;
- Private terraces are proposed above the one (1)-story addition as an amenity for four (4) apartment units on that floor;
- The total off-street parking that is proposed for the Project has been increased to 42 total spaces, where 39 are required, providing a surplus of three (3) spaces; and
- Additional green space was added to the site plan, which includes several benches and landscaping located along Main Street.

We would also note that the overall height of the building, the number of residential units, and the residential unit square footage on the second and third floors remain the same as previously proposed and submitted.

In support of this supplemental submission, we respectfully submit revised site plans and renderings entitled "364 Main Street", prepared by Day & Stokosa Engineering P.C. and Aryeh Siegal, dated May 25, 2021, last revised October 26, 2021, numbered and titled as follows:

- Sheet 4 of 11 – Landscaping Plan (LP.1);[2]
- Sheet 10 of 11 – Building Plans; and
- Sheet 11 of 11 – Building Elevations.[3]

---

[1] Note: The masonry arches contemplated in the Applicant's prior supplemental submission have been removed to accommodate the proposed one (1)-story addition to address the frontage requirement in the CMS Zoning District. *See* Sheet 11 – Building Elevations of the enclosed site plans.

[2] Note: The Landscape Plan was prepared in collaboration with Debra Adamsons of Landscape Restorations.

[3] Note: The remaining Site Plan sheets are being updated by the Applicant's engineering consultant and the itemized Responses to the Engineering Comments Memorandum and the Planning Comments Memorandum will be transmitted in a future supplemental submission.

The above-referenced project refinements are reflected in the enclosed, updated Site Plan and Special Permit Application Forms, as well as in the updated Full Environmental Assessment Form ("Full EAF"). *See* **Exhibit A** – Updated Application for Site Plan Approval and Special Use Permit Form; **Exhibit B** – Full EAF.[4]

As this Board is also aware, the Applicant has already reduced the proposed height of the building from four (4) to three (3) stories. It is worth noting that the proposed additions will make the presently non-compliant building consistent with the requirements of the City's Zoning Code. Additionally, there were some comments at the September 14th Planning Board meeting regarding potential demolition of the existing building. The Applicant respectfully submits that doing so is unreasonable and would unnecessarily and substantially increase development costs, thereby making the redevelopment of the property economically infeasible.

UPDATED TRAFFIC IMPACT AND PARKING STUDY:

In further support of the Application, the Applicant's traffic consultant, Colliers Engineering & Design, updated the Traffic Impact and Parking Study dated October 25, 2021 (the "Updated Parking Study"). As is more fully detailed in the Updated Traffic Study enclosed as **Exhibit C**, as a result of the refined building program, the total off-street parking required for the Project has increased to 39 spaces. Additionally, the Updated Traffic Study's traffic generation estimates have been recalculated to account for the removal of the one-way egress onto Main Street and expansion of the first-floor commercial space. As further detailed in the Updated Parking Study, while the Project is expected to generate additional traffic over the previously proposed development plans due to the additional first floor commercial space, the Project's hourly generation is still below the New York State Department of Transportation and ITE 100 trip threshold. Based on the Updated Traffic Study, it is anticipated that the Project, as refined, will still not have a significant parking or traffic impact.

EASEMENT ACCESS & BEACON NATURAL FOODS MARKET:

As the Applicant previously reviewed with the Board and the Planning Board attorney, the title review of the Premises revealed that the adjacent property, presently occupied by Beacon Natural Foods Market, *does not* have any formal written agreement or legal right to use the Applicant's Premises as a means of ingress/egress into its own parking lot. However, at the Board's

[4] Note: The refined building program does not change any information that would require an update to the Application for Subdivision Lot Merger Approval appended to the Applicant's August 31, 2021 supplemental submission to this Board.

recommendation, we understand that the Applicant has been in communication with Beacon Natural Foods Market regarding potential easement access for the same.

PROPOSED LOT LINE REMOVAL TO MERGE LOTS:

As was also discussed in the Applicant's previous supplemental submission, the Applicant is still preparing for the Board's review a subdivision plat detailing the proposed lot merger that will remove the existing lot lines between the Eliza Street Lot and the Main Street Lot, thereby merging the existing two (2) lots into one (1) resultant lot.

In support of this supplemental submission, please find enclosed five (5) sets of the instant letter with the following materials:

Exhibit A: Updated Application for Site Plan Approval and Special Use Permit Forms;[5]

Exhibit B: Updated Full Environmental Assessment Form; and

Exhibit C: Updated Traffic and Parking Study prepared by Colliers Engineering & Design, dated October 25, 2021, including responses to the Traffic Comments Memorandum.

We look forward to appearing at the Planning Board's November 9th regular meeting to continue the review of the Project and to opening the State Environmental Quality Review Act ("SEQR") Public Hearing.

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

Very truly yours,

Taylor M. Palmer

Enclosures

[5] Note: As noted above, there are no changes to the subdivision plat that require modification to the Subdivision Application Form that was previously submitted to this Board.

cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully, P.C.
Aryeh J. Seigel Architect
Mark A. Day, P.E. – Day Stokosa Engineering, P.C.
Colliers Engineering & Design
Allison Fausner, Esq.

Exhibit A

APPLICATION FOR SPECIAL USE PERMIT & SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: O'Donnell Construction Corp.

Address: P.O. Box 526

Fishkill, NY 12524

Signature:

Date: 10/25/2021

Phone: 845-590-0622

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Cuddy & Feder, LLP

Address: 300 Westage Business Center Dr., Suite 380, Fishkill, NY

Phone: 914-761-1300

Fax: 914-761-5378

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 346 Main Street & Eliza Street, Beacon, NY 12508

Tax Map Designation: Section 6054 Block 29 Lot(s) 006819 & 004836

Land Area: .54 acres 364 Main St. & .31 acres Elisa St. Zoning District(s) CMS, T

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-Use Multi-Family Residential and Commercial

Gross Non-Residential Floor Space: Existing 7,031+/- sq. ft. Proposed 2,420 sq. ft.

TOTAL: 9,451 sq. ft.

Dwelling Units (by type): Existing 0 Proposed 20 multi-family units

TOTAL: 20

ITEMS TO ACCOMPANY THIS APPLICATION

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

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: O'Donnell Construction Corp.

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

Sean O'Donnell.

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

Eliza Street – (Parcel ID: 5954-36-994862)

Applicant Address: P.O. Box 526, Fishkill, New York 12525

Project Address: 364 Main Street & Eliza Street

Project Tax Grid # 6054-29-006819 & 6054-29-004836

Type of Application: Special Permit & Site Plan Approval for Proposed Mixed-Used Development

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

I, Sean O'Donnell, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

Signature of Owner
By: Sean O'Donnell

President, O'Donnell Construction Corp.
Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 364 Main Street – Application for Site Plan & Special Permit Approval

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	✓	
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 Application Narrative

Applicant/Sponsor Name: O'Donnell Construction Corp.

Signature: _____ By: Sean O'Donnell, President

Date: 10/25/2021

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: O'Donnell Construction Corp.

Address of Applicant: P.O. Box 526, Fishkill, NY 12524

Telephone Contact Information: 845-590-0622

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
O'Donnell Construction Corp.	P.O. Box 526, Fishkill, NY 12524	845-590-0622	3/6/2017 Deed	3/16/2017 Dutchess County Clerk's Office

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

☐ **YES** ☒ **NO**

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

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

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

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

[X] **YES** [ ] **NO**

I, Sean O'Donnell being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

O'Donnell Construction Corp.

(Print) By: Sean O'Donnell, President

(Signature) _____

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity O'Donnell Construction Corp.	Telephone Contact Information 845-590-0622
Principal Place of Business of Entity P.O. Box 526, Fishkill, NY 12524	Place and Date of incorporation New York New York State Dept. of State (7/20/1995)
Method of Incorporation Domestic Business Corporation	Official place where the documents and papers of incorporation were filed New York State Dept. of State

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Sean O'Donnell	P.O. Box 526, Fishkill, New York 12524	845-590-0622	100%

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
O'Donnell Construction Corp.	P.O. Box 526, Fishkill, NY 12524		3/6/2017 Deed	3/16/2017 Dutchess County Clerk's Office

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

☐ **YES** ☒ **NO**

Name	**Employer**	**Position**

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

☐ **YES** ☒ **NO**

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

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

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

☐ **YES** ☒ **NO**

Current Name	**Other Names**

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

Name	**Address**
O'Donnell Construction Corp.	P.O. Box 526, Fishkill, New York 12524
CRE JV Five Branch Holdings LLC	C/o Grammercy Property Trust, 90 Park Avenue, 32nd Floor, New York, NY 10016

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

N/A

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

SECTION J.

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

Name of the Corporation O'Donnell Construction Corp.	Telephone Contact Information 845-590-0622
Principal Business Address P.O. Box 526, Fishkill, New York 12524	Place and Date of Incorporation New York State Dept. of State (7/20/1995)
Method of Incorporation Domestic Business Corporation	Official place where the documents and papers of incorporation were filed New York Dept. of State

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

Name	**Residence or business address**	**Telephone number**
Sean O'Donnell	P.O. Box 526, Fishkill, New York 12524	845-590-0622

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

☐ **YES** ☒ **NO** (X)

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

Name	**Address**

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

☐ **YES** ☒ **NO**

I, Sean O'Donnell being first duly sworn, according to law, deposes and says that I am (Title) President, an active and qualified member of O'Donnell Construction Corp., a business duly authorized by law to dobusiness in the State of New York, and that the statements made herein are true, accurate, and complete.

O'Donnell Construction Corp.

(Print) By: Sean O'Donnell, President

(Signature) _____

Exhibit B

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 364 MAIN STREET - APPLICATION FOR SITE PLAN, SPECIAL USE PERMIT, AND SUBDIVISION APPROVAL		
Project Location (describe, and attach a general location map): 364 MAIN STREET, BEACON, NEW YORK 12508		
Brief Description of Proposed Action (include purpose or need): Application for Site Plan, Special Use Permit, and Subdivision Approval proposing to add two (2) stories to an existing one (1)-story commercial building and to construct a three (3)-story addition to the rear and a one (1) story addition to the west of the same building for a commercial and multi-family residential mixed-use building fronting on Main Street. The first story will consist of 9,451 s.f. of commercial space and 1,521 s.f. of residential common area space. The second and third floors will include a total of 20,644 s.f. of multi-family residential space, consisting of 20 apartments with 31 total bedrooms. The property is presently comprised of two (2) lots, and the site will provide off-street parking facilities with driveway connections to Main Street and Eliza Street.		
Name of Applicant/Sponsor: O'DONNELL CONSTRUCTION CORP.	Telephone: 845-590-0622 E-Mail: SEANEO64@GMAIL.COM	
Address: P.O. BOX 526		
City/PO: FISHKILL	State: NEW YORK	Zip Code: 12524
Project Contact (if not same as sponsor; give name and title/role): TAYLOR M. PALMER, ESQ., - CUDDY & FEDER LLP - ATTORNEY FOR APPLICANT	Telephone: 914-761-1300 E-Mail: TPALMER@CUDDYFEDER.COM	
Address: 300 WESTAGE BUSINESS CENTER, SUITE 300		
City/PO: FISHKILL	State: NEW YORK	Zip Code: 12524
Property Owner (if not same as sponsor): SAME	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	PB- SITE PLAN, SPECIAL USE PERMIT PB - SUBDIVISION	05/25/2021 AMENDED 10/25/2021 8/31/2021
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	BUILDING DEPARTMENT- BUILDING PERMIT	03/1/2022
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
CMS - CENTRAL MAIN STREET DISTRICT & T - TRANSITIONAL DISTRICT.

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

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

C.4. Existing community services.

a. In what school district is the project site located? BEACON CITY SCHOOL DISTRICT

b. What police or other public protection forces serve the project site?
CITY OF BEACON POLICE

c. Which fire protection and emergency medical services serve the project site?
CITY OF BEACON FIRE DEPARTMENT

d. What parks serve the project site?
MOUNT BEACON, GREEN STREET PARK, MEMORIAL PARK.

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0.85 acres
b. Total acreage to be physically disturbed? 0.54 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.85 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 34.4-increased 2,040 sq.ft. Units: non-residential sq. ft.

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
COMMERCIAL, RESIDENTIAL
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum 0.85 AC Maximum 0.85 AC

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				20
At completion of all phases				20

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 38' height; 93.4' width; and 152' length

iii. Approximate extent of building space to be heated or cooled: 31,616 square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

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

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 4,355.1 gallons/day

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

If Yes:

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

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

If Yes:

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

_____

- Source(s) of supply for the district: _____

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 4,355.1 gallons/day

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

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: CITY OF BEACON WASTEWATER TREATMENT PLANT
- Name of district: CITY OF BEACON
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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

If Yes:

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

_____

_____

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

If Yes:

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

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

_____

_____

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

_____

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

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

_____

_____

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

_____

_____

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

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

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

If Yes, identify:

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

_____

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

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

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

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

_____

_____

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

If Yes:

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

☐ Randomly between hours of _____ to _____.

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

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

_____

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

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD

_____

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

CENTRAL HUDSON GAS AND ELECTRIC CO.

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

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 AM - 5 PM
- Saturday: 9 AM - 5 PM
- Sunday: 9 AM - 5 PM
- Holidays: N/A

ii. During Operations:

- Monday - Friday: TBD
- Saturday: TBD
- Sunday: TBD
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Ambient noise levels will increase slightly during construction only.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: See Lighting Plan

There will be building mounted lighting over entry/exit doors on the building, as well as light poles in the parking area. The closest light pole to the nearest occupied structure is approximately 50'. The light fixtures will be shieled LED, which will comply with the City's requirements for light spill.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: 1.0 tons per MONTH (unit of time)
- Operation : 0.3 tons per MONTH (unit of time)

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

- Construction: RECYCLING
- Operation: RECYCLING

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

- Construction: APPROVED CONTRACTOR TO AN APROVED SITE
- Operation: APPROVED CONTRACTOR TO AN APPROVED SITE

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

MIXED USES CONSISTENT WITH MAIN STREET AND THE SURROUNDING CMS AND TRANSITIONAL DISTRICTS.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.85	0.82	-0.03
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: LANDSCAPING	0	0.03	+0.03

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

CITY OF BEACON HIGH SCHOOL ATHLETIC FIELDS.

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

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

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

If Yes:

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

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

If Yes:

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

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

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

☐ Neither database

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

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

If yes, provide DEC ID number(s): B00130, C314118

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

C314118 IS LOCATED AT 1 EAST MAIN STREET ACCORDING TO THE DATABASE, AND IS A CLASS N SITE. B00130 IS LOCATED AT 33 NORTH CEDAR STREET, AND IS A CLASS C SITE. THIS SITE HAS BEEN REMEDIATED.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? GREATER THAN 7.0 feet

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

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

KuB-KNICKERBOCKER-URBAN	12.6 %
Ur-URBAN LAND	87.4 %
	%

d. What is the average depth to the water table on the project site? Average: >5' feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
BIRDS SQUIRRELS
SMALL MAMMALS
RACCOON

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing:

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

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

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

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

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

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

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

If Yes:

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

ii. Name: Eligible property:EMPIRE NAT. BANK, Eligible property:ROOSA COMMERCIAL, Eligible property:STAVROS COMMERCIAL, Eligibl...

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

AUTO-FILLED BY THE EAF MAPPER. PROPERTY IS NOT LOCATED IN THE CITY'S HISTORIC DISTRICT AND LANDMARK OVERLAY DISTRICT.

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: MOUNT BEACON, HUDSON RIVER, LONG DOCK PARK.

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): STATE OR LOCAL PARK

iii. Distance between project and resource: 1.5 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name O'DONNELL CONSTRUCTION CORP. Date 10/25/24

Signature _____ BY: SEAN O'DONNELL Title MANAGING MEMBER

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00130, C314118
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:EMPIRE NAT. BANK, Eligible property:ROOSA COMMERCIAL, Eligible property:STAVROS COMMERCIAL, Eligible property:ANGELO COMMERCIAL, Eligible property:DUMKE COMMERCIAL, Eligible property:Memorial Building, Brett, Madam Catharyna, Homestead, US Post Office--Beacon
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Exhibit C

400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

October 25, 2021

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

364 Main Street
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 21001718A

Dear Chairman Gunn and Members of the Planning Board:

The 364 Main Street development has been modified since submission of our prior Traffic and Parking Study dated August 30, 2021. The development plan analyzed in that study consisted of approximately 6,674 sq. ft. of commercial space and 1,521 sq. ft. of residential common area space on the first floor and twenty (20) multi-family residential units on two (2) new upper floors. Access to the Project was proposed to be provided via the existing ingress and egress only driveways to Main Street and the existing Eliza Street driveway connection.

Based on comments from the Planning Board and its Consultants, the Applicant has modified the proposed Project to eliminate the existing egress only driveway connection to Main Street. The elimination of this driveway will allow the expansion of the first floor of the development adding approximately 2,777 sq. ft. of commercial space for a total of 9,451 sq. ft. of first floor commercial space. The first floor will also include 1,521 sq. ft. of residential common space. The two (2) new upper floors will continue to include the twenty (2) multi-family residential units previously proposed.

As a result of these modifications to the Project proposal, the traffic and parking analysis contained in our August 30, 2021 study has been updated herein in order to reconfirm the results of our prior study. These updated analyses are discussed further below.

Traffic Impact Analysis

In order to reassess the potential traffic related impacts of the Project, it was necessary to recompute the estimates of the amount of traffic anticipated to be generated by the Project. These estimates were previously conducted utilizing information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 10th Edition, 2017, based on Land Use Category – 220 – Multi-Family Housing (Low-Rise) and Land Use Category – 820 – Retail and were summarized in Table No. 1 of our August 30, 2021 report. Since the time of that report ITE has released the 11th Edition of the Trip Generation Manual. Based on a comparison of the 10th and 11th Edition data it was concluded that the 11th Edition Manual provides a somewhat

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more conservative analysis for traffic generation for the development and therefore the traffic generation estimates for both the prior development plan and the currently proposed development plan have been recomputed and summarized below based on the 11th Edition Manual.

Table No. 1R – Anticipated Site Generated Traffic Volumes

Time Period	Prior Development Plan					Currently Proposed Development Plan				
	Entry		Exit		Total	Entry		Entry		Total
	HTGR	Volume	HTGR	Volume		HTGR	Volume	HTGR	Volume	
Residential – 20 Units Previous Development Plan; 20 Units Current Development Plan										
Weekday AM Peak Hour	0.10	2	0.35	7	9	0.10	2	0.35	7	9
Weekday PM Peak Hour	0.35	7	0.20	4	11	0.35	7	0.20	4	11
Saturday Midday Peak Hour	0.20	4	0.20	4	8	0.20	4	0.20	4	8
Commercial – 6,674 Sq. Ft. Previous Development Plans; 9,451 Sq. Ft. Current Development Plan										
Weekday AM Peak Hour	9.45	13	1.35	9	22	1.80	17	1.16	11	28
Weekday PM Peak Hour	4.35	29	4.35	29	58	3.91	37	4.02	38	75
Saturday Midday Peak Hour	3.30	22	3.30	22	44	3.39	32	3.17	30	62
Totals										
Weekday AM Peak Hour	---	15	---	18	33	---	19	---	18	37
Weekday PM Peak Hour	---	36	---	33	69	---	44	---	42	84
Saturday Midday Peak Hour	---	26	---	26	52	---	46	---	34	80

Source: The Hourly Trip Generation Rates (HTGR) are based on data published by the Institute of Transportation Engineers (ITE) as contained In the Trip Generation Handbook, 11th Edition, 2021. ITE Land Use Code - Land Use Code - 220 – Multi Family Housing (Low-Rise), and ITE Land Use Code - 822 – Strip Retail Plaza (<40K Sq. Ft.).

As indicated above, based on the ITE 11th Edition trip generation data, the Project is expected to generate additional traffic over the previously proposed development plans as a result of the additional proposed first floor commercial space, however the Project hourly generation is still below the NYSDOT and ITE 100 trip threshold which Indicates that the Project is not anticipated to have a significant impact on traffic operating conditions in the vicinity of the Site.

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To further assess any potential traffic related impacts, the build conditions analyses contained in our August 30, 2021 report have also been recomputed to further assess the potential traffic related impacts. These recomputed analyses include modifications to the arrival and departure distributions based on the modified access scenario for the Project with the elimination of the existing egress driveway. The recomputed arrival and departure distributions, site generated traffic volumes and 2026 Build conditions traffic volumes are summarized on Figures No. 14R through 21R attached.

These volumes were then utilized to recompute the capacity analysis results for the studied intersections. The results of these analyses, which are attached for reference and summarized in Table No. 2R attached, indicate that the Project is not expected to result in a significant traffic impact.

It should also be noted that as a result of the elimination of the existing egress driveway at Main Street all traffic will need to exit the property at Eliza Street. This will result in approximately 40% of the project generated traffic utilizing Verplanck Avenue to access Fishkill Avenue (NYS Route 52) when departing the development. This will add approximately 7 additional vehicles on the eastbound Verplanck Avenue approach during the weekday AM Peak Hour, 17 additional vehicles during the Weekday PM Peak Hour and 14 additional vehicles during the Saturday Peak Hour. These additional vehicles are not anticipated to have a significant impact in operating conditions at this intersection.

Parking Analysis

The parking requirements for the Project were also recomputed based on the City of Beacon Zoning Code (the "Zoning Code") requirements for the CMS District as specified in Section 223-41.18.G.(2) of the Zoning Code. The Zoning Code requires that properties within the CMS district provide one (1) parking space per residential dwelling unit and two (2) parking spaces per 1,000 sq. ft. of commercial space. Table No. 3R below provides a summary of the required parking spaces for the Project based on these Zoning Code requirements. The Project is required to provide a total of 39 parking spaces. As indicated the Project proposes to provide 42 off-street parking spaces, which will accommodate the anticipated parking needs of the proposed development.

Table No. 3R – Summary of Required Parking

Use	Size	City of Beacon Code Requirement	Required Spaces
Residential	20 Units	1 Space per Dwelling Unit	20 Spaces
Commercial	9,451 sq. ft.	2 Spaces per 1,000 sq. ft.	19 Spaces
		Total	**39 Spaces**

Source: City of Beacon Code Section 223-41.18.G.(2)

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Creighton Manning September 10, 2021 Comments

In addition to the above, the following items are provided specifically in response to comments contained in the Creighton Manning (CM) letter dated September 10, 2021 and the responses are reflective of the currently proposed development plan. The items are numbered according to their review comments.

Site Plan

1. CM notes that there is trash enclosure proposed in the parking lot. CM recommends that a truck circulation exhibit be provided so the route can be reviewed. The truck circulation exhibit should also include the path of a typical vehicle used for residential "move-in" and "move-out" activities.

   Response: The requested truck circulation exhibit will be included in the Site Plans.

2. CM recommends that (a) a No Left Turn sign be installed at the driveway exit approach to Eliza Street and (b) a One-Way sign be installed across from the Eliza Street driveway exit.

   Response: A "No Left Turn" sign (MUTCD Sign No. R3-2) and a "One-Way" (MUTCD Sign No. R6-1) sign will be installed at the Project driveway location with Eliza Street. These signs are been reflected in the Site Plans.

3. CM recommends that the applicant investigate the need for a Stop sign on the Veterans Place approach to Main Street, across from the subject property.

   Response: A new "Stop" sign (MUTCD Sign No. R1-1) will be installed on the Veteran Place approach by the Applicant as part of the Project. This is reflected in Exhibit 1R below.

4. CM acknowledges the applicant's concern over limited sight distance for left turns onto Main Street due to the existing building immediately to the west (see photo at right). CM recommends that a crash history analysis be conducted at and immediately adjacent to the intersection of Main Street and Veterans Place, inclusive of the site driveway, to identify safety concerns, especially those involving pedestrians and bicyclists, to further inform this matter. It is important that the crash data include a three-year period while the bank was in normal operation. Regardless of the crash history analysis, the applicant should propose treatments at both Main Street driveways to enhance pedestrian safety since the expansion of the site will increase vehicle-pedestrian interaction at these locations.

   Response: The crash history data has been requested by from the City of Beacon and NYSDOT but has not yet been received. However, since the existing exit driveway, which was previously proposed to remain as part of the Project, is now proposed to be eliminated, it is the opinion of Colliers Engineer & Design that this crash analysis is no longer necessary.

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5. CM recommends that a Do Not Enter sign be installed at the Main Street egress-only driveway facing Veterans Place.

   Response: The existing egress only driveway is now proposed to be eliminated and therefore additional signage at this driveway location is no longer required.

6. Given the mixed-use nature of the project, how will the off-street parking operate? Will parking spaces be assigned to residents and patrons/employees of the retail space? If so, please delineate this on the plan and detail any applicable signs.

   Response: The parking spaces are not proposed to be specifically assigned to residents and/or patrons/employees of the commercial space.

7. The applicant should consider including at least one electric vehicle (EV) charging station on the site.

   Response: The installation of an electric vehicle charging station is not proposed as part of the Project.

8. The one-way inbound driveway creates a dead-end parking condition near the northeast corner of the site. The applicant should consider improving this condition to avoid inefficient site circulation.

   Response: This item is being reviewed as part of the Site Plans. A sufficient area for vehicles to turn around in the event that parking on the Main Street parcel is full will be provided and diagrammed as part of a future Site Plan submission.

Traffic Impact Study

1. Colliers' Traffic Impact Study is based on and follows industry-standard traffic engineering guidelines.

   Response: Comment noted. No Response required.

2. Colliers' Traffic Impact Study is based on traffic data collected in early June 2021, which was compared to Colliers' data from February 2020 as well as NYSDOT traffic data. CM agrees that the existing 2021 data is appropriate for analysis.

   Response: Comment noted. No Response required.

3. CM reviewed Table 1 and agrees with the anticipated site-generated trips based on the Institute of Transportation Engineers Trip Generation Manual 10th Edition. While the peak-hourly generation of traffic is below the NYSDOT and ITE's 100-trip threshold requiring off-site intersection analysis, Colliers conducted intersection capacity analyses of two intersections: Main Street-Veterans Place and Main Street-Fishkill Avenue/Teller Avenue. In general, we concur with Colliers' finding that the project will not result in a significant traffic impact.

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Response: **Comment noted. As indicated previously, the traffic generation estimates for the Project have been recomputed based on the currently proposed development plan. These estimates are identified in Table No. 1R above. While the Project is expected to generate additional traffic over the previously proposed development plans as a result of the additional proposed first floor commercial space, the Project hourly generation is still below the NYSDOT and ITE 100 trip threshold. Furthermore, the build conditions analysis has also been recomputed and indicates that the Project will not result in a significant traffic impact.**

4. CM agrees with the values shown on Figures 14 and 15 for arrival and departure distributions assuming no turn restrictions are imposed at the site driveways. The analysis will need to be updated in the event turn restrictions are imposed.

   Response: **As indicated above, the build conditions capacity analysis has been recomputed based on the current development plan which eliminates the existing exit driveway from the Site. The analysis indicates that the Project is not anticipated to result in a significant traffic impact.**

5. CM reviewed Table 3 and confirms that the required off-street parking ratios used for the residential and commercial uses are based on the City of Beacon Code. CM acknowledges that the off-street parking provided exceeds the parking required by City Code. The applicant may want to consider land-banking the surplus parking to decrease the amount of impervious area on the site.

   Response: **Table No. 3R above contains the revised parking calculations for the Project based on the City of Beacon Code requirements. As indicated in the table the development is requires 39 parking spaces where 42 are provided, resulting in an excess of 3 parking spaces. Land banking of parking spaces is not proposed.**

6. The proposed advanced pedestrian warning signs should be placed 200 feet prior to the crosswalk consistent with the treatment proposed at Schenck Avenue as part of the 416-420 Main Street project.

   Response: **The placement distance of the advanced pedestrian warning signs is now indicated in the below Exhibit 1R. Note that in the westbound direction it is proposed to place this sign 200 ft. prior to the crosswalk. In the eastbound direction placement of the sign 200 ft. prior to the crosswalk would place it within the driveway to the existing Mobil station located west of Veterans Place. Therefore, the sign should be placed just east of this driveway approximately 150 ft. prior to the crosswalk location.**

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Exhibit. 1R – Main Street Signing Improvements



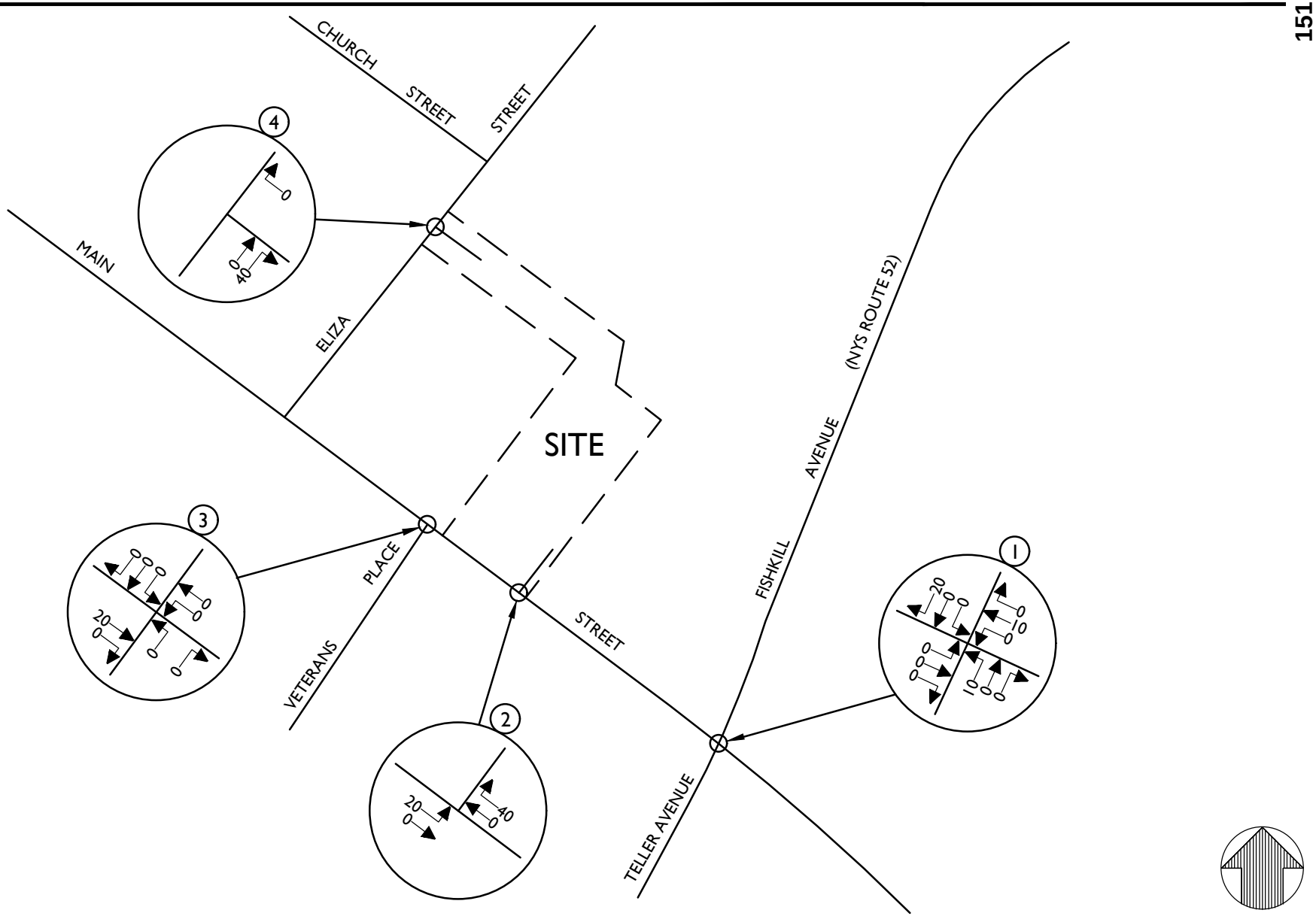
In addition, it should be noted that since the time of our original report, upgrades to this crosswalk location have been implemented including a "bump-out" of the sidewalk at the crossing location on the north side of Main Street and reconstruction of the sidewalk curb ramps at the crossing.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)

Richard D'Andrea, P.E., PTOE
Assistant Department Manager

R:\Projects\2021\21001718A\Correspondence\OUT\211025RGD_CM 9.10.2021 Response.docx



NOTE: LINE DIAGRAM NOT TO SCALE

\AcPublish_24024\211025RGD_FIGURE.dwg\14R By: RDANDREA

Colliers Engineering & Design

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Doing Business as MASER CONSULTING

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REV	DATE	DRAWN BY	DESCRIPTION
1	10/25/21	RGD	MODIFIED DEVELOPMENT PLAN
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

364 MAIN STREET
BEACON

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

811 Know what's below. Call before you dig.

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Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

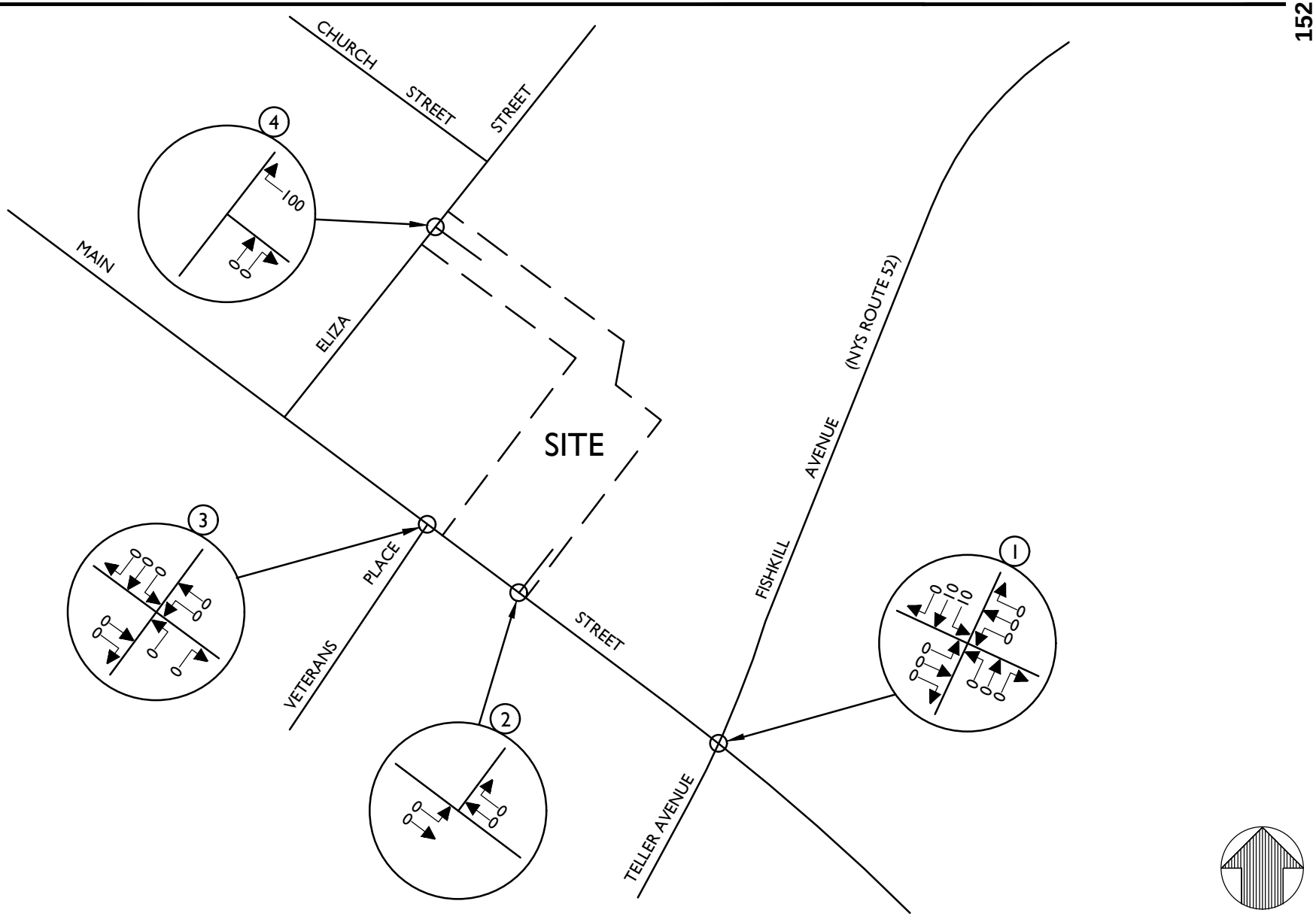
TRAFFIC IMPACT STUDY

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	7/19/21	R.H.	R.G.D.

PROJECT NUMBER:	DRAWING NAME:
21001718A	211025RGD_FIGURE

SHEET TITLE:
ARRIVAL DISTRIBUTION
(ALL VALUES ARE EXPRESSED AS %)

SHEET NUMBER:
14R



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PROJECT NUMBER:	DRAWING NAME:
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SHEET TITLE:
DEPARTURE DISTRIBUTION
(ALL VALUES ARE EXPRESSED AS %)

SHEET NUMBER:
15R

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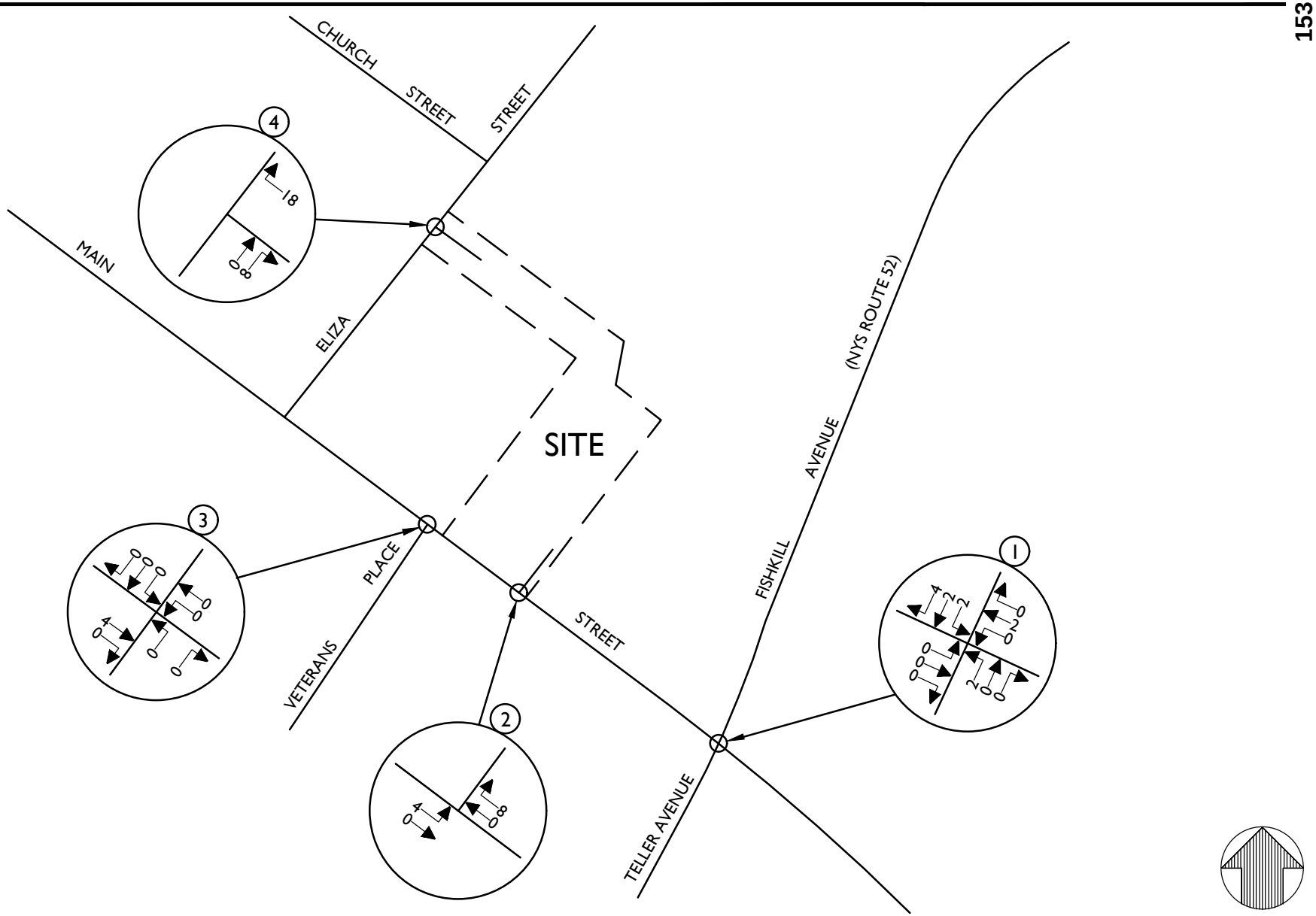

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PROJECT NUMBER:	DRAWING NAME:
21001718A	211025RGD_FIGURE

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
16R

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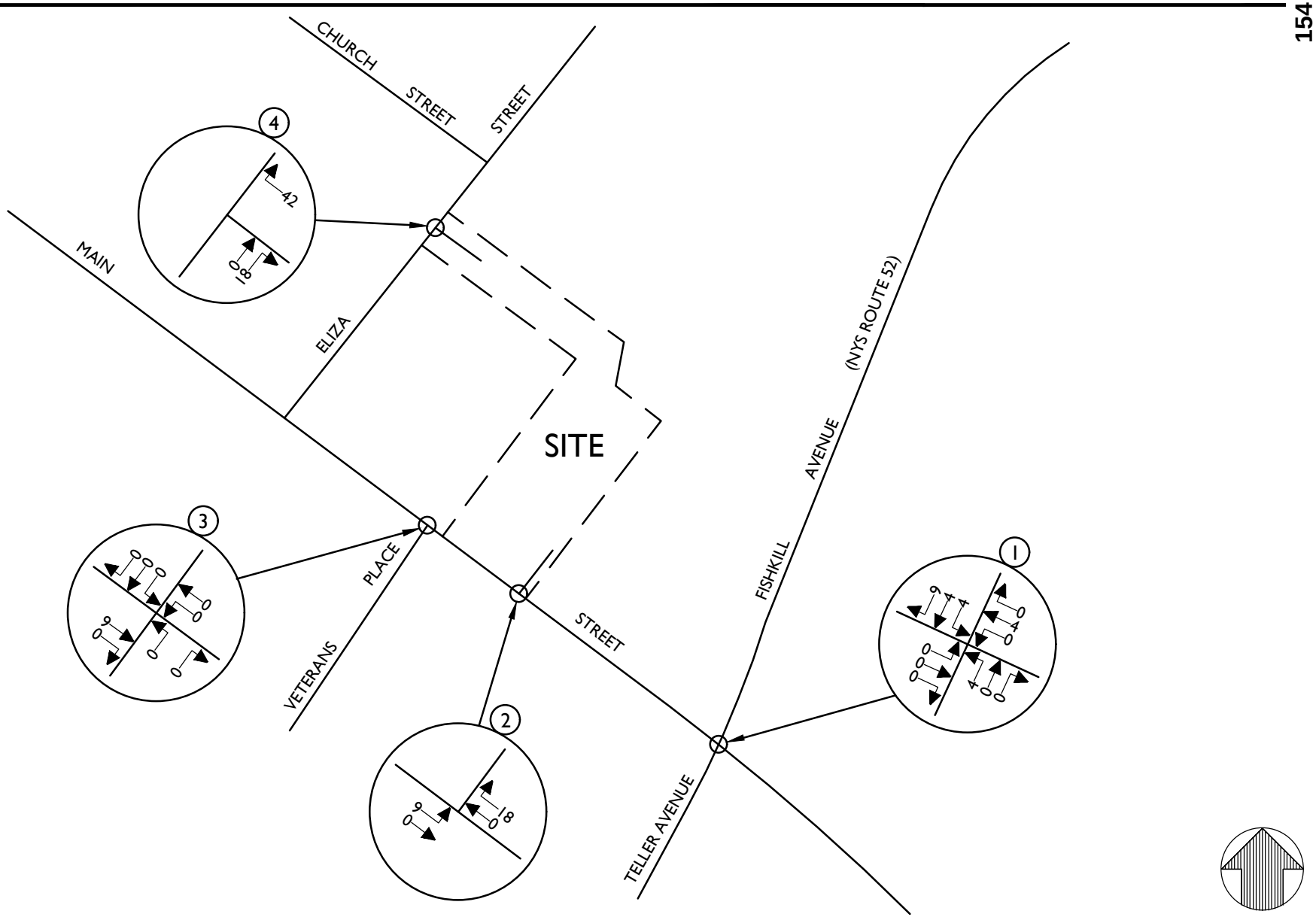

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SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
17R

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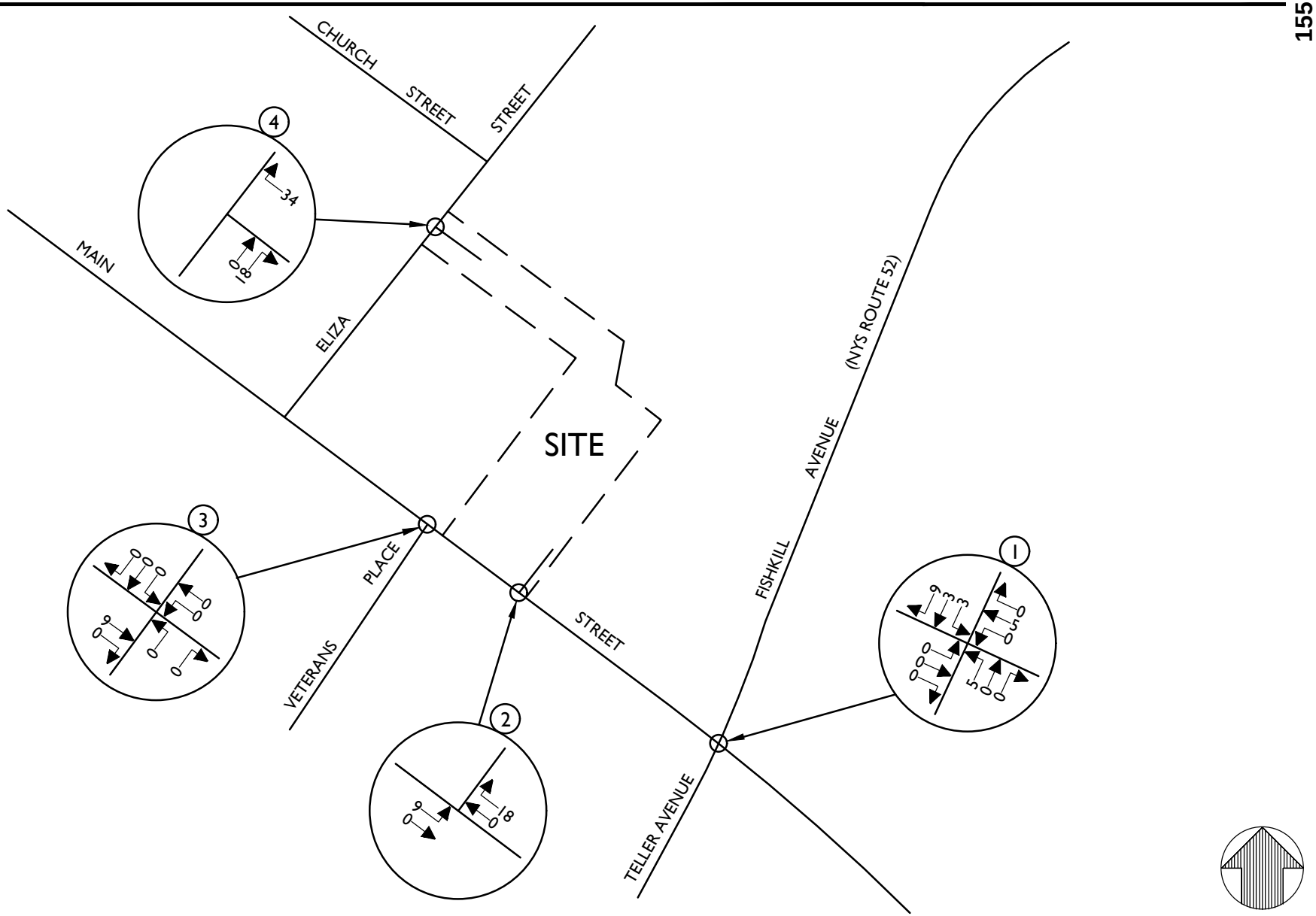

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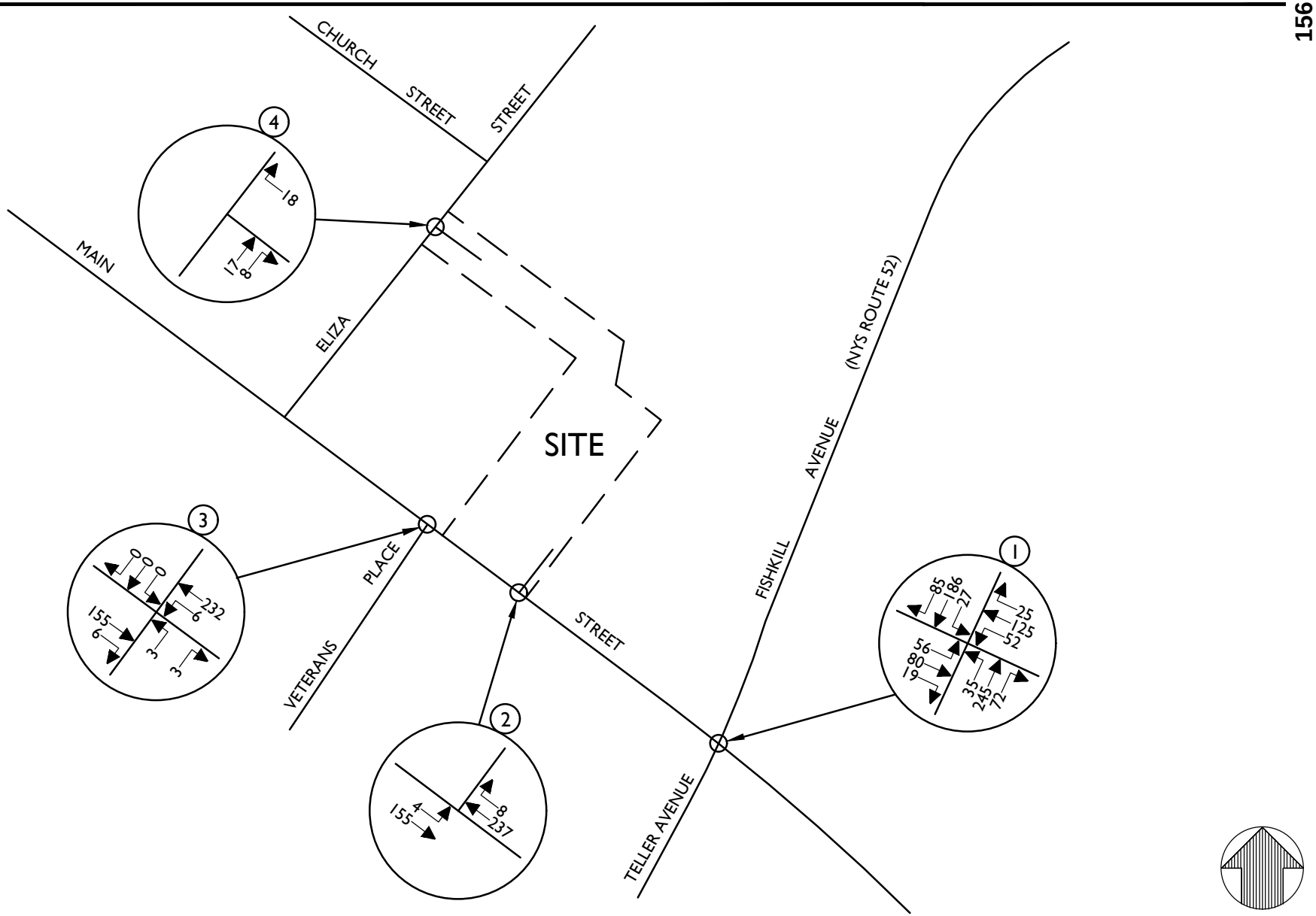
PROJECT NUMBER:	DRAWING NAME:
21001718A	211025RGD_FIGURE

SHEET TITLE:
SITE GENERATED TRAFFIC VOLUMES
SATURDAY PEAK HOUR

SHEET NUMBER:
18R



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PROJECT NUMBER: 21001718A

DRAWING NAME: 211025RGD_FIGURE

SHEET TITLE:
2026 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
19R

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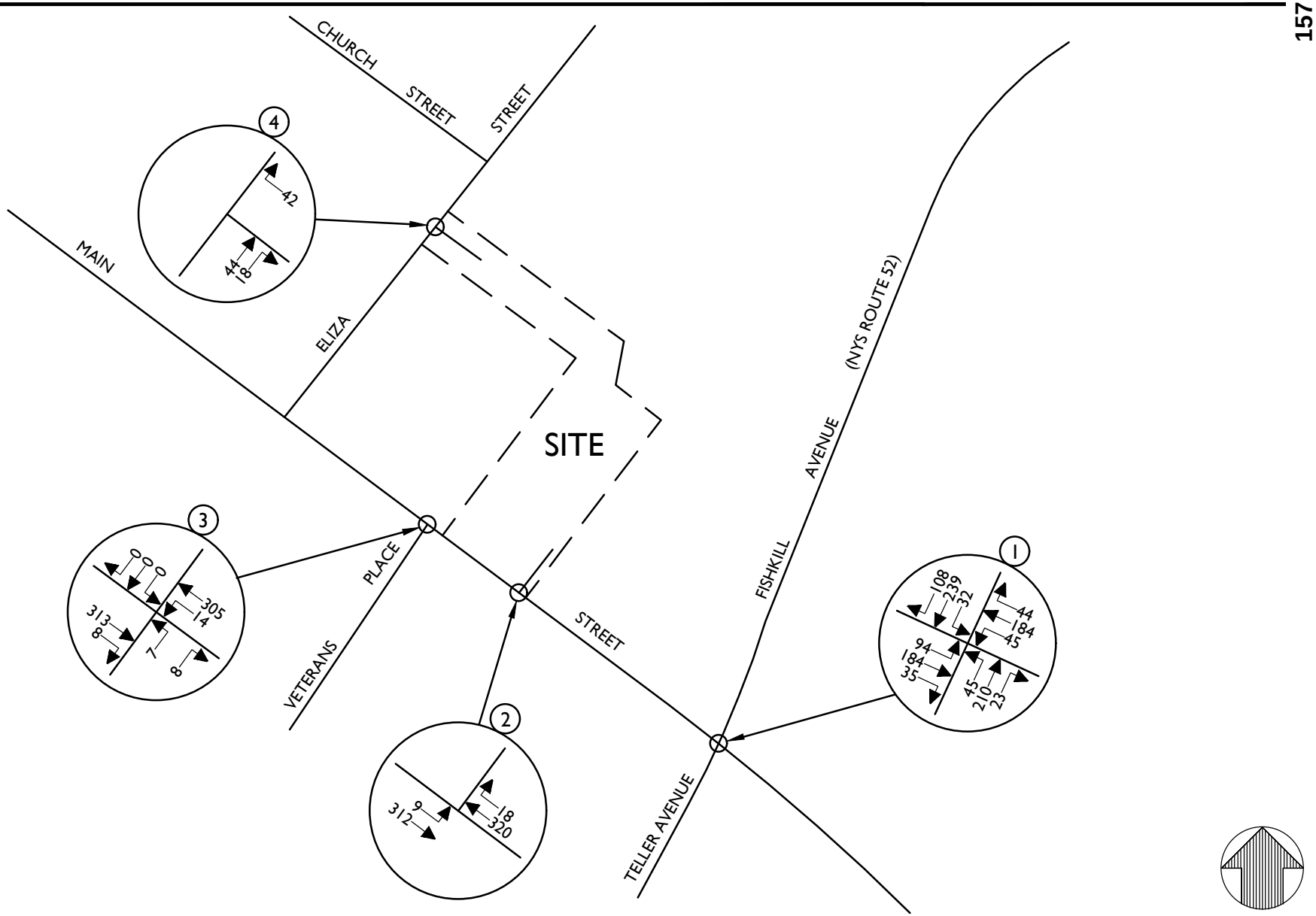

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DRAWING NAME: 211025RGD_FIGURE

SHEET TITLE:
2026 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
20R

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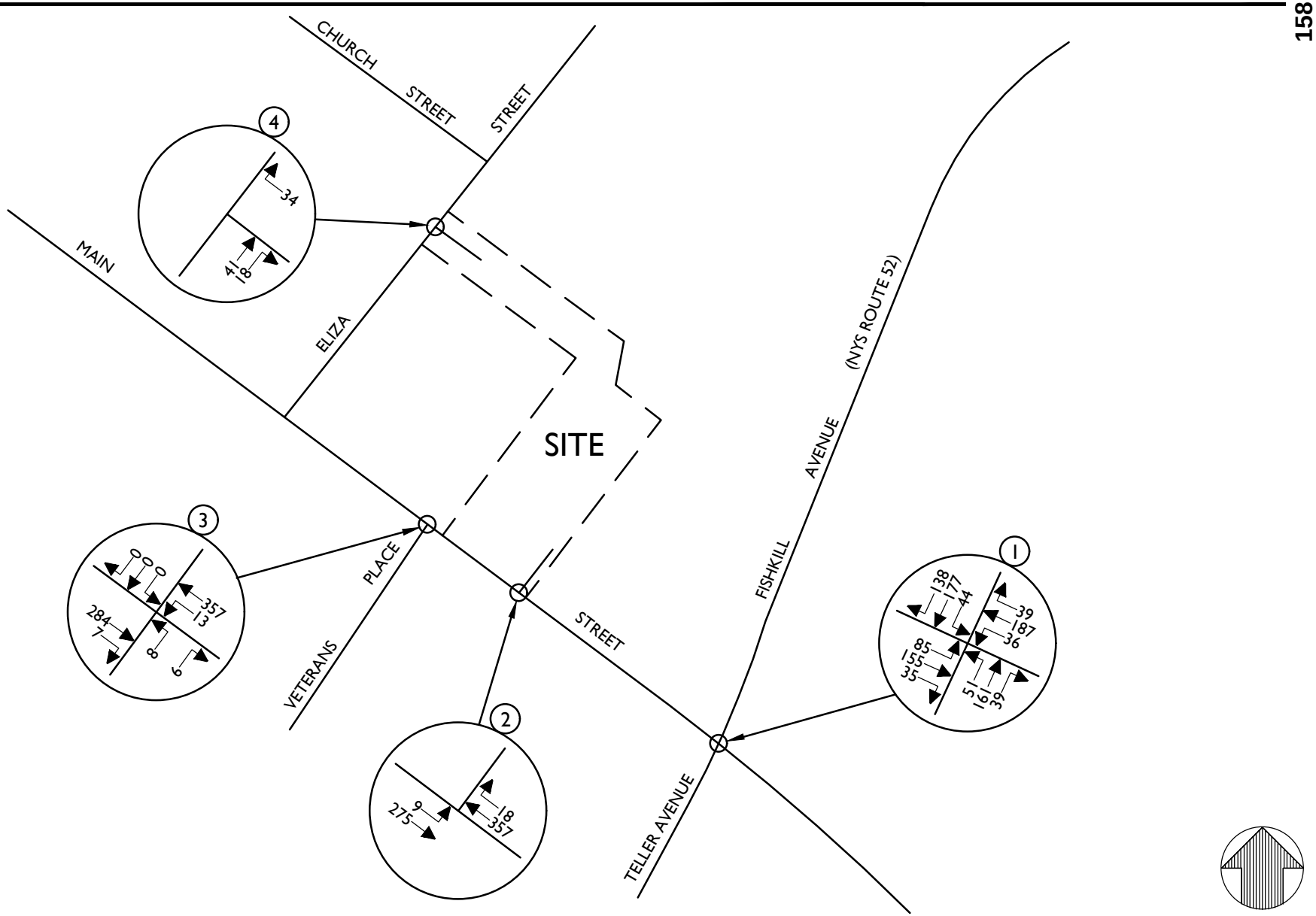

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PROJECT NUMBER: 21001718A
DRAWING NAME: 211025RGD_FIGURE

SHEET TITLE:
2026 BUILD TRAFFIC VOLUMES
SATURDAY PEAK HOUR

SHEET NUMBER:
21R

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Table No. 2R

Level of Service Summary Table

				2021 Existing			2026 No-Build			2026 Build		
				AM	PM	SAT	AM	PM	SAT	AM	PM	SAT
1	**Main Street & Fishkill Avenue/Teller Avenue**	**Signalized**										
	Main Street	EB	LTR	B (15.2)	B (19.3)	B (17.3)	B (15.7)	C (21.2)	B (18.1)	B (15.7)	C (21.2)	B (18.1)
	Main Street	WB	LTR	B (15.9)	B (17.0)	B (16.2)	B (16.5)	B (18.0)	B (16.9)	B (16.5)	B (18.1)	B (17.0)
	Teller Avenue	NB	LTR	B (14.2)	B (12.5)	B (11.7)	B (15.0)	B (12.9)	B (12.0)	B (15.1)	B (13.0)	B (12.0)
	Fishkill Avenue	SB	LTR	B (12.8)	B (13.5)	B (12.7)	B (13.3)	B (14.1)	B (13.2)	B (13.5)	B (14.5)	B (13.5)
		Overall		**B (14.2)**	**B (15.5)**	**B (14.4)**	**B (14.9)**	**B (16.5)**	**B (15.0)**	**B (15.0)**	**B (16.7)**	**B (15.1)**
	With Fishkill Avenue Improvements											
	Main Street	EB	LTR	-	-	-	B (15.7)	C (21.2)	B (17.3)	B (15.7)	C (21.2)	B (18.5)
	Main Street	WB	LTR	-	-	-	B (16.5)	B (18.0)	B (16.2)	B (16.5)	B (18.1)	B (16.9)
	Teller Avenue	NB	L	-	-	-	B (10.3)	B (10.5)	B (10.2)	B (10.4)	B (10.7)	B (10.4)
			TR	-	-	-	B (15.0)	B (12.5)	B (11.3)	B (15.0)	B (12.5)	B (11.5)
	Fishkill Avenue	SB	LTR	-	-	-	B (13.3)	B (14.1)	B (12.7)	B (13.5)	B (14.6)	B (13.3)
		Overall		**-**	-	-	**B (14.7)**	**B (16.3)**	**B (14.3)**	**B (14.8)**	**B (16.5)**	**B (15.0)**
2	**Main Street & Site Entry Driveway**	**Unsignalized**										
	Main Street	EB	LT	- -	- -	- -	- -	- -	- -	A (7.8)	A (8.0)	A (8.1)
3	**Main Street & Veterans Place**	**Unsignalized**										
	Main Street	WB	LTR	A (7.7)	A (8.1)	A (8.0)	A (7.8)	A (8.2)	A (8.0)	A (7.8)	A (8.2)	A (8.1)
	Veterans Place	NB	LR	B (11.2)	B (13.0)	B (13.6)	B (11.6)	B (13.7)	B (13.6)	B (11.6)	B (13.8)	B (14.4)
4	**Eliza Street & Site Access**	**Unsignalized**										
	Site Access	WB	LR	- -	- -	- -	-	-	-	A (8.5)	A (8.7)	A (8.7)

NOTES:

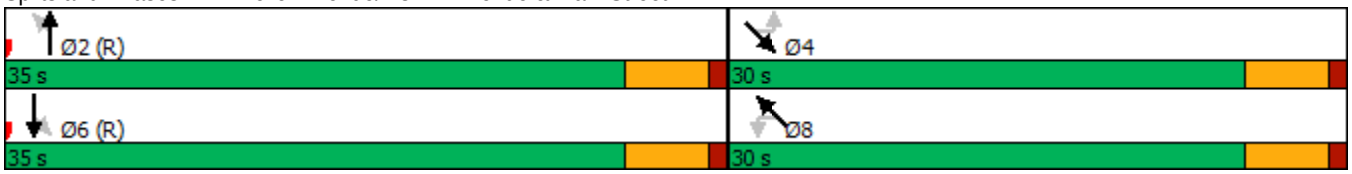
1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C (16.2), FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	35	245	72	27	186	85	56	80	19	52	125	25
Future Volume (vph)	35	245	72	27	186	85	56	80	19	52	125	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.972			0.961			0.983			0.983	
Flt Protected		0.995			0.995			0.982			0.987	
Satd. Flow (prot)	0	1743	0	0	1733	0	0	1366	0	0	1402	0
Flt Permitted		0.941			0.945			0.827			0.885	
Satd. Flow (perm)	0	1646	0	0	1645	0	0	1138	0	0	1252	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	40	278	82	31	211	97	64	91	22	59	142	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	400	0	0	339	0	0	177	0	0	229	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.53			0.45			0.41			0.48	
Control Delay		15.6			14.2			18.1			19.2	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		15.6			14.2			18.1			19.2	
Queue Length 50th (ft)		107			86			50			66	
Queue Length 95th (ft)		175			143			96			121	
Internal Link Dist (ft)		99			151			167			235	
Turn Bay Length (ft)												
Base Capacity (vph)		759			759			437			481	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.53			0.45			0.41			0.48	

Intersection Summary	
Area Type:	CBD
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	35	245	72	27	186	85	56	80	19	52	125	25
Future Volume (veh/h)	35	245	72	27	186	85	56	80	19	52	125	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	1.00		0.99	0.98		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1529	1659	1609	1718	1759	1718	1678	1585	1611	1713	1684	1754
Adj Flow Rate, veh/h	40	278	82	31	211	97	64	91	22	59	142	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	10	5	4	2	4	2	2	4	7	5	2	2
Cap, veh/h	100	524	145	94	496	212	218	268	58	170	354	63
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	85	1135	315	73	1075	460	370	698	152	262	921	165
Grp Volume(v), veh/h	400	0	0	339	0	0	177	0	0	229	0	0
Grp Sat Flow(s),veh/h/ln	1534	0	0	1608	0	0	1219	0	0	1348	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7	0.0	0.0
Cycle Q Clear(g_c), s	11.7	0.0	0.0	8.9	0.0	0.0	5.9	0.0	0.0	7.6	0.0	0.0
Prop In Lane	0.10		0.20	0.09		0.29	0.36		0.12	0.26		0.12
Lane Grp Cap(c), veh/h	769	0	0	803	0	0	544	0	0	588	0	0
V/C Ratio(X)	0.52	0.00	0.00	0.42	0.00	0.00	0.33	0.00	0.00	0.39	0.00	0.00
Avail Cap(c_a), veh/h	769	0	0	803	0	0	544	0	0	588	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	12.6	0.0	0.0	11.8	0.0	0.0	14.1	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	2.5	0.0	0.0	1.6	0.0	0.0	1.6	0.0	0.0	1.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.2	0.0	0.0	3.3	0.0	0.0	1.9	0.0	0.0	2.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.1	0.0	0.0	13.5	0.0	0.0	15.7	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		400			339			177			229	
Approach Delay, s/veh		15.1			13.5			15.7			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		13.7		7.9		10.9		9.6				
Green Ext Time (p_c), s		1.6		0.6		1.4		0.8				

Intersection Summary												
HCM 6th Ctrl Delay			15.0									
HCM 6th LOS			B									

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	3	155	237	8	0	0
Future Volume (vph)	3	155	237	8	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	8	9	12	12	12
Grade (%)		1%	-2%		0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.996			
Flt Protected		0.999				
Satd. Flow (prot)	0	1444	1518	0	1676	0
Flt Permitted		0.999				
Satd. Flow (perm)	0	1444	1518	0	1676	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		150	247		142	
Travel Time (s)		3.4	5.6		3.2	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	3	176	269	9	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	179	278	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.15	1.38	1.29	1.13	1.14	1.14
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	3	155	237	8	0	0
Future Vol, veh/h	3	155	237	8	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	-2	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	176	269	9	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	278	0	-	0	456	274
Stage 1	-	-	-	-	274	-
Stage 2	-	-	-	-	182	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1285	-	-	-	562	765
Stage 1	-	-	-	-	772	-
Stage 2	-	-	-	-	849	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1285	-	-	-	560	765
Mov Cap-2 Maneuver	-	-	-	-	560	-
Stage 1	-	-	-	-	770	-
Stage 2	-	-	-	-	849	-

Approach	SE	NW	SW
HCM Control Delay, s	0.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1	
Capacity (veh/h)	-	-	1285	-	-
HCM Lane V/C Ratio	-	-	0.003	-	-
HCM Control Delay (s)	-	-	7.8	0	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	-



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	155	6	6	232	3	3
Future Volume (vph)	155	6	6	232	3	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.995				0.932	
Flt Protected				0.999	0.976	
Satd. Flow (prot)	1501	0	0	1522	1467	0
Flt Permitted				0.999	0.976	
Satd. Flow (perm)	1501	0	0	1522	1467	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	176	7	7	264	3	3
Shared Lane Traffic (%)						
Lane Group Flow (vph)	183	0	0	271	6	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.3

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	155	6	6	232	3	3
Future Vol, veh/h	155	6	6	232	3	3
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	176	7	7	264	3	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	227	0	545	268
Stage 1	-	-	-	-	224	-
Stage 2	-	-	-	-	321	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1341	-	484	765
Stage 1	-	-	-	-	803	-
Stage 2	-	-	-	-	722	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1289	-	449	712
Mov Cap-2 Maneuver	-	-	-	-	449	-
Stage 1	-	-	-	-	772	-
Stage 2	-	-	-	-	695	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.2	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	551	1289	-	-	-
HCM Lane V/C Ratio	0.012	0.005	-	-	-
HCM Control Delay (s)	11.6	7.8	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0	0	-	-	-



Lane Group	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	0	18	17	8	0	0
Future Volume (vph)	0	18	17	8	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	16	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.865	0.957			
Flt Protected						
Satd. Flow (prot)	0	1450	1818	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	1450	1818	0	0	0
Link Speed (mph)	30		30			30
Link Distance (ft)	96		146			153
Travel Time (s)	2.2		3.3			3.5
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	0	20	19	9	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	20	28	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	0		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.14	1.14	0.97	1.14	1.14	1.14
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	3.6

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	18	17	8	0	0
Future Vol, veh/h	0	18	17	8	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	20	19	9	0	0

Major/Minor	Minor1		Major1	
Conflicting Flow All	-	24	0	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	6.22	-	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	3.318	-	-
Pot Cap-1 Maneuver	0	1052	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	-	1052	-	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

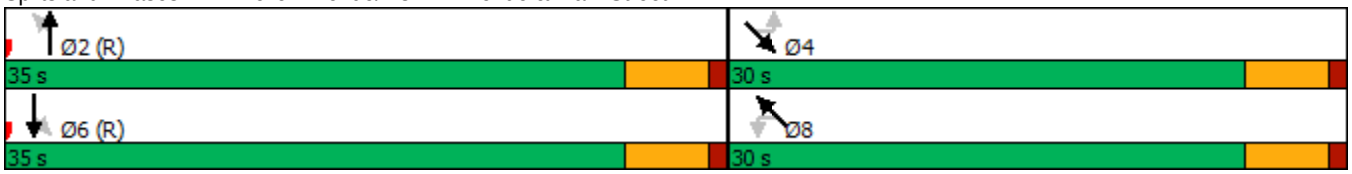
Approach	NW	NE
HCM Control Delay, s	8.5	0
HCM LOS	A	

Minor Lane/Major Mvmt	NET	NER	NWLn1
Capacity (veh/h)	-	-	1052
HCM Lane V/C Ratio	-	-	0.019
HCM Control Delay (s)	-	-	8.5
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	45	210	23	32	239	108	94	184	35	45	184	44
Future Volume (vph)	45	210	23	32	239	108	94	184	35	45	184	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.989			0.962			0.985			0.978	
Flt Protected		0.992			0.996			0.985			0.992	
Satd. Flow (prot)	0	1775	0	0	1738	0	0	1391	0	0	1395	0
Flt Permitted		0.895			0.956			0.824			0.901	
Satd. Flow (perm)	0	1599	0	0	1667	0	0	1145	0	0	1260	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	47	221	24	34	252	114	99	194	37	47	194	46
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	292	0	0	400	0	0	330	0	0	287	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.17	0.99	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Intersection Summary	
Area Type:	CBD
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	45	210	23	32	239	108	94	184	35	45	184	44
Future Volume (veh/h)	45	210	23	32	239	108	94	184	35	45	184	44
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.96		0.92	0.97		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1636	1646	1596	1718	1759	1718	1678	1611	1678	1740	1684	1740
Adj Flow Rate, veh/h	47	221	24	34	252	114	99	194	37	47	194	46
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	6	5	2	4	2	2	2	2	3	2	3
Cap, veh/h	137	563	57	93	502	213	184	309	53	118	394	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	157	1219	123	72	1088	463	292	802	138	141	1024	222
Grp Volume(v), veh/h	292	0	0	400	0	0	330	0	0	287	0	0
Grp Sat Flow(s),veh/h/ln	1499	0	0	1623	0	0	1232	0	0	1387	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	3.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	7.7	0.0	0.0	11.0	0.0	0.0	13.8	0.0	0.0	9.9	0.0	0.0
Prop In Lane	0.16		0.08	0.08		0.28	0.30		0.11	0.16		0.16
Lane Grp Cap(c), veh/h	756	0	0	809	0	0	546	0	0	598	0	0
V/C Ratio(X)	0.39	0.00	0.00	0.49	0.00	0.00	0.60	0.00	0.00	0.48	0.00	0.00
Avail Cap(c_a), veh/h	756	0	0	809	0	0	546	0	0	598	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.5	0.0	0.0	12.4	0.0	0.0	16.3	0.0	0.0	15.3	0.0	0.0
Incr Delay (d2), s/veh	1.5	0.0	0.0	2.2	0.0	0.0	4.9	0.0	0.0	2.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	0.0	0.0	4.1	0.0	0.0	4.3	0.0	0.0	3.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.0	0.0	0.0	14.5	0.0	0.0	21.2	0.0	0.0	18.1	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	C	A	A	B	A	A
Approach Vol, veh/h		292			400			330			287	
Approach Delay, s/veh		13.0			14.5			21.2			18.1	
Approach LOS		B			B			C			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		9.7		15.8		13.0		11.9				
Green Ext Time (p_c), s		1.2		1.0		1.6		1.0				

Intersection Summary												
HCM 6th Ctrl Delay			16.7									
HCM 6th LOS			B									

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	9	312	320	18	0	0
Future Volume (vph)	9	312	320	18	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	8	9	12	12	12
Grade (%)		1%	-2%		0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.993			
Flt Protected		0.999				
Satd. Flow (prot)	0	1444	1513	0	1676	0
Flt Permitted		0.999				
Satd. Flow (perm)	0	1444	1513	0	1676	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		150	247		142	
Travel Time (s)		3.4	5.6		3.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Parking (#/hr)				0		0
Adj. Flow (vph)	9	328	337	19	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	337	356	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.15	1.38	1.29	1.13	1.14	1.14
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	9	312	320	18	0	0
Future Vol, veh/h	9	312	320	18	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	-2	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	328	337	19	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	356	0	-	0	693	347
Stage 1	-	-	-	-	347	-
Stage 2	-	-	-	-	346	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1203	-	-	-	409	696
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	716	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	1203	-	-	-	405	696
Mov Cap-2 Maneuver	-	-	-	-	405	-
Stage 1	-	-	-	-	710	-
Stage 2	-	-	-	-	716	-

Approach	SE	NW	SW
HCM Control Delay, s	0.2	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1	
Capacity (veh/h)	-	-	1203	-	-
HCM Lane V/C Ratio	-	-	0.008	-	-
HCM Control Delay (s)	-	-	8	0	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	-



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	313	8	14	305	7	8
Future Volume (vph)	313	8	14	305	7	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.997				0.928	
Flt Protected				0.998	0.977	
Satd. Flow (prot)	1504	0	0	1521	1462	0
Flt Permitted				0.998	0.977	
Satd. Flow (perm)	1504	0	0	1521	1462	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	329	8	15	321	7	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	337	0	0	336	15	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.5

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	313	8	14	305	7	8
Future Vol, veh/h	313	8	14	305	7	8
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	329	8	15	321	7	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	381	0	771	421
Stage 1	-	-	-	-	377	-
Stage 2	-	-	-	-	394	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1177	-	353	625
Stage 1	-	-	-	-	679	-
Stage 2	-	-	-	-	667	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1132	-	324	582
Mov Cap-2 Maneuver	-	-	-	-	324	-
Stage 1	-	-	-	-	653	-
Stage 2	-	-	-	-	636	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.4	13.8
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	424	1132	-	-	-
HCM Lane V/C Ratio	0.037	0.013	-	-	-
HCM Control Delay (s)	13.8	8.2	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-



Lane Group	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	0	42	44	18	0	0
Future Volume (vph)	0	42	44	18	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	16	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.865	0.961			
Flt Protected						
Satd. Flow (prot)	0	1450	1826	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	1450	1826	0	0	0
Link Speed (mph)	30		30			30
Link Distance (ft)	96		73			99
Travel Time (s)	2.2		1.7			2.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	47	49	20	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	47	69	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	0		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.14	1.14	0.97	1.14	1.14	1.14
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	3.5

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	42	44	18	0	0
Future Vol, veh/h	0	42	44	18	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	47	49	20	0	0

Major/Minor	Minor1		Major1	
Conflicting Flow All	-	59	0	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	6.22	-	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	3.318	-	-
Pot Cap-1 Maneuver	0	1007	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	-	1007	-	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

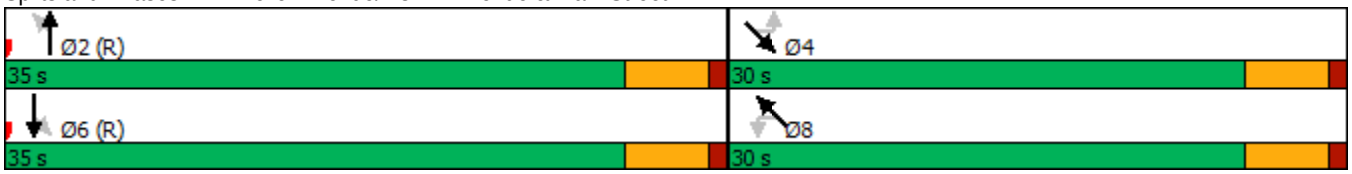
Approach	NW	NE
HCM Control Delay, s	8.7	0
HCM LOS	A	

Minor Lane/Major Mvmt	NET	NER	NWLn1
Capacity (veh/h)	-	-	1007
HCM Lane V/C Ratio	-	-	0.046
HCM Control Delay (s)	-	-	8.7
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	51	161	39	44	177	138	85	155	35	36	187	39
Future Volume (vph)	51	161	39	44	177	138	85	155	35	36	187	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.96	
Frt		0.979			0.948			0.983			0.980	
Flt Protected		0.990			0.994			0.985			0.993	
Satd. Flow (prot)	0	2002	0	0	1899	0	0	1528	0	0	1536	0
Flt Permitted		0.871			0.935			0.832			0.927	
Satd. Flow (perm)	0	1755	0	0	1783	0	0	1253	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			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	54	171	41	47	188	147	90	165	37	38	199	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	266	0	0	382	0	0	292	0	0	278	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	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	51	161	39	44	177	138	85	155	35	36	187	39
Future Volume (veh/h)	51	161	39	44	177	138	85	155	35	36	187	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1874	1871	1949
Adj Flow Rate, veh/h	54	171	41	47	188	147	90	165	37	38	199	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	7	2	2
Cap, veh/h	179	535	118	121	441	313	200	325	66	107	454	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	243	1160	256	128	956	678	331	846	171	115	1180	224
Grp Volume(v), veh/h	266	0	0	382	0	0	292	0	0	278	0	0
Grp Sat Flow(s),veh/h/ln	1658	0	0	1762	0	0	1348	0	0	1519	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	9.2	0.0	0.0	9.7	0.0	0.0	8.4	0.0	0.0
Prop In Lane	0.20		0.15	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	832	0	0	875	0	0	591	0	0	647	0	0
V/C Ratio(X)	0.32	0.00	0.00	0.44	0.00	0.00	0.49	0.00	0.00	0.43	0.00	0.00
Avail Cap(c_a), veh/h	832	0	0	875	0	0	591	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	11.9	0.0	0.0	15.2	0.0	0.0	14.9	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.6	0.0	0.0	2.9	0.0	0.0	2.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	0.0	0.0	3.7	0.0	0.0	3.4	0.0	0.0	3.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.5	0.0	0.0	18.1	0.0	0.0	17.0	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		266			382			292			278	
Approach Delay, s/veh		12.0			13.5			18.1			17.0	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		8.0		11.7		11.2		10.4				
Green Ext Time (p_c), s		1.1		1.1		1.6		1.0				

Intersection Summary												
HCM 6th Ctrl Delay			15.1									
HCM 6th LOS			B									



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	284	7	13	357	8	6
Future Volume (vph)	284	7	13	357	8	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	9	12	12	9	11	12
Grade (%)	0%			-2%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.997				0.942	
Flt Protected				0.998	0.972	
Satd. Flow (prot)	1504	0	0	1521	1476	0
Flt Permitted				0.998	0.972	
Satd. Flow (perm)	1504	0	0	1521	1476	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	447			150	232	
Travel Time (s)	10.2			3.4	5.3	
Confl. Peds. (#/hr)		43	44		43	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	299	7	14	376	8	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	306	0	0	390	14	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	11	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.30	1.14	1.13	1.29	1.20	1.15
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	CBD

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.5

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	284	7	13	357	8	6
Future Vol, veh/h	284	7	13	357	8	6
Conflicting Peds, #/hr	0	43	44	0	43	44
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	-2	1	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	299	7	14	376	8	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	350	0	794	391
Stage 1	-	-	-	-	347	-
Stage 2	-	-	-	-	447	-
Critical Hdwy	-	-	4.12	-	6.62	6.32
Critical Hdwy Stg 1	-	-	-	-	5.62	-
Critical Hdwy Stg 2	-	-	-	-	5.62	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1209	-	342	650
Stage 1	-	-	-	-	702	-
Stage 2	-	-	-	-	629	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1163	-	314	605
Mov Cap-2 Maneuver	-	-	-	-	314	-
Stage 1	-	-	-	-	675	-
Stage 2	-	-	-	-	601	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.3	14.4
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	396	1163	-	-	-
HCM Lane V/C Ratio	0.037	0.012	-	-	-
HCM Control Delay (s)	14.4	8.1	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-



Lane Group	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	0	34	41	18	0	0
Future Volume (vph)	0	34	41	18	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	16	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.865	0.959			
Flt Protected						
Satd. Flow (prot)	0	1450	1822	0	0	0
Flt Permitted						
Satd. Flow (perm)	0	1450	1822	0	0	0
Link Speed (mph)	30		30			30
Link Distance (ft)	96		73			99
Travel Time (s)	2.2		1.7			2.3
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	38	46	20	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	38	66	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	0		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.14	1.14	0.97	1.14	1.14	1.14
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	3.2

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	34	41	18	0	0
Future Vol, veh/h	0	34	41	18	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	38	46	20	0	0

Major/Minor	Minor1		Major1	
Conflicting Flow All	-	56	0	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	6.22	-	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	3.318	-	-
Pot Cap-1 Maneuver	0	1011	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-
Platoon blocked, %			-	-
Mov Cap-1 Maneuver	-	1011	-	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	NW	NE
HCM Control Delay, s	8.7	0
HCM LOS	A	

Minor Lane/Major Mvmt	NET	NER	NWLn1
Capacity (veh/h)	-	-	1011
HCM Lane V/C Ratio	-	-	0.037
HCM Control Delay (s)	-	-	8.7
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.1



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	9	275	357	18	0	0
Future Volume (vph)	9	275	357	18	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	8	9	12	12	12
Grade (%)		1%	-2%		0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.994			
Flt Protected		0.998				
Satd. Flow (prot)	0	1443	1515	0	1676	0
Flt Permitted		0.998				
Satd. Flow (perm)	0	1443	1515	0	1676	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		150	247		142	
Travel Time (s)		3.4	5.6		3.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Parking (#/hr)				0		0
Adj. Flow (vph)	9	289	376	19	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	298	395	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.15	1.38	1.29	1.13	1.14	1.14
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	CBD
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	9	275	357	18	0	0
Future Vol, veh/h	9	275	357	18	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	-2	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	289	376	19	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	395	0	-	0	693	386
Stage 1	-	-	-	-	386	-
Stage 2	-	-	-	-	307	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1164	-	-	-	409	662
Stage 1	-	-	-	-	687	-
Stage 2	-	-	-	-	746	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1164	-	-	-	405	662
Mov Cap-2 Maneuver	-	-	-	-	405	-
Stage 1	-	-	-	-	681	-
Stage 2	-	-	-	-	746	-

Approach	SE	NW	SW
HCM Control Delay, s	0.3	0	0
HCM LOS			A

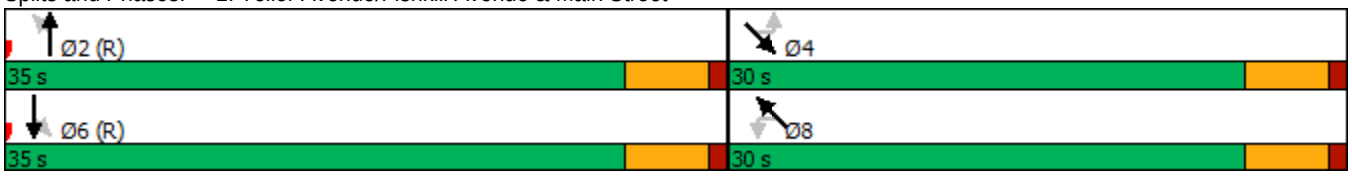
Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1	
Capacity (veh/h)	-	-	1164	-	-
HCM Lane V/C Ratio	-	-	0.008	-	-
HCM Control Delay (s)	-	-	8.1	0	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	-

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	35	245	72	27	186	85	56	80	19	52	125	25
Future Volume (vph)	35	245	72	27	186	85	56	80	19	52	125	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Storage Length (ft)	25		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
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			0.99			0.98			0.99	
Frt		0.966			0.961			0.983			0.983	
Flt Protected	0.950				0.995			0.982			0.987	
Satd. Flow (prot)	1358	1439	0	0	1733	0	0	1366	0	0	1402	0
Flt Permitted	0.532				0.948			0.827			0.885	
Satd. Flow (perm)	753	1439	0	0	1650	0	0	1138	0	0	1252	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	40	278	82	31	211	97	64	91	22	59	142	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	40	360	0	0	339	0	0	177	0	0	229	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			10			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.27	1.27	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	
Total Lost Time (s)	5.0	5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
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	

Intersection Summary	
Area Type:	CBD
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	35	245	72	27	186	85	56	80	19	52	125	25
Future Volume (veh/h)	35	245	72	27	186	85	56	80	19	52	125	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	1.00		0.99	0.98		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1529	1596	1609	1718	1759	1718	1678	1585	1611	1713	1684	1754
Adj Flow Rate, veh/h	40	278	82	31	211	97	64	91	22	59	142	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	10	5	4	2	4	2	2	4	7	5	2	2
Cap, veh/h	483	545	161	94	496	212	218	268	58	170	354	63
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	871	1180	348	73	1075	460	370	698	152	262	921	165
Grp Volume(v), veh/h	40	0	360	339	0	0	177	0	0	229	0	0
Grp Sat Flow(s),veh/h/ln	871	0	1528	1608	0	0	1219	0	0	1348	0	0
Q Serve(g_s), s	0.0	0.0	10.8	0.0	0.0	0.0	0.0	0.0	0.0	1.7	0.0	0.0
Cycle Q Clear(g_c), s	2.3	0.0	10.8	8.9	0.0	0.0	5.9	0.0	0.0	7.6	0.0	0.0
Prop In Lane	1.00		0.23	0.09		0.29	0.36		0.12	0.26		0.12
Lane Grp Cap(c), veh/h	483	0	705	803	0	0	544	0	0	588	0	0
V/C Ratio(X)	0.08	0.00	0.51	0.42	0.00	0.00	0.33	0.00	0.00	0.39	0.00	0.00
Avail Cap(c_a), veh/h	483	0	705	803	0	0	544	0	0	588	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.0	0.0	12.3	11.8	0.0	0.0	14.1	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	2.6	1.6	0.0	0.0	1.6	0.0	0.0	1.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	3.7	3.3	0.0	0.0	1.9	0.0	0.0	2.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.4	0.0	15.0	13.5	0.0	0.0	15.7	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	B	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		400			339			177			229	
Approach Delay, s/veh		14.5			13.5			15.7			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		12.8		7.9		10.9		9.6				
Green Ext Time (p_c), s		1.5		0.6		1.4		0.8				

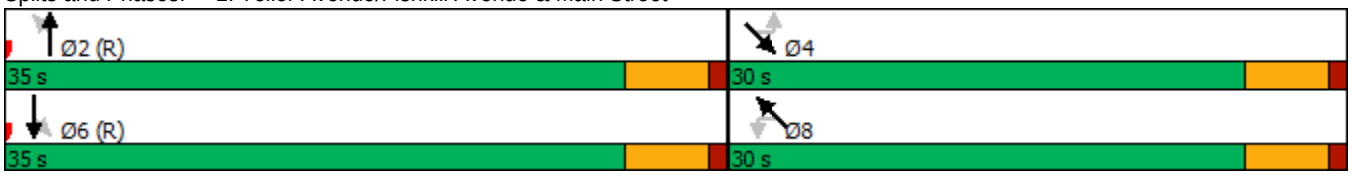
Intersection Summary												
HCM 6th Ctrl Delay			14.8									
HCM 6th LOS			B									

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	45	210	23	32	239	108	94	184	35	45	184	44
Future Volume (vph)	45	210	23	32	239	108	94	184	35	45	184	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Storage Length (ft)	25		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
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	1.00			0.99			0.98			0.98	
Frt		0.985			0.962			0.985			0.978	
Flt Protected	0.950				0.996			0.985			0.992	
Satd. Flow (prot)	1464	1458	0	0	1738	0	0	1391	0	0	1395	0
Flt Permitted	0.485				0.961			0.824			0.901	
Satd. Flow (perm)	742	1458	0	0	1676	0	0	1145	0	0	1260	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	47	221	24	34	252	114	99	194	37	47	194	46
Shared Lane Traffic (%)												
Lane Group Flow (vph)	47	245	0	0	400	0	0	330	0	0	287	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)		10			10			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.27	1.27	1.17	1.14	1.01	1.14	1.15	1.38	1.15	1.13	1.35	1.13
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	
Total Lost Time (s)	5.0	5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
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	

Intersection Summary	
Area Type:	CBD
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	45	210	23	32	239	108	94	184	35	45	184	44
Future Volume (veh/h)	45	210	23	32	239	108	94	184	35	45	184	44
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.96		0.92	0.97		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1636	1582	1596	1718	1759	1718	1678	1611	1678	1740	1684	1740
Adj Flow Rate, veh/h	47	221	24	34	252	114	99	194	37	47	194	46
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	6	5	2	4	2	2	2	2	3	2	3
Cap, veh/h	468	647	70	93	502	213	184	309	53	118	394	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	885	1401	152	72	1088	463	292	802	138	141	1024	222
Grp Volume(v), veh/h	47	0	245	400	0	0	330	0	0	287	0	0
Grp Sat Flow(s),veh/h/ln	885	0	1553	1623	0	0	1232	0	0	1387	0	0
Q Serve(g_s), s	0.0	0.0	6.6	0.0	0.0	0.0	3.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	3.1	0.0	6.6	11.0	0.0	0.0	13.8	0.0	0.0	9.9	0.0	0.0
Prop In Lane	1.00		0.10	0.08		0.28	0.30		0.11	0.16		0.16
Lane Grp Cap(c), veh/h	468	0	717	809	0	0	546	0	0	598	0	0
V/C Ratio(X)	0.10	0.00	0.34	0.49	0.00	0.00	0.60	0.00	0.00	0.48	0.00	0.00
Avail Cap(c_a), veh/h	468	0	717	809	0	0	546	0	0	598	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	1.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.3	0.0	11.2	12.4	0.0	0.0	16.3	0.0	0.0	15.3	0.0	0.0
Incr Delay (d2), s/veh	0.4	0.0	1.3	2.2	0.0	0.0	4.9	0.0	0.0	2.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	2.2	4.1	0.0	0.0	4.3	0.0	0.0	3.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.7	0.0	12.5	14.6	0.0	0.0	21.2	0.0	0.0	18.1	0.0	0.0
LnGrp LOS	B	A	B	B	A	A	C	A	A	B	A	A
Approach Vol, veh/h		292			400			330			287	
Approach Delay, s/veh		12.2			14.6			21.2			18.1	
Approach LOS		B			B			C			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		8.6		15.8		13.0		11.9				
Green Ext Time (p_c), s		1.1		1.0		1.6		1.0				

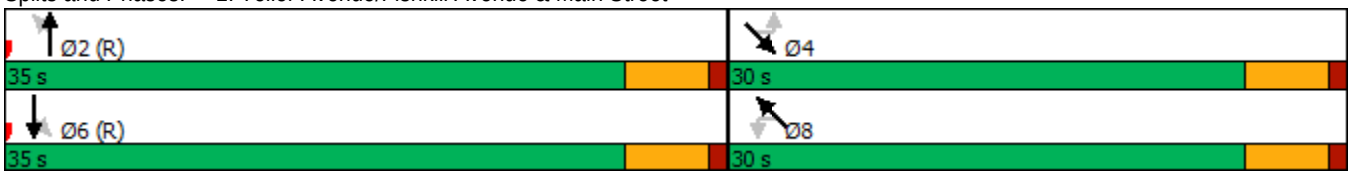
Intersection Summary												
HCM 6th Ctrl Delay			16.5									
HCM 6th LOS			B									

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	49	161	39	41	174	134	89	157	38	36	185	39
Future Volume (vph)	49	161	39	41	174	134	89	157	38	36	185	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Storage Length (ft)	25		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
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	0.98	0.99			0.98			0.95			0.96	
Frt		0.971			0.948			0.982			0.980	
Flt Protected	0.950				0.994			0.985			0.993	
Satd. Flow (prot)	1627	1649	0	0	1899	0	0	1525	0	0	1535	0
Flt Permitted	0.508				0.946			0.826			0.925	
Satd. Flow (perm)	853	1649	0	0	1803	0	0	1241	0	0	1417	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			247			315	
Travel Time (s)		4.1			5.3			5.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	52	171	41	44	185	143	95	167	40	38	197	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	212	0	0	372	0	0	302	0	0	276	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			10			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.11	1.11	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			0.0	
Total Lost Time (s)	5.0	5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
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	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

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



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	49	161	39	41	174	134	89	157	38	36	185	39
Future Volume (veh/h)	49	161	39	41	174	134	89	157	38	36	185	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1817	1817	1909	1986	1909	1864	1790	1864	1874	1871	1949
Adj Flow Rate, veh/h	52	171	41	44	185	143	95	167	40	38	197	41
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	7	2	2
Cap, veh/h	548	650	156	117	446	313	203	317	68	108	452	87
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	1010	1408	338	120	967	679	338	825	178	116	1176	225
Grp Volume(v), veh/h	52	0	212	372	0	0	302	0	0	276	0	0
Grp Sat Flow(s),veh/h/ln	1010	0	1745	1766	0	0	1341	0	0	1518	0	0
Q Serve(g_s), s	0.0	0.0	4.8	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.5	0.0	4.8	8.9	0.0	0.0	10.3	0.0	0.0	8.4	0.0	0.0
Prop In Lane	1.00		0.19	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	548	0	806	877	0	0	588	0	0	647	0	0
V/C Ratio(X)	0.09	0.00	0.26	0.42	0.00	0.00	0.51	0.00	0.00	0.43	0.00	0.00
Avail Cap(c_a), veh/h	548	0	806	877	0	0	588	0	0	647	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.1	0.0	10.7	11.8	0.0	0.0	15.4	0.0	0.0	14.9	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	0.8	1.5	0.0	0.0	3.2	0.0	0.0	2.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	1.8	3.5	0.0	0.0	3.6	0.0	0.0	3.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.4	0.0	11.5	13.3	0.0	0.0	18.5	0.0	0.0	16.9	0.0	0.0
LnGrp LOS	B	A	B	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		264			372			302			276	
Approach Delay, s/veh		11.3			13.3			18.5			16.9	
Approach LOS		B			B			B			B	

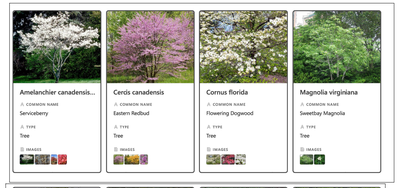
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		6.8		12.3		10.9		10.4				
Green Ext Time (p_c), s		0.9		1.1		1.5		1.0				

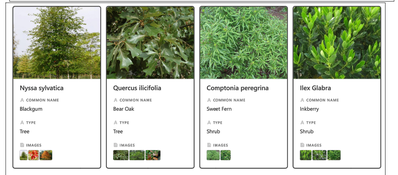
Intersection Summary												
HCM 6th Ctrl Delay			15.0									
HCM 6th LOS			B									

Site Plans

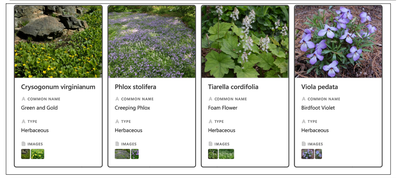
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	08/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS

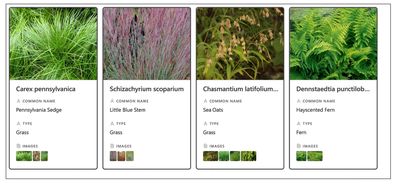
Illustrated Plant List

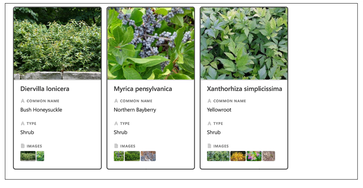






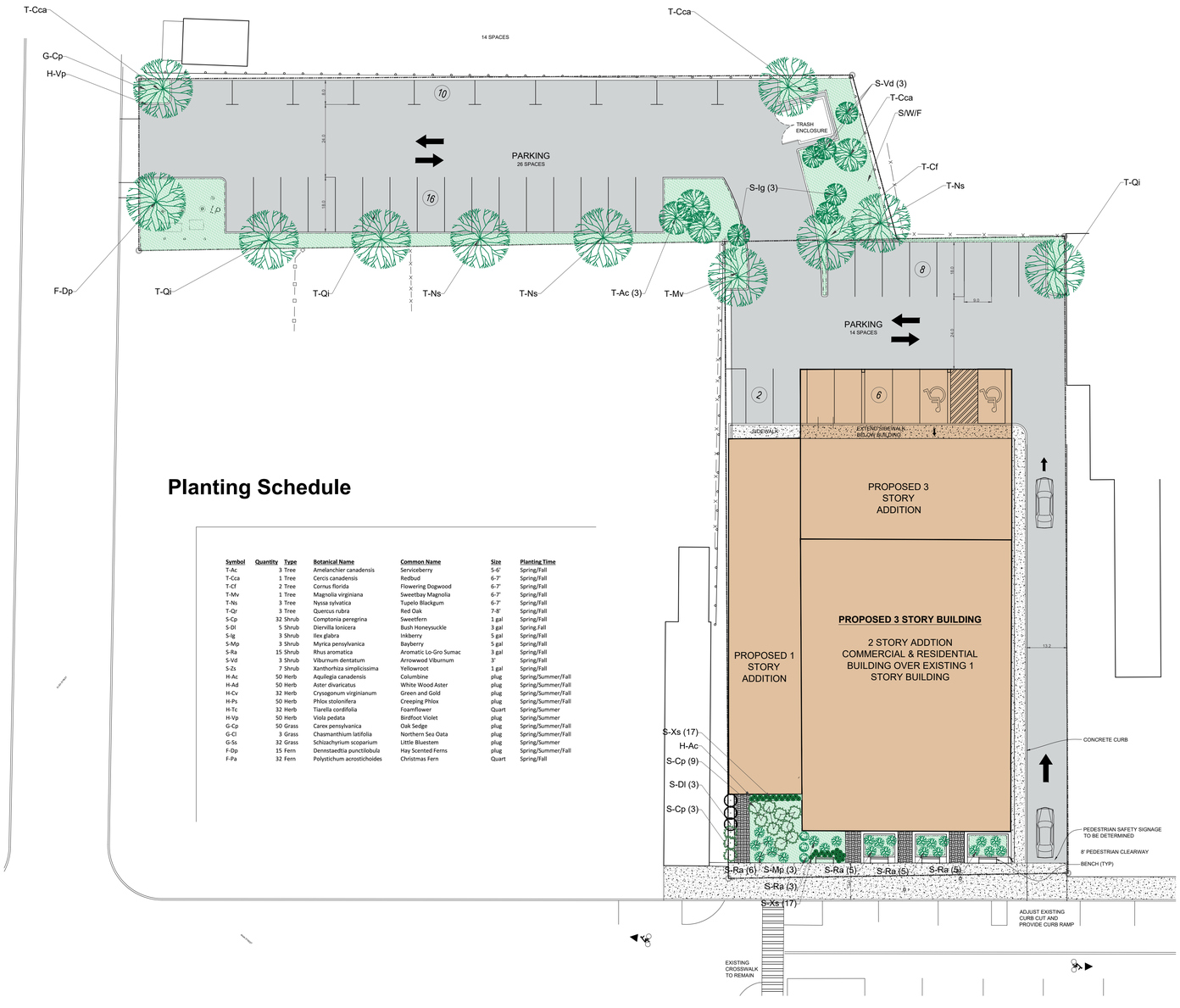






PLANTING NOTES

1. CONTRACTORS SHALL ENTER AND EXIT SITE THROUGH PRE-APPROVED ROUTES ONLY.
2. NO NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED ONTO THE SITE. ALL SPECIES SHALL BE INDIGENOUS TO THE NORTHEAST REGION OF NORTH AMERICA.
3. IF A STRAIGHT SPECIE IS SPECIFIED, NO CULTIVARS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF DESIGNER.
4. NO PLANTS WILL BE ACCEPTED THAT DISPLAY MECHANICAL INJURY, DISEASE OR SPECIE IRREGULARITIES.
5. SOIL SHALL BE PREPPED BY REMOVING ALL CONSTRUCTION DEBRIS, LOOSE ROOTS AND STONES LARGER THAN 3".
6. ALL PLANTS MUST BE LABELED WHEN DELIVERED TO SITE.
7. AREAS TO BE PLANTED SHALL BE MARKED AND LABELED BY DESIGNER.
8. ALL PLANT LOCATIONS AND ORIENTATIONS IN THE FIELD REQUIRE APPROVAL FROM DESIGNER AND OWNER PRIOR TO INSTALLATION.
9. TEST TREE-PIT FOR DRAINAGE BEFORE PLANTING. DO NOT PLANT TREE IN PIT IF WATER IS STILL EVIDENT AFTER ONE HOUR. CONTACT SITE ENGINEER OR LANDSCAPE DESIGNER IF THIS CONDITION IS ENCOUNTERED.
10. ALL TREE-PLANTING TO BE COORDINATED WITH AS-BUILT UTILITIES. TREES TO BE LOCATED MINIMUM OF 5' FROM ACTIVE LINES.
11. ALL TREES SHALL BE BALL AND BURLAP UNLESS OTHERWISE SPECIFIED ON PLANT LIST.
12. EACH NEW TREE HOLE TREE SHALL BE TWICE THE WIDTH OF THE ROOTBALL.
13. BURLAP, WIRE, CORDS, TIES AND ANY WRAPPING MATERIALS MUST BE REMOVED FROM ALL ROOTBALLS BEFORE BACKFILLING.
14. PLANT ALL PLANTS SO TOP OF ROOTBALL IS SLIGHTLY ABOVE SURROUNDING SOIL(SMALL AND LARGE PLANTS)
15. NO PLANTING SHALL BE DONE IN MUDDY, RAINY OR FROZEN CONDITIONS.
16. ALL PLANTS CALLING FOR 'OVERFLOWING" IN THE NOTES SHALL NOT BE ACCEPTED BY DESIGNER IF PLANTS ARE THIN.
17. IF PLANTING IS DELAYED FOR MORE THAN 3 HOURS AFTER DELIVERY, SET PLANTS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE. KEEP ROOTS MOIST AND COVER WITH MULCH.
18. CONTRACTORS SHALL LEAVE SITE NEAT AND ORDERLY DURING COURSE OF PROJECT, AND STORE MATERIALS AND EQUIPMENT IN OWNER-APPROVED LOCATIONS AWAY FROM ALL TREES AND PLANTS. STORE ALL UNPLANTED PLANT MATERIAL AWAY FROM DAMAGING SUN.
19. IF SITE CONDITIONS CONFLICT WITH INTENDED DESIGN, CONTRACTOR SHALL ALERT OWNER AND DESIGNER.
20. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT THE WRITTEN OR VERBAL CONSENT OF LANDSCAPE DESIGNER AND OWNER
21. CREATE A SIZE-SPECIFIC WATER-WELL AROUND EACH PLANT, 3' FROM CENTER OF TREE, AND MULCH FROM THE OUTSIDE. DO NOT MULCH CROWN.
22. WATER THOROUGHLY AFTER PLANTING EACH PLANT. WATER SCHEDULE TO BE DETERMINED.
23. SPRAY FOR DEER IF PLANTED IN FALL. SOMETIMES BUCKS MARK THEIR TERRITORY WITH THEIR ANTLERS.
24. KEEP PLANTING AREAS WEED-FREE UNTIL PLANT IS ESTABLISHED.
25. ECO LAWN SEEDING SHALL BE IMPLEMENTED BY CONTRACTOR FAMILIAR WITH THIS SPECIE MIX AND WITH THE PROCESS, AND APPROVED BY DESIGNER. THIS IS NOT THE SAME AS CASTING CONTRACTOR GRASS SEED.
26. PERVIOUS/PERMEABLE PAVERS AND ASSOCIATED GRASS SEEDING SHALL BE INSTALLED BY CONTRACTOR WITH EXPERIENCE IN THIS PROCESS. THIS PROCESS REQUIRES ESTABLISHMENT MAINTENANCE, IN ORDER TO SUCCEED.
27. BERMED AREAS SHALL BE BUILT WITH DESIGNER DIRECTING CONSTRUCTION
28. STREET TREE AND SURROUNDING TREE-PIT SHALL BE INSTALLED BY CONTRACTOR EXPERIENCED WITH THESE MATERIALS AND APPROVED BY DESIGNER
29. ALL PLANTS REQUIRE REGULAR WATERING FOR THE FIRST TWO SEASONS IN ORDER TO SUCCEED



Planting Schedule

Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time
T-Ac	3	Tree	Amelanchier canadensis	Serviceberry	5-6'	Spring/Fall
T-Cca	1	Tree	Cercis canadensis	Redbud	6-7'	Spring/Fall
T-Cf	2	Tree	Cornus florida	Flowering Dogwood	6-7'	Spring/Fall
T-Mv	1	Tree	Magnolia virginiana	Sweetbay Magnolia	6-7'	Spring/Fall
T-Ns	3	Tree	Nyssa sylvatica	Tupelo Blackgum	6-7'	Spring/Fall
T-Qr	3	Tree	Quercus rubra	Red Oak	7-8'	Spring/Fall
S-Cp	32	Shrub	Comptonia peregrina	Sweetfern	1 gal	Spring/Fall
S-Dl	5	Shrub	Diervilla lonicera	Bush Honeysuckle	3 gal	Spring,Fall
S-Ig	3	Shrub	Ilex glabra	Inkberry	5 gal	Spring/Fall
S-Mp	3	Shrub	Myrica pensylvanica	Bayberry	5 gal	Spring/Fall
S-Ra	15	Shrub	Rhus aromatica	Aromatic Lo-Gro Sumac	3 gal	Spring/Fall
S-Vd	3	Shrub	Viburnum dentatum	Arrowwood Viburnum	3'	Spring/Fall
S-Zs	7	Shrub	Xanthorhiza simplicissima	Yellowroot	1 gal	Spring/Fall
H-Ac	50	Herb	Aquilegia canadensis	Columbine	plug	Spring/Summer/Fall
H-Ad	50	Herb	Aster divaricatus	White Wood Aster	plug	Spring/Summer/Fall
H-Cv	32	Herb	Crysogonum virginianum	Green and Gold	plug	Spring/Summer/Fall
H-Ps	50	Herb	Phlox stolonifera	Creeping Phlox	plug	Spring/Summer/Fall
H-Tc	32	Herb	Tiarella cordifolia	Foamflower	Quart	Spring/Summer
H-Vp	50	Herb	Viola pedata	Birdfoot Violet	plug	Spring/Summer
G-Cp	50	Grass	Carex pensylvanica	Oak Sedge	plug	Spring/Summer/Fall
G-Cl	3	Grass	Chasmanthium latifolia	Northern Sea Oata	plug	Spring/Summer/Fall
G-Ss	32	Grass	Schizachyrium scoparium	Little Bluestem	plug	Spring/Summer
F-Dp	15	Fern	Dennstaedtia punctilobula	Hay Scented Ferns	plug	Spring/Summer/Fall
F-Pa	32	Fern	Polystichum acrostichoides	Christmas Fern	Quart	Spring/Fall

Landscape Plan

Scale: 1" = 20'

Site Plan Application

Sheet LP-1 - Landscape Plan

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

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

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

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

364 Main Street
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
May 25, 2021

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS



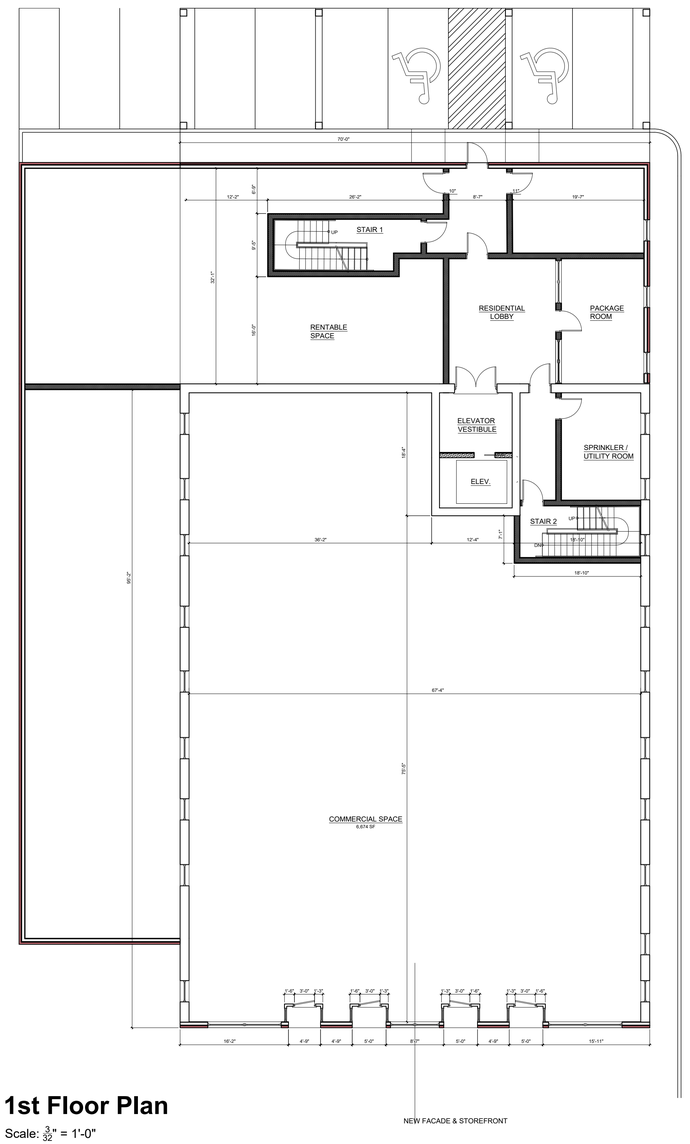
3rd Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"



2nd Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"



1st Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"

Site Plan Application

Sheet 10 of 11 - Building Plans

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

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

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

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

364 Main Street
Beacon, New York
Scale: $\frac{3}{32}$" = 1'-0"
May 25, 2021

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	07/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	10/26/21	REVISED PER PLANNING BOARD COMMENTS	AJS

PAINTED AZEK TRIM

HARDIE BOARD SIDING

PAINTED CORNICE TRIM AND CORBELS

BRICK: GLEN GARY STONINGTON GRAY VELOUR, OR APPROVED EQUAL

ANDERSEN DOUBLE GLAZED INSULATED WINDOWS OR APPROVED EQUAL

PAINTED AZEK AND GLASS STOREFRONT

PAINTED METAL VERTICAL PICKET RAILING



Elevation: South

Scale: $\frac{1}{8}$" = 1'-0"



View: From Main Street

Not to Scale



View: From Main Street

Not to Scale

PAINTED AZEK TRIM

HARDIE BOARD SIDING

PAINTED CORNICE TRIM AND CORBELS

GLEN GARY STONINGTON GRAY VELOUR, OR APPROVED EQUAL

ANDERSEN DOUBLE GLAZED INSULATED WINDOWS OR APPROVED EQUAL

PAINTED WOOD & METAL AWNING

PAINTED AZEK AND GLASS STOREFRONT



Elevation: East

Scale: $\frac{1}{8}$" = 1'-0"



Elevation: Main Street

Not to Scale

PAINTED AZEK TRIM

HARDIE BOARD SIDING

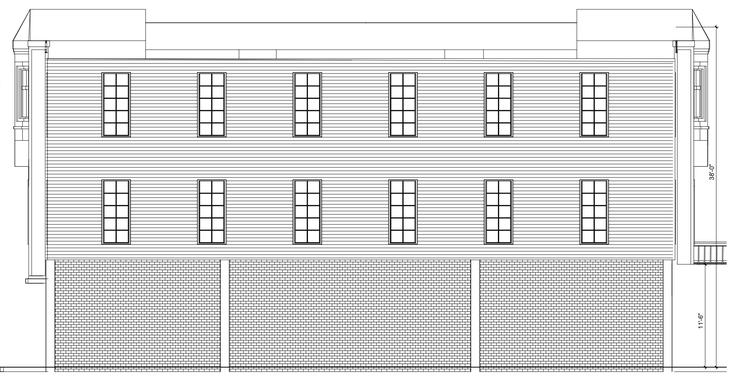
PAINTED CORNICE TRIM AND CORBELS

GLEN GARY STONINGTON GRAY VELOUR, OR APPROVED EQUAL

ANDERSEN DOUBLE GLAZED INSULATED WINDOWS OR APPROVED EQUAL

PAINTED WOOD & METAL AWNING

PAINTED AZEK AND GLASS STOREFRONT



Elevation: North

Scale: $\frac{1}{8}$" = 1'-0"

PAINTED AZEK TRIM

HARDIE BOARD SIDING

PAINTED CORNICE TRIM AND CORBELS

GLEN GARY STONINGTON GRAY VELOUR, OR APPROVED EQUAL

ANDERSEN DOUBLE GLAZED INSULATED WINDOWS OR APPROVED EQUAL

PAINTED WOOD & METAL AWNING

PAINTED AZEK AND GLASS STOREFRONT

PAINTED AZEK COVERED STRUCTURAL COLUMNS



Elevation: West

Scale: $\frac{1}{8}$" = 1'-0"

Site Plan Application

Sheet 11 of 11 - Building Elevations

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

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

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

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

364 Main Street
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
May 25, 2021

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 4, 2021
Re: **364 Main Street Site Plan**

I have reviewed the October 26, 2021 cover letter from Cuddy+Feder, October 27, 2021 response letter from Day Stokosa Engineering, October 25, 2021 updated Site Plan Application, October 25, 2021 updated Short EAF Part 1, October 25, 2021 updated traffic/parking analysis by Colliers Engineering and Design, and new sheets LP-1, 10, and 11 of a 9-sheet set, dated October 26, 2021.

Proposal
The applicant is proposing to construct a 3-story, mixed-use building on a 0.54-acre parcel in the Central Main Street (CMS) district, including 9,451 square feet of first floor commercial and 20 apartments. An adjoining 0.31-acre parcel in the Transitional (T) district will be used for parking and merged into one combined lot by subdivision approval.

Comments and Recommendations

1. Future submissions with a complete set of drawings should include a subdivision plan to merge the two lots and a truck circulation plan.

2. The revised layout includes a building frontage above the 80 percent requirement. The Planning Board will need to agree to the addition's setback beyond the 10-foot maximum in the CMS district, which is allowed if the area is landscaped and used in a manner that enhances street life. The proposed landscaped area in front the of the western section could also include additional enhancement features, such as outdoor seating, public art, or bike racks.

3. The Site Plan will have to meet the 10 percent landscaped area requirement.

4. The one-way entrance drive from Main Street should be reduced to 10 feet wide to provide some space for landscaping on the east side of the building and to help buffer the sidewalk.

5. The applicant has determined that the Natural Market does not have access rights through the rear lot. The project attorney has indicated that the two parties are in communication about a potential easement.

6. The Board should consider the need for fencing along the north side of the Eliza Street parking lot.

7. For the Sheet 10 and 11 Building Plans:

    a. The Stair 2 area should have an east side exterior door as an emergency exit and to provide more convenient and visible pedestrian access for residents from Main Street.

    b. A roof plan should be included, showing any tenant access space, mechanical equipment, stair and elevator bulkhead, green roof plantings, or solar panels.

c. The 1st Floor Plan should show entrances for the western addition.

d. When appropriate, the architectural plans should be referred to the Architectural Review Subcommittee.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Taylor Palmer, Esq., Project Attorney
Aryeh Siegel, Project Architect

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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

November 5, 2021

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

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

Dear Mr. Gunn:

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

- Correspondence dated October 29, 2021, from Taylor Palmer, Esq. of Cuddy & Feder, LLP.
- Correspondence dated October 27, 2021, from Day/Stokosa Engineering.
- Submission package dated October 26, 2021, from Cuddy & Feder, LLP, which include:
  - Application for Special Use Permit & Site Plan Approval.
  - Full Environmental Assessment Form dated October 25, 2021.
  - Traffic Impact Analysis, dated October 25, 2021, as prepared by Colliers Engineering & Design.
- Plan titled "Landscape Plan – 364 Main Street", with the latest revision date of October 26, 2021, as prepared by Landscape Restorations.
- Plan titled "Building Plans – 364 Main Street", with the latest revision date of October 26, 2021, as prepared by Aryeh Siegel, Architect.
- Plan titled "Building Elevations – 364 Main Street", with the latest revision date of October 26, 2021, as prepared by Aryeh Siegel, Architect.

The proposed project is comprised of two parcels, totaling 0.85± acres, with the main parcel being located on Main Street and the 2nd parcel be located on Eliza Street. The parcel on Main Street is located in the "CMS" (Central Main Street) zoning district, whereas the parcel on Eliza Street is located within the "T" (Transitional) zoning district. The applicant is seeking to merge the 2 parcels into a single parcel at this time, and to develop a mixed-use commercial and multi-family residential development, with commercial space (9,451 sf) and a residential common area (1,521 sf) on the 1st floor, and 20 residential apartments to be located on the 2nd and 3rd, floors totaling 20,644 square feet.

Based on our review of the above documents and plans submitted for this submission we have no comments, but would like to note that although responses were submitted for the previous engineering comments, no new engineering plans were submitted to allow for review and verification of comments being addressed. In correspondence with the project consultants, revised engineering plans will be submitted with the next future submission.

If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

City of Beacon Planning Board Agenda
11/09/2021

Title:

Public hearing on application for Subdivision Approval, 6-unit apartment building to individual units, Ferry Landing Project, Beekman Street, submitted by WRJG, LLC

ATTACHMENTS

Ferry Landing Supplemental with Exhibit A and Site Plan.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

Ferry Landing Amended Site Plan and Subdivision - SEQRA Neg Dec and LWRP (4864-2158-8226.2).doc

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

October 26, 2021

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

Re: Application for Amended Site Plan Approval & Subdivision Approval for
Six (6) Townhouse Units – Supplemental Submission
Premises: Beekman Street & Ferry Landing, Beacon, New York
Tax Parcel ID: (5654-33-556840)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of WRJG, LLC (the "Applicant"), the owner of the above referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of the pending Amended Site Plan Approval and Subdivision Approval Application to subdivide the approved six (6) townhouses into individual townhouse lots (the "Project" or "Amended Application"). This letter and its referenced enclosures formally respond to comments contained in the Memoranda prepared by the City's Engineering Consultant, Lanc & Tully, P.C., dated October 7, 2021 (the "Engineering Comments Memorandum") and the City's Planning Consultant, John Clarke Planning and Design, dated October 8, 2021 (the "Planning Comments Memorandum").

RESPONSES TO COMMENTS:

To assist this Board in its review, Hudson Land Design Professional Engineering, P.C. ("HLD") prepared the enclosed Response to Comments dated October 26, 2021 (the "HLD Response to Comments Memorandum"), providing annotated responses to the applicable comments outlined in the Engineering Comments Memorandum and the Planning Comments Memoranda. *See* **Exhibit A** – HLD Response to Comments Memorandum. As is noted in HLD's Response to Comments Memorandum, a cost estimate will be provided in a future submission and or as a condition to an approval of the Project. At this time, we understand that there are no additional comments from the City Planner regarding the Amended Application.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum and Engineer's Report prepared by Hudson Land Design Professional Engineering, P.C. dated October 26, 2021, providing responses to the Engineering and Planning Comments Memoranda.

In further support of this Application, we respectfully submit copies of the site plan sheets entitled "Cover Sheet", "Sewer Utility Plan", and "Sewer Construction Details" as well as the preliminary subdivision plat entitled "Preliminary Plat" prepared by Hudson Land Design Professional Engineering, P.C., dated September 28, 2021, revised October 26, 2021. As detailed therein, the revised preliminary subdivision plat now shows the metes and bounds for the proposed six (6) individual townhouse lots.

Additionally, we respectfully enclose redlined copies of the originally approved Site Plan set that was prepared by Ferry Landing at Beacon, LTD, dated March 20, 2019 (the "Approved Site Plan") that was signed by the City, which have now been revised by Hudson Land Design Professional Engineering, P.C. markup/revision dated October 26, 2021 highlighting (or bubbling) the sections of the Approved Site Plan that have been amended in connection with the proposed sewer design.

We look forward to appearing at this Board's regular meeting on November 9th for the public hearing to on the Project, at which time the Applicant respectfully requests the Planning Board reaffirm that the Amended Application remains consistent with the policies established in the City's Local Waterfront Revitalization Plan and the prior SEQR Negative Declaration, and that this Board consider approving the instant application to subdivide the approved six (6) townhouses into individual townhouse lots.

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

Very truly yours,

Taylor M. Palmer
Enclosures

Cc: Jennifer L. Gray, Esq.
David Buckley, Building Inspector
John Clarke Planning and Design
Lanc & Tully, P.C.
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
Allison Fausner, Esq.

Exhibit A

HUDSON LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

October 26, 2021

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

Re: Ferry Landing at Beacon, Amended Site Plan and Subdivision Approval
Ferry Street and Beekman Street
Tax parcel: 5654-33-556840, ±0.56 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to John Clarke Planning and Design's October 8, 2021 comment memorandum, and Lanc & Tully's October 7, 2021 comment letter. Below is a point-by-point response to the comments received.

John Clarke Planning and Design October 8, 2021 Comment Memorandum

1. Comment noted. Metes and bounds are now shown on the subdivision plat.
2. Comment noted.

Lanc & Tully October 7, 2021 Comment Letter

General Comments:

1. Comment noted. HLD has given the Dutchess County Department of Behavioral and Community Health (DCDBCH) a heads up that we will be submitting for their review in the near future.
2. A cost estimate will be prepared and provided in a future submission prior to final approval.
3. We do not have digital files of the approved site plan. Therefore, the original approved drawings have been red-lined with notes referring to the amended site plan set for a revised sewer design. A title sheet has been added to the amended site plan set that includes a sheet index of the approved site plan set. Reference notes have also been added to the amended set.
4. An preliminary engineer's sewer report is provided in this submission.

Preliminary Plat:

1. The notes on the plat have been updated to read “subdivision”.
2. The survey reference notes have been updated to include the survey dates and revisions.

Utility Plan (Sheet 1 of 2):

1. The sewer main has been shifted to the west away from the electrical box.
2. The lateral for unit No. 3 has been shifted away from the electric box. The sewer lateral locations are now shown per survey as-built as the project is currently under construction.
3. Rigid board polystyrene insultation is proposed over the first 75 feet of sewer main where sufficient frost depth is not met. The sewer main trench detail has been revised to include insulation protection.
4. The sewer line has been shifted to the west to allow for additional room for maintenance and repairs. The sewer line is now less than 10’ away from the existing water main. HLD spoke with Jim Upright of the DCDBCH to discuss moving the sewer closer to the water main. He recommended that we request a waiver from their department and upgrade the sewer main to SDR 26 PVC. The plans and detail have been updated to reflect this change and pipe material.

Sewer Details (Sheet 2 of 2):

1. The sewer trench detail has been updated to indicate 8” SDR 26 PVC.

Five (5) copies of an engineer’s report, a full set of revised amended site plans, red-lined original approved site plans and revised subdivision plat are provided with this submission for review. We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: WRJG, LLC
Taylor M. Palmer, Esq.
Allison Fausner, Esq.
Daniel G. Koehler, P.E. (HLD file)

Preliminary Sewer Engineer's Report: for Ferry Landing at Beacon

Prepared for:
WRJG, LLC
1158 North Avenue, 2nd Floor
Beacon, NY 12508

October 26, 2021

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508 (Main Office and Mailing Address)
13 Chambers Street
Newburgh, NY (Satellite Office)

TABLE OF CONTENTS

1.0 PROJECT LOCATION 1

2.0 PROJECT DESCRIPTION 1

3.0 ESTIMATED WATER & WASTEWATER QUANTITIES 2

4.0 SEWAGE CONVEYANCE 2

APPENDICES

Appendix A: HD-1 Application (To be Provided)

Appendix B: Proof of Negative Declaration, and Conditional Final Approval (To be Provided)

Appendix C: Cut Sheets

1.0 PROJECT LOCATION

The Ferry Landing at Beacon project sits on approximately 0.56 acres of land at the intersection of Ferry Street and Beekman Street in the City of Beacon, Dutchess County, New York. The property is identified as parcel number 5654-33-556840 on the City of Beacon Tax Maps.

2.0 PROJECT DESCRIPTION

The project consists of the construction of a 6-unit townhome development. The project received site plan approval from the City of Beacon planning board on August 18, 2018 for condominiums. The approved sewer collection system consisted of an 8" common sewer lateral located on the property that collects individual 4" laterals from each unit. The current owner is proposing townhomes with fee-simple lots. Therefore, to avoid the need for easements across private property, it is proposed to extend the City sewer main along the frontage of the property to provide connection to each lot. This report focuses on sewer collection only. No modifications are proposed to the approved water supply system.

Wastewater generated by the project will be disposed of by means of a new sewer main that will convey wastewater flows to the existing City of Beacon sewer collection system.

This report summarizes all data and information necessary for the design of the sewer infrastructure that will serve the project.

The project has been designed in accordance with the following:

- New York State Department of Health (NYSDOH) Standards for Individual Water Supply and Individual Sewage Treatment Systems Appendix 75-A
- Dutchess County Department of Behavioral & Community Health (DCDBCH) Water and Wastewater Systems Design and Construction Standards
- New York State Department of Environmental Conservation (NYSDEC) "Design Standards for Wastewater Treatment Works" for Intermediate Sized Sewage Facilities.
- Recommended Standards For Wastewater Facilities (Ten States Standards)

3.0 ESTIMATED WATER & WASTEWATER QUANTITIES

Water and wastewater quantities for the project are based on the following:

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)
Residential Bedrooms	12	110	1,320

3.1 Existing City Sewer Infrastructure

The City's Water and Sewer Superintendent has stated that the existing sewer systems have sufficient capacity for the proposed project. The plant has capacity for up to 6 million gallons/day (MGD) and is currently operating at 3.2 MGD to 3.5 MGD. The project will flow into an existing 8" stub to the site. The 8" stub is connected to a sewer manhole in Beekman Street, where it continues into the MTA property where an 18" gravity trunk line conveys flow to the West Main Street sewer pump station. The pump station pumps sewer to a gravity sewer north interceptor manhole located at Beekman Street and the DIA entrance. The sewer flows via gravity through a new 24" line to the sewer treatment plant. The City has made several upgrades to the north interceptor gravity line over the last several years and continue to do so. The latest upgrades have been to gravity line from DIA to the plant and are currently working on a new West Main Street pump station and force main to the manhole at the DIA entrance.

4.0 SEWAGE CONVEYANCE

The project is expected to generate 1,320 gallons of wastewater per day. Per conversations with the City of Beacon Sewer Superintendent, the City's existing sewer infrastructure and sewer treatment plant have sufficient capacity to handle the anticipated increase in daily sewage load. An extension of the City's sewer main is proposed to collect the sewage generated by the project and convey it to the City's sewer collection system.

Approximately 5 lf of 8" SDR 26 PVC sewer main will be extended from the existing 8" SDR 35 stub to a proposed sewer manhole. Then approximately 101 LF of SDR 26 PVC sewer main will be extended along Beekman Street to a proposed 6" sewer cleanout within a non-standard sewer manhole located just beyond the end of the building. The new extended sewer main will convey the sewage to the City's municipal main. SDR 26 PVC is being used because due to the site constraints. The sewer main along the front of the building will be located approximately seven (7) feet away from the existing City water main. The Applicant is applying for a waiver from the DCDBCH to allow 7 feet of separation between the water main and sewer main where 10 feet minimum is required. Pressure rated sewer pipe (SDR 26) is proposed to mitigate this condition.

4.1 Testing and Certification

The new sewer main from the new manhole to the proposed cleanout will be tested for exfiltration prior to being placed into service. The sewer line shall pass the low-pressure air test in accordance with ASTM C-828. The new sewer manhole shall pass the vacuum test per ASTM C-1244. The licensed professional supervising construction shall certify to construction compliance in writing to the City of Beacon and the DCDBCH prior to the main being placed into service and dedication to the City.

APPENDIX A

HD-1 Application

APPENDIX B

Proof of Negative Declaration, and Conditional Final Approval

Appendix C

Cut Sheets

JM Eagle™

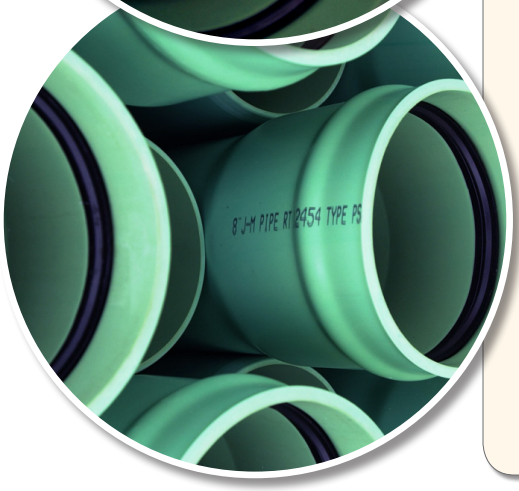
Building essentials for a better tomorrow™

GRAVITY SEWER

MEETS ASTM D3034 AND F679.







APPLICATIONS

JM Eagle's Ring-Tite PVC Gravity Sewer pipe is suitable for conveying domestic sanitary sewage, as well as certain industrial wastes.

DESCRIPTION

JM Eagle's Gravity Sewer pipe ASTM D3034 is available in SDR 35 and SDR 26 in 4- to 15-inch diameters and ASTM F679 is available in PS 46 and PS 115 in 18- to 48-inch diameters. It comes in 14- and 20-foot lengths.

The pipe can be directed to most existing sewer equipment. It can also be connected to IPS cast- or ductile-iron fittings with the appropriate adapters and/or transition gaskets.

JM Eagle Gravity Sewer pipe comes with Ring-Tite joints with locked-in gaskets. Joints meet or exceed ASTM D3212 for joint tightness, including a 22-inch Hg vacuum and a 25-foot head pressure test.

BENEFITS

JM Eagle's Ring-Tite Gravity Sewer pipe features an improved design for reserve strength and stiffness to increase load-bearing capacity, maximizing sewer system capacity at a reasonable cost.

- It is unaffected by the fluids found in ordinary domestic sewage; sewer gasses and the sulfuring acid generated by the completion of the hydrogen sulfide cycle; and corrosive soils both alkaline and acidic.
- Maintains performance against tuberculation, corrosion and external galvanic soil conditions without lining wrapping, coating or cathodic protection.
- It resists abrasion, gouging and scouring far better than most common piping materials.
- Its interiors stay smooth over long years of service while maximizing system capacity, allowing for savings in pumping costs, as well as savings on the size of the pipe required.
- The light weight of the pipe reduces manpower required for installation.
- It can be field-cut with a power saw or ordinary handsaw and be beveled without the use of expensive or complicated machinery.
- Gasketed tee and wye saddles for tapping into previously installed PVC sewer lines eliminate the need for field solvent welding.

Revised 5/14/2012. This information may have been updated. Please download the latest version at www.jmeagle.com/onesheets.

JM Eagle™

Building essentials for a better tomorrow™

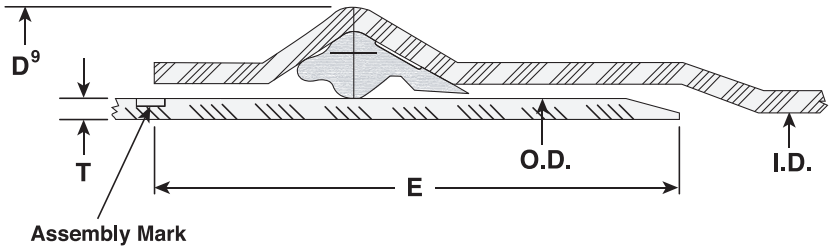
GRAVITY SEWER

SUBMITTAL AND DATA SHEET

JM EAGLE'S RING-TITE JOINT OFFERS ADDITIONAL BENEFITS.

- Seated in a deep groove, the flexible elastomeric Rieber gasket provides a tight seal that protects the line from shock, vibration and earth movement, and compensates for expansion and contraction of the pipe lengths.
- Quick and easy to assemble with a simple push, there's no field mixing or application of cement.
- The joint remains tight under normal operating conditions.

PIPE SIZE (IN)	AVERAGE O.D.(IN)	NOM. I.D. (IN)	MIN. T. (IN)	MIN. E (IN)	APPROX. D^9 (IN)	APPROX. WEIGHT (LBS/FT)
SDR 35 (PS46) ASTM D3034						
4	4.215	3.975	0.120	3.50	4.695	1.05
6	6.275	5.915	0.180	4.25	6.995	2.36
8	8.400	7.920	0.240	4.75	9.360	4.24
10	10.500	9.900	0.300	6.00	11.700	6.64
12	12.500	11.780	0.360	6.25	13.940	9.50
15	15.300	14.426	0.437	7.25	17.048	14.19
SDR 26 (PS115) ASTM D3034						
4	4.215	3.891	0.162	3.50	4.863	1.40
6	6.275	5.793	0.241	4.25	7.239	3.11
8	8.400	7.754	0.323	4.75	9.692	5.63
10	10.500	9.692	0.404	6.00	12.116	8.84
12	12.500	11.538	0.481	6.25	14.424	12.56
15	15.300	14.124	0.588	7.25	17.652	18.90
PS46, ASTM F679						
18	18.701	17.629	0.499	8.00	20.845	21.43
21	22.047	20.783	0.588	9.50	24.575	29.88
24	24.803	23.381	0.661	9.60	27.647	38.96
27	27.953	26.351	0.745	10.10	31.157	49.47
30 CIOD	32.000	30.194	0.853	16.75	35.612	64.18
36 CIOD	38.300	36.042	1.021	19.02	42.816	93.00
42 CIOD	44.500	41.948	1.187	22.43	49.604	—
48 CIOD	50.800	47.888	1.355	24.78	56.624	—
PS115, ASTM F679						
18	18.701	17.261	0.671	8.00	21.581	28.49
21	22.047	20.349	0.791	9.50	25.443	—
24	24.803	22.891	0.889	9.60	28.627	—
27	27.953	25.799	1.002	10.10	32.261	—
30 CIOD	32.000	29.070	1.148	16.75	36.348	—
36 CIOD	38.300	35.464	1.373	19.02	45.438	—
42 CIOD	44.500	41.072	1.596	22.43	51.356	—
48 CIOD	50.800	46.886	1.822	24.78	58.628	—



I.D. : Inside Dameter

O.D. : Outside Diameter

T. : Wall Thickness

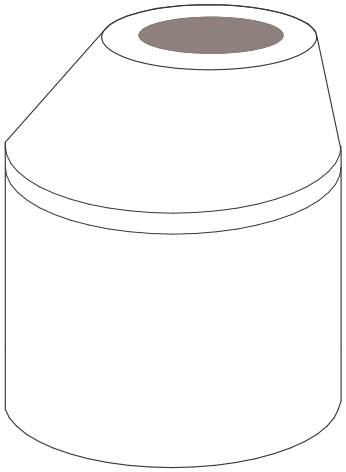
D^9 : Bell Outside Diameter

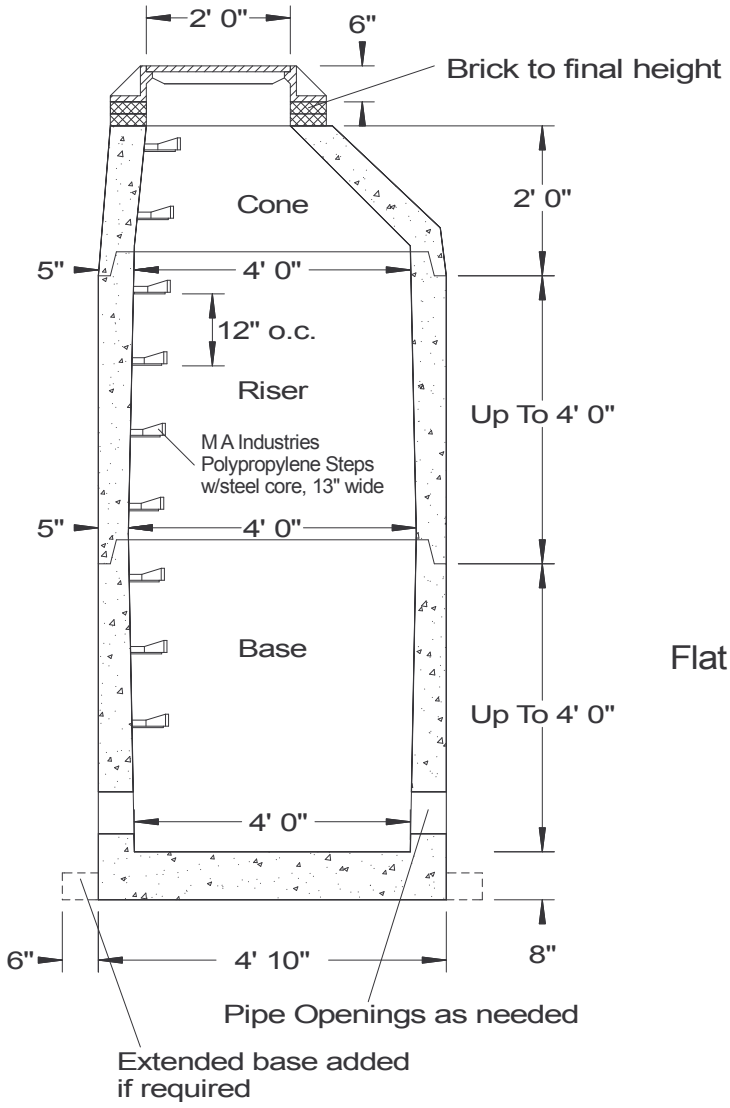
E : Distance between Assembly Mark to the end of spigot.

Product Standard:	ASTM 3034 (4"–15") ASTM F679 (18"–48")
Pipe Compound:	ASTM D1784 Cells Class 12454 or 12364
Gasket:	ASTM F477
Integral Bell Joint:	ASTM D3212
Pipe Stiffness:	ASTM D2412 F/ΔY = 46 PSI or 115 PSI
Pipe Length:	14 or 20 feet laying length
Installation:	ASTM D 2321 JM Eagle™ Installation Guide

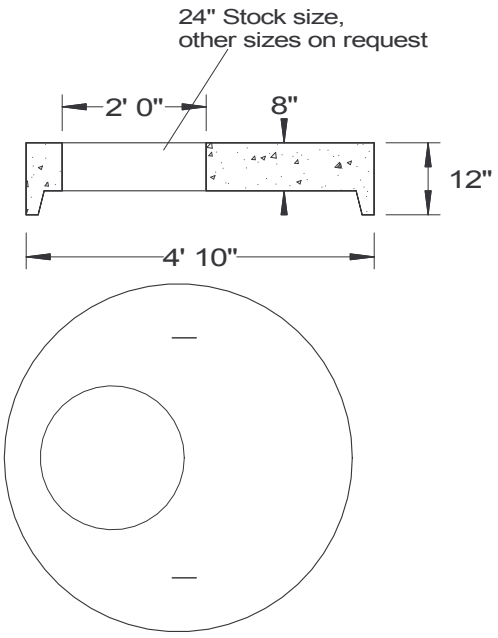
Revised 5/14/2012. This information may have been updated. Please download the latest version at www.jmeagle.com/onesheets.

Weights: 8" Base = 1,800 lbs
Walls = 850 lbs/lf
24" Cone Section = 1,800 lbs
8" Flat Cover = 1,450 lbs





Flat Cover



SPECIFICATIONS	**PRECAST MANHOLES** **4' ID BASE, RISER & TOP**
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: ASTM C478 / 3x12 - W3 x W2.1 Air Entrainment: 6% Construction Joint: Butyl Rubber Sealant Pipe Connections: Rubber Boots available Volume: 94 gallons / vertical foot Load Rating: H20 + 30% / ASTM C857	**Woodard's Concrete Products, Inc.** 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 2J 2/3/05

Site Plans

ORIGINAL SITE PLAN APPROVAL REFERENCE NOTES:

1. REFERENCE IS HEREBY MADE TO AN APPROVED SITE PLAN SET ENTITLED "FERRY LANDING AT BEACON" CONSISTING OF NINE (9) SHEETS, PREPARED BY MICHAEL D. WOLFE ARCHITECT, DATED MARCH 20, 2019, LAST REVISED NOVEMBER 1, 2019. THE SITE PLANS WERE APPROVED BY THE CITY OF BEACON PLANNING BOARD PER RESOLUTION DATED AUGUST 13, 2019, AND SIGNED BY THE PLANNING BOARD CHAIRMAN ON DECEMBER 10, 2019.
2. THIS SET OF PLANS SUPERCEDES PROPOSED SEWER COLLECTION DESIGN ONLY AS SHOWN ON THE APPROVED PLAN SET.
3. ALL OTHER SITE DEVELOPMENT DESIGN FOR THE PROJECT ARE PER THE APPROVED DRAWINGS.
4. HUDSON LAND DESIGN TAKES NO RESPONSIBILITY FOR ERRORS, OMISSIONS, ETC.OF THE ORIGINAL APPROVED SITE PLANS.

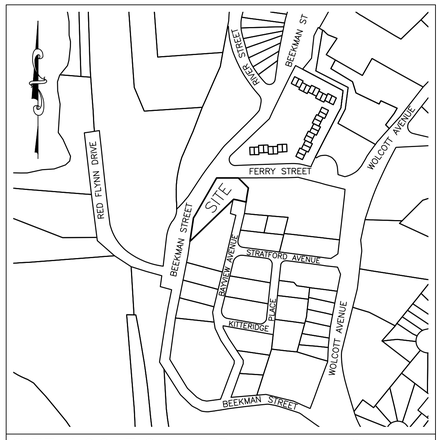
SITE PLAN REFERENCE NOTES:

1. BOUNDARY AND TOPOGRAPHY SHOWN ON THIS PLAN ARE PER A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY OF LOOT NO. 2 MAP OF SUBDIVISION FOR ARMAND NINNE, FILED MAP NO. 8612" DATED JULY 25, 2002, PREPARED BY PETER R. HUSTIS, NYS LS NO. 49205.
2. ADDITIONAL SURVEY INFORMATION AND AMENDED TOPOGRAPHY COMPILED FROM A MAP ENTITLED "SURVEY OF LOT 2 FIELD MAP NO. 8613" DATED NOVEMBER 25, 2017, LAST REVISED ON JANUARY 20, 2018, PREPARED BY JOHN J. POST JR., NYS LS NO. 50643.
3. EXISTING UTILITY INFORMATION SHOWN PER THE APPROVED SITE PLAN.

APPLICATION FOR AMENDED SITE PLAN APPROVAL

FERRY LANDING AT BEACON

BEEKMAN AND FERRY STREET
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-33-556840
LOT AREA: ±0.56 ACRES
L - ZONING DISTRICT



SITE LOCATION MAP SCALE: 1" = 300'

PROJECT INFORMATION:	
PARCEL OWNER:	NINNIE ARMAND, PO BOX 328, BEACON NY 12508
PROJECT APPLICANT:	WRJG, LLC, 1158 NORTH AVE SECOND FLOOR, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	BEEKMAN STREET, BEACON NY 12508
TAX PARCEL ID:	5954-33-556840
PARCEL AREA:	±0.56-ACRES
WATER SUPPLY:	PUBLIC
SEWAGE DISPOSAL:	PUBLIC

EXISTING UNDERGROUND UTILITY NOTES:

1. CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

ORIGINAL APPROVED SITE PLAN DRAWING INDEX (BY OTHERS):

SHEET 1 OF 9: SITE INFORMATION PLAN
SHEET 2 OF 9: EXISTING SITE CONDITIONS
SHEET 3 OF 9: SITE DEVELOPMENT PLAN
SHEET 4 OF 9: SITE GRADING PLAN
SHEET 5 OF 9: SITE UTILITIES PLAN
SHEET 6 OF 9: UTILITY PROFILE PLAN
SHEET 7 OF 9: SIGHT DISTANCE PLAN
SHEET 8 OF 9: SITE DETAILS PLAN
SHEET 9 OF 9: SITE DETAILS PLAN

AMENDED SITE PLAN DRAWING INDEX:

SHEET 1 OF 3: COVER SHEET
SHEET 2 OF 3: SEWER UTILITY PLAN
SHEET 3 OF 3: CONSTRUCTION DETAILS

DCDOH APPROVAL BLOCK

RECOMMENDED FOR APPROVAL BY:

_____

DATE: _____

PROJECT: _____

_____

_____

_____
SUPERVISING PUBLIC HEALTH ENGINEER

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/26/21	ADDED SHEET	MAB				

STATE OF NEW YORK — GEORGE A. BOSSERT — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

COVER SHEET

FERRY LANDING AT BEACON

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

JOB #:	2021:042
DATE:	9/28/2021
SCALE:	AS NOTED
TITLE:	CV-1
SHEET:	1 OF 3

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

SANITARY SEWER NOTES:

1. THE PROPOSED TOWNHOMES ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 179.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON CHIEF SEWER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE SEWER MAIN INSTALLATION.
4. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
5. SEWER MAIN SHALL BE LAID IN STRAIGHT ALIGNMENT. MANHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN SLOPE, ALIGNMENT OR AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. STRAIGHT ALIGNMENT SHALL BE VERIFIED BY DEFLECTION TESTING.
6. THE SEWER MAIN SHALL BE INSTALLED AND TESTED FOR EXFILTRATION PRIOR TO BEING PERMITTED TO OPERATE. ALL NEW SANITARY SEWER GRAVITY LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM C-828 AT A PRESSURE OF 3.5 PSI.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244. IF PRESSURE DROP EXCEEDS THE SPECIFIED AMOUNT, THE NECESSARY REPAIRS OR REPLACEMENTS REQUIRED SHALL BE MADE TO REDUCE THE PRESSURE DROP TO WITHIN THE SPECIFIED LIMIT, AND THE TESTS SHALL BE REPEATED UNTIL THE REQUIREMENT IS MET.
8. SERVICE LATERALS SHALL BE 4" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 2%, UNLESS OTHERWISE NOTED ON THE PLAN.
9. THE NEW SANITARY SEWER MAIN EXTENSION SHALL BE OFFERED FOR DEDICATION TO THE CITY OF BEACON FOLLOWING CONSTRUCTION AND CERTIFICATION BY THE PROJECT ENGINEER TO THE HEALTH DEPARTMENT.

ORIGINAL SITE PLAN APPROVAL REFERENCE NOTES:

1. REFERENCE IS HEREBY MADE TO AN APPROVED SITE PLAN SET ENTITLED "FERRY LANDING AT BEACON" CONSISTING OF NINE (9) SHEETS, PREPARED BY MICHAEL D. WOLFE ARCHITECT, DATED MARCH 20, 2019, LAST REVISED NOVEMBER 1, 2019. THE SITE PLANS WERE APPROVED BY THE CITY OF BEACON PLANNING BOARD PRE RESOLUTION DATED AUGUST 13, 2019, AND SIGNED BY THE PLANNING BOARD CHAIRMAN ON DECEMBER 10, 2019.
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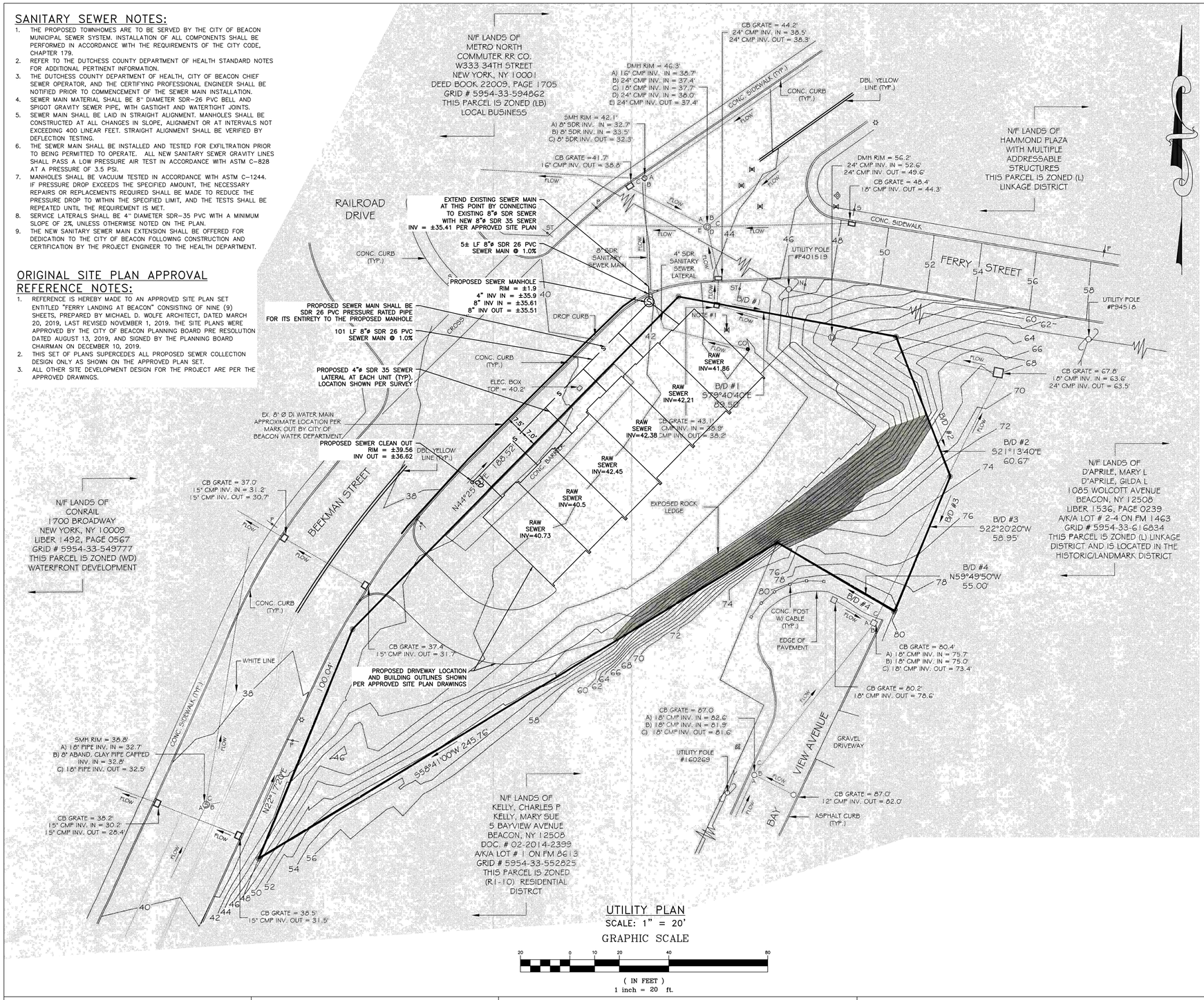
3. ALL OTHER SITE DEVELOPMENT DESIGN FOR THE PROJECT ARE PER THE APPROVED DRAWINGS.



UTILITY PLAN

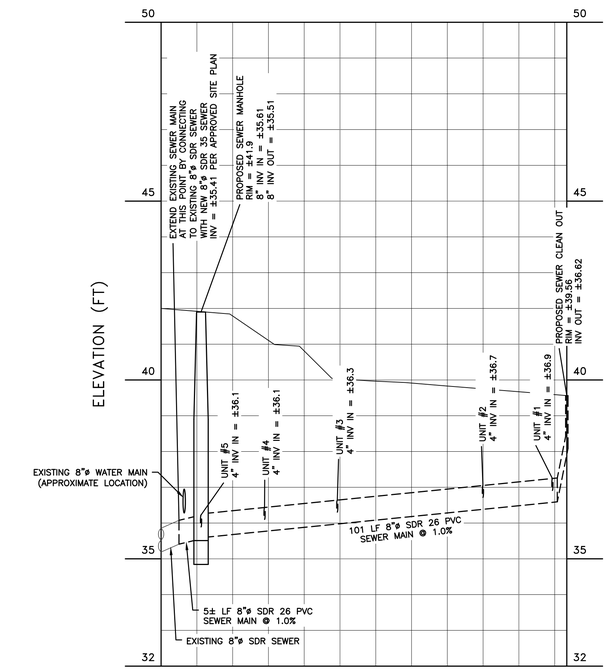
SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.



PROPOSE SEWER MAIN PROFILE PLAN

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 2"

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/26/21	PER PLANNING BOARD COMMENTS	MAB				

STATE OF NEW YORK — MICHAEL A. BOSCHERT — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

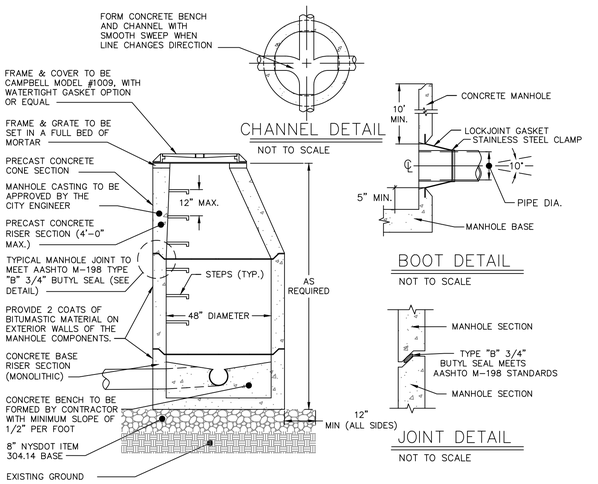
SEWER UTILITY PLAN

FERRY LANDING AT BEACON

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

JOB #:	2021:042
DATE:	9/28/2021
SCALE:	1" = 20'
TITLE:	UT-1
SHEET:	2 OF 3

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



NOTES:

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

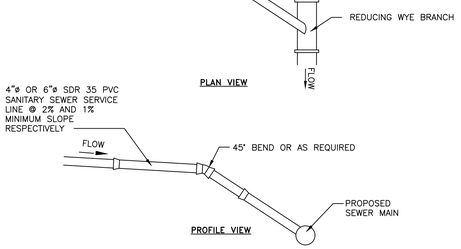
MANHOLE NOTES:

1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
2. MANUFACTURER TO VERIFY REQUIRED "T" DIMENSION ASSOCIATED WITH DEPTH OF INDIVIDUAL MANHOLES.

TABLE

OUTLET SEWER PIPE SIZE	"D" DIA MIN	"T" WALL THICKNESS MIN
8" THRU 21"	4'-0"	5"
24" THRU 30"	5'-0"	6"

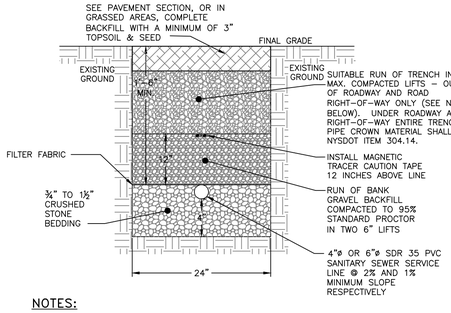
PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



NOTES:

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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

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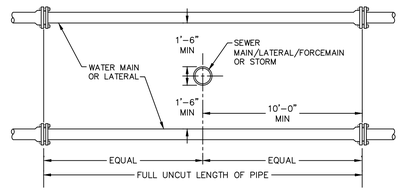
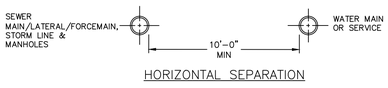
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



VERTICAL SEPARATION

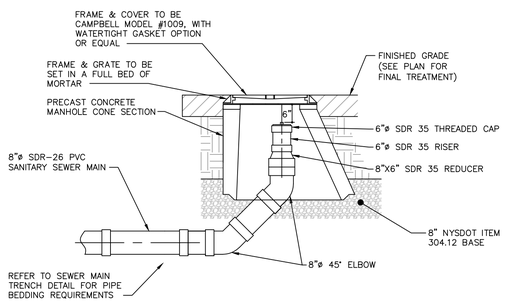


HORIZONTAL SEPARATION

NOTE:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE, OFFSETTING OF WATERLINE OR PRESSURE RATE SEWER PIPE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



SEWER MAIN CLEAN OUT DETAIL
NOT TO SCALE

STANDARD NOTES FOR CENTRAL SEWER PROJECTS (NO WATER)

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

"NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC

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

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

"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."

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

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

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

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

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

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

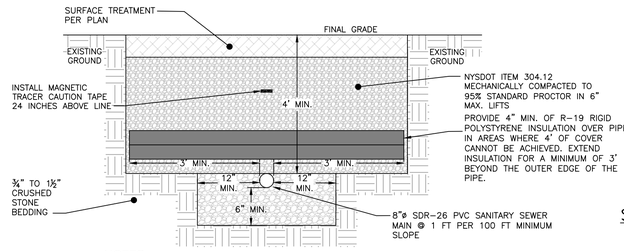
NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

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

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

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

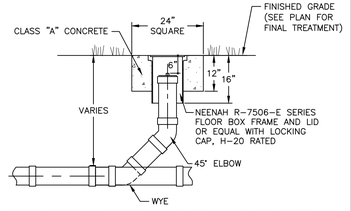
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
3. RIGID PIPE INSULATION TO BE PROVIDED AT PROPOSED SEWER CLEAN OUT FOR FIRST 75 FEET OF SEWER MAIN UNTIL 4' OF COVER IS PROVIDED.

SANITARY SEWER MAIN TRENCH WITH PIPE INSULATION DETAIL
NOT TO SCALE



SEWER SERVICE LATERAL CLEAN OUT DETAIL
NOT TO SCALE

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/26/21	PER PLANNING BOARD COMMENTS	MAB				

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

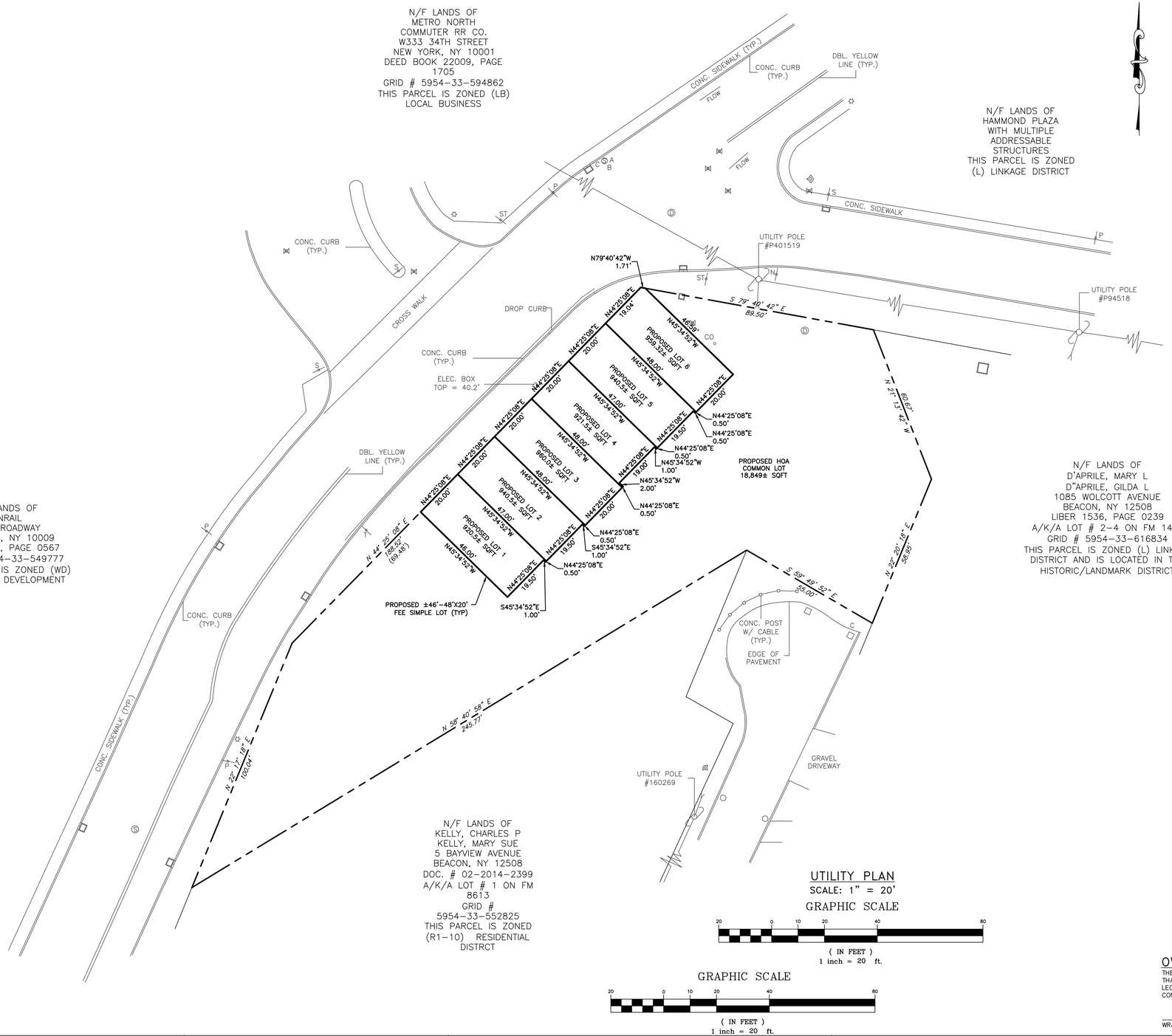
SEWER CONSTRUCTION DETAILS

FERRY LANDING AT BEACON

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

JOB #:	2021:042
DATE:	9/28/2021
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	3 OF 3

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



UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

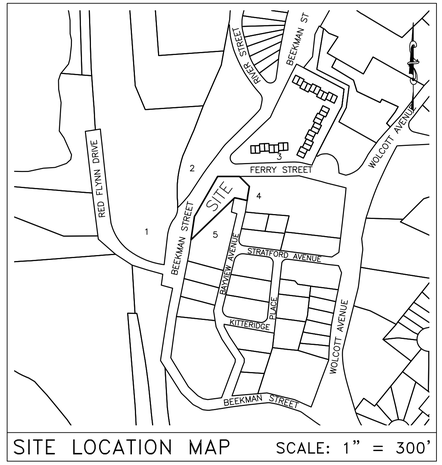
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SITE LOCATION MAP

SCALE: 1" = 300'

SUBDIVISION PLAT REFERENCE NOTES:

1. REFERENCE IS HEREBY MADE TO A SITE PLAN APPROVAL DRAWING ENTITLED "FERRY LANDING AT BEACON", PREPARED BY MICHAEL T. WOLFE, RA, DATED MARCH 20, 2019, LAST REVISED NOVEMBER 1, 2019.
2. BOUNDARY AND TOPOGRAPHY SHOWN ON THIS PLAT ARE PER A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY OF LOOT NO. 2 MAP OF SUBDIVISON FOR ARMAND NINNE, FILED MAP NO. 8612" DATED JULY 25, 2002, PREPARED BY PETER R. HUSTIS, NYS LS NO. 49205.
3. ADDITIONAL SURVEY INFORMATION AND AMENDED TOPOGRAPHY COMPILED FROM A MAP ENTITLED "SURVEY OF LOT 2 FIELD MAP NO. 8613" DATED NOVEMBER 25, 2017, LAST REVISED ON JANUARY 20, 2018, PREPARED BY JOHN J. POST JR.. NYS LS NO. 50643.

PROJECT INFORMATION:

PARCEL OWNER:	NINNIE ARMAND, PO BOX 328, BEACON NY 12508
PROJECT APPLICANT:	WRJG, LLC, 1158 NORTH AVE SECOND FLOOR, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	BEEKMAN STREET, BEACON NY 12508
TAX PARCEL ID:	5954-33-556840
PARCEL AREA:	±0.56-ACRES
WATER SUPPLY:	PUBLIC
SEWAGE DISPOSAL:	PUBLIC
ZONING DISTRICT:	L – LINKAGE

LIST OF PROPERTY ADJOINERS:

1.	5954-33-549777; METRO NORTH COMMUTER RR CO, 333 34TH ST W 9 FL. NEW YORK, NY 10001
2.	5954-33-594862; METRO NORTH COMMUTER RR CO, 333 34TH ST W 9 FL. NEW YORK, NY 10001
3.	NO PARCEL NUMBER; HAMMOND PLAZA CONDOMINIUMS, FM 4261 BEACON, NY 12508
4.	5954-33-616834; ALEXANDER, SCOTT HUGO, 310 E 81ST ST NEW YORK NY 10028
5.	5954-33-552825; KELLY, CHARLES P. & KELLY, MARY SUE 5 BAYVIEW AVE BEACON, NY 12508

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

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.

OWNER'S CONSENT:

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

_____ _____
WRJG, LLC DATE

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/26/21	PER PLANNING BOARD COMMENTS	MAB				

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER 5, 2020.

BY:_____

SURVEYOR'S CERTIFICATION

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

PRELIMINARY PLAT

FERRY LANDING AT BEACON

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

JOB #:	2021:042
DATE:	9/28/2021
SCALE:	1" = 20'
TITLE:	PLAT
SHEET:	1 OF 1

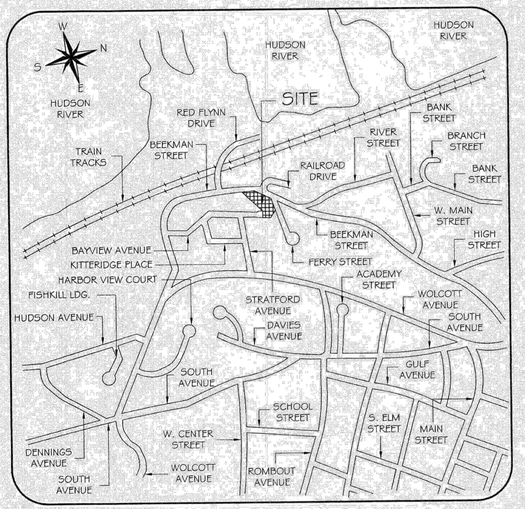
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

GENERAL PARCEL INFORMATION

PARCEL GRID IDENTIFICATION #	5954-33-556840
PARCEL INFORMATION:	LIBER 1704 PAGE 0883 A/K/A LOT # 2 ON FM # 8613
MUNICIPALITY:	CITY OF BEACON
PARCEL LOCATION:	BEEKMAN & FERRY STREET
CURRENT OWNER:	NINNIE, ARMAND PO BOX 328 BEACON, NY 12508
PARCEL DETAILS:	SIZE: 0.56 ACRES = 24,491 SF SCHOOL DISTRICT: BEACON CITY LAND USE: VACANT ZONING DISTRICT: LINKAGE DISRICT (L) FLOOD INFORMATION: NO PORTION OF THE PROPERTY IS SUBJECT TO WETLANDS, FLOODING, OR STORMWATER OVERFLOWS

PLAN LEGEND

- SITE PROPERTY LINE
- ADJOINING PROPERTY LINE
- 50 EXISTING CONTOUR LINE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING DRAINAGE MANHOLE
- EXISTING STOP SIGN
- EXISTING NO OUTLET SIGN
- ST EXISTING STREET SIGN
- P EXISTING PARKING SIGN
- R EXISTING TRAIN SIGN
- EXISTING SEWER MAN HOLE
- EXISTING UTILITY POLE
- EXISTING OH WIRE
- PROPOSED POST LIGHT
- 50 PROPOSED CONTOUR LINE
- + LP (43.5) PROPOSED LOW POINT SPOT ELEVATION
- S4 PROPOSED 4" Ø SDR SEWER SERVICE
- DS PROPOSED DOWN SPOUT
- W1 PROPOSED 1" Ø WATER SERVICE
- W2V PROPOSED CURB VALVE
- CO PROPOSED SEWER / DRAIN CLEAN OUT
- S8 PROPOSED 8" Ø SDR SEWER MAIN
- RD8 PROPOSED 8" Ø ROOF DRAIN MAIN
- TR PROPOSED ELECTRICAL TRANSFORMER
- E PROPOSED ELECTRIC SERVICE
- T PROPOSED TELEPHONE SERVICE
- TV PROPOSED CABLE TV SERVICE



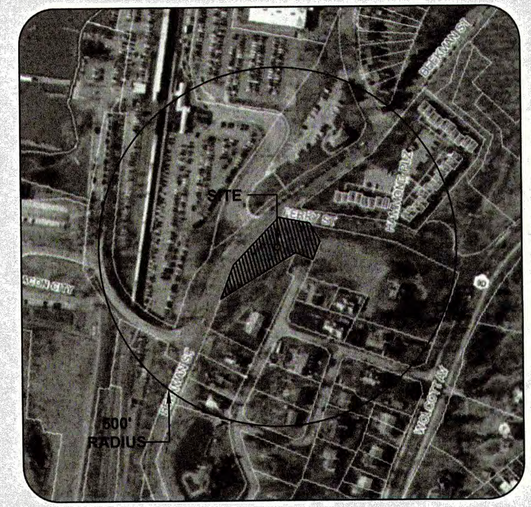
LOCATION MAP
SCALE: 1" = 600' ±

DRAWING INDEX

DRAWING	DRAWING TITLE
1 OF 9	SITE INFORMATION PLAN
2 OF 9	EXISTING SITE CONDITIONS
3 OF 9	SITE DEVELOPMENT PLAN
4 OF 9	SITE GRADING PLAN
5 OF 9	SITE UTILITIES PLAN
6 OF 9	UTILITY PROFILE PLAN
7 OF 9	SIGHT DISTANCE PLAN
8 OF 9	SITE DETAILS PLAN
9 OF 9	SITE DETAILS PLAN
1 OF 1	BUILDING ELEVATIONS
1 OF 1	BUILDING RENDERINGS
1 OF 1	AXONOMETRIC DIAGRAM

AMENDED SITE PLAN NOTES:

1. A PORTION OF THIS PLAN HAS BEEN AMENDED BY HUDSON LAND DESIGN PROFESSIONAL ENGINEERING, P.C. WITH RESPECT TO SEWER COLLECTION ONLY. ALL REVISED WORK IS SURROUNDED BY A REVISION CLOUD TO INDICATE REFERRAL TO THE AMENDED SITE PLAN SET.
2. REFER TO AMENDED SITE PLANS DATED SEPTEMBER 28, 2021, LAST REVISED 10/26/21 FOR AMENDED SITE PLAN WORK.
3. ALL OTHER NON-SEWER WORK SHALL BE IN ACCORDANCE WITH THIS PLAN.



AERIAL OF SURROUNDING BUILDINGS
SCALE: 1" = 200' ±

GENERAL PROJECT INFORMATION

PROJECT APPLICANT:	FERRY LANDING AT BEACON, LTD. POST OFFICE BOX 294 BEACON, NY 12508
PROPOSED USE:	ATTACHED DWELLING UNITS IN ACCORDANCE WITH SECTION 223-41.21 A. (2) OF THE CITY OF BEACON ZONING CODE
NUMBER OF UNITS:	SIX (6) SINGLE FAMILY RESIDENTIAL UNITS
FRONT SETBACK:	MINIMUM 0', MAXIMUM 20'
CORNER BUILDINGS:	ASSUME FRONTAGE ON BOTH STREETS & FRONT SETBACKS APPLY TO BOTH
SIDE SETBACKS:	MINIMUM 0', MAXIMUM 30'
REAR SETBACKS:	MINIMUM 25'
BUILDING HEIGHT:	3 STORIES
LOT AREA & LOT WIDTH:	NO MINIMUM
LOT DEPTH:	MINIMUM 75'
FLOOR AREA RATIO:	NO MINIMUM
LANDSCAPED AREA:	MINIMUM REQUIRED: 15% OF LOT AREA = 3,674 SF LANDSCAPED AREA PROVIDED: 22% OF LOT AREA = 5,459 SF ADDITIONAL LANDSCAPED AREA ADJOINING SITE = 1,948 SF TOTAL AREA OF LANDSCAPING PROVIDED = 7,407 SF
OFF STREET PARKING:	MINIMUM REQUIRED: 6 SPACES PARKING PROVIDED: ~~X~~ 6 INTERIOR SPACES / 6 EXTERIOR SPACES
BUILDING FOOTPRINT:	0.11 ACRES = 4,754 SF
PAVEMENT AREA:	0.18 ACRES = 7,450 SF ON SITE 0.03 ACRES = 1,682 SF ADJOINING SITE 0.21 ACRES = 9,132 SF TOTAL AREA
AREA OF DISTURBANCE:	0.41 ACRES = 17,934 SF ON SITE 0.08 ACRES = 3,307 SF ADJOINING SITE 0.49 ACRES = 21,241 SF TOTAL AREA

APPROVED BY RESOLUTION OF THE BEACON PLANNING BOARD
ON THE 13th DAY OF AUGUST, 2019
SUBJECT TO ALL CONDITIONS AS STATED THEREIN

CHAIRMAN, CITY PLANNING BOARD

12/10/2019
DATE

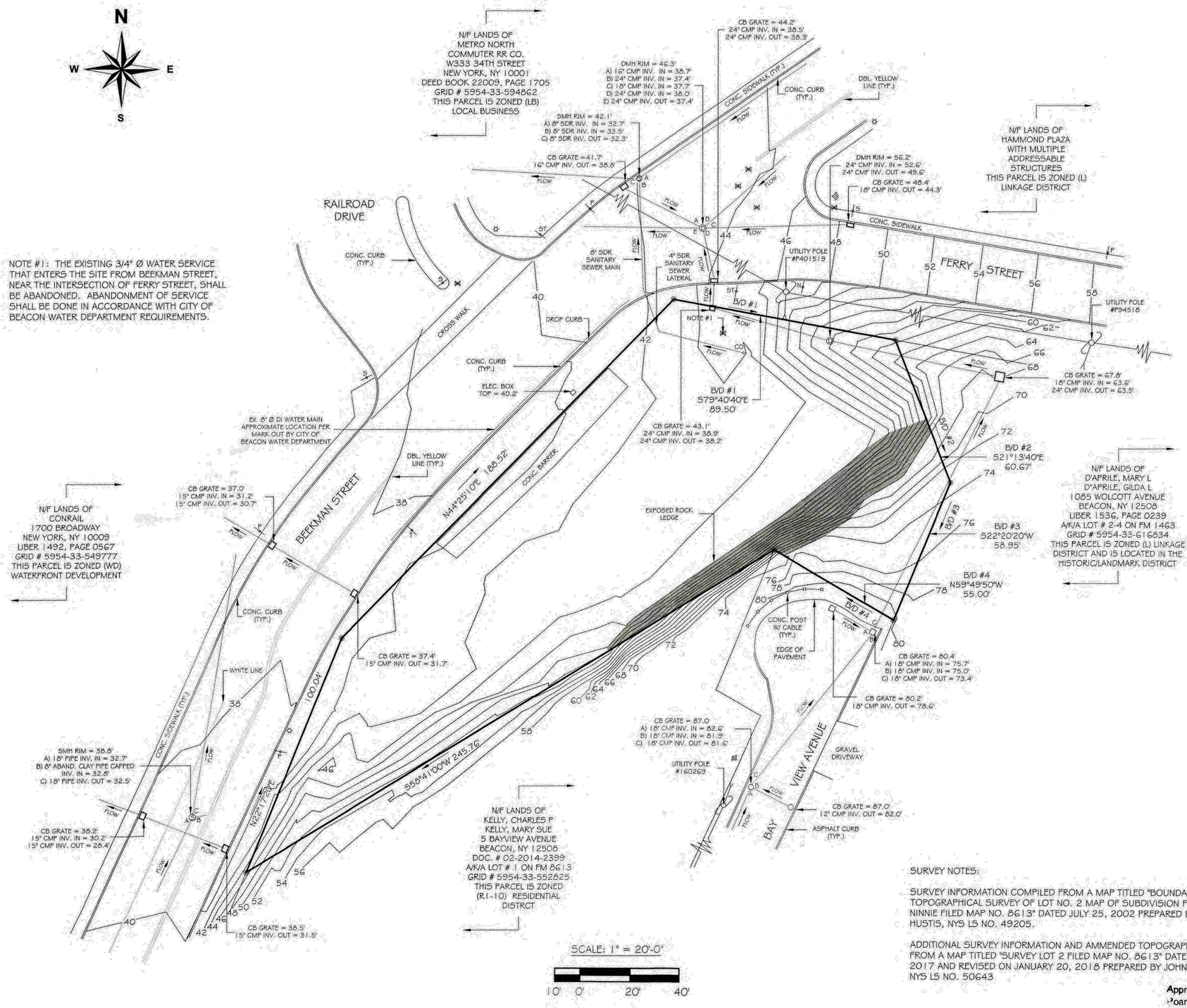
REVISION & DATE
NOVEMBER 1, 2019

REGISTERED ARCHITECT
THOMAS W. CHRISTOPHER
No. 026787
STATE OF NEW YORK

FERRY LANDING AT BEACON, LTD
DEVELOPERS · DESIGNERS · BUILDERS
POST OFFICE BOX 294
BEACON, NY 12508

SITE INFORMATION PLAN
FOR
FERRY LANDING AT BEACON
BEEKMAN AND FERRY STREET
BEACON, NY 12508

DATED: MARCH 20, 2019
SCALE: NONE
DRAWING:
1 OF 9



SURVEY NOTES:

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

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

Approved by Resolution of the Beacon Planning Board on 8-13-19 subject to all conditions as stated therein.

Planning Board Chairman — 12/16/2019 Date

AMENDED SITE PLAN - NO CHANGES THIS SHEET

REVISION & DATE

REGISTERED ARCHITECT T. WOLFE NEW YORK STATE OF NEW YORK

FERRY LANDING AT BEACON, LTD

DEVELOPERS · DESIGNERS · BUILDERS

POST OFFICE BOX 294

BEACON, NY 12508

EXISTING SITE CONDITIONS

FOR

FERRY LANDING AT BEACON

BEEKMAN AND FERRY STREET

BEACON, NY 12508

DATED: MARCH 20, 2019

SCALE: 1" = 20'-0"

DRAWING:

2 OF 9

AREA AND DIMENSIONAL STANDARDS TABLE IN ACCORDANCE WITH SECTION 223-41.21D(10) AND FIGURE 21-1:LINKAGE ZONE STANDARDS

LOT STANDARDS			
	MIN.	MAX.	PROPOSED
LOT AREA	---	---	24,491 SF
LOT WIDTH	---	---	VARIES
LOT DEPTH	75'	---	VARIES > 75'
F.A.R.	---	---	---
FRONT SETBACK	0'	20'	VARIES < 20'
SIDE SETBACK	0'	30'	VARIES < 30'
REAR SETBACK	25'	---	VARIES > 25'
LANDSCAPED AREA	15%	---	23 %
FRONTAGE OCCUPANCY	---	---	---
PEDESTRIAN CLEARWAY	5'	---	5'

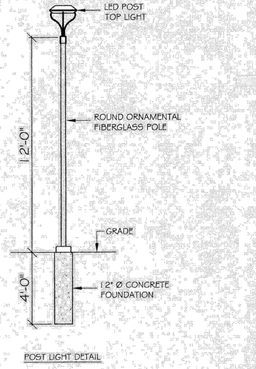
BUILDING HEIGHTS			
	MIN.	MAX.	PROPOSED
# OF STORIES	2	4*	4*
BUILDING HEIGHT (FT)	---	48'	45'±

* 4 STORY BUILDING HEIGHT PERMITTED WITH 15' STEPBACK OVER THIRD STORY

FRONTAGE TYPE		
	ALLOWED	PROPOSED
FORECOURT	YES	---
PORCH	YES	---
LIGHTWELL	YES	---
STOOP	YES	YES

SITE LIGHTING NOTES:

1. ALL POST LIGHTS TO BE MODEL # USPTSL50WRL AS MANUFACTURED BY USAVELED, LLC. WITH 100-277 VOLT AC 50W LED LAMP WITH DUSK TO DAWN PHOTOCONTROL. POST LIGHT PROVIDES "DARK SKY DESIGN".
2. ALL BUILDING MOUNTED EXTERIOR LIGHTING (L1) TO BE MODEL # 1224TT AS MANUFACTURED BY HINKLEY LIGHTING INC. WITH 120 VOLT AC 35W LED LAMP.



POST LIGHT DETAIL

N.T.S



MIST 1224TT	
TITANIUM	
WIDTH:	4.8"
HEIGHT:	22.0"
WEIGHT:	5.0 LBS
MATERIAL:	ALUMINUM
GLASS:	CLEAR ACRYLIC OUTSIDE CYLINDER & SEEDY GLASS INSIDE PANEL
BACKPLATE WIDTH:	4.8"
SOCKET:	1-35W GU-10
DARK SKY:	YES
EXTENSION:	4.0"
TTO:	11.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640065122459

BUILDING MOUNTED LIGHT DETAIL

N.T.S.

N

W E

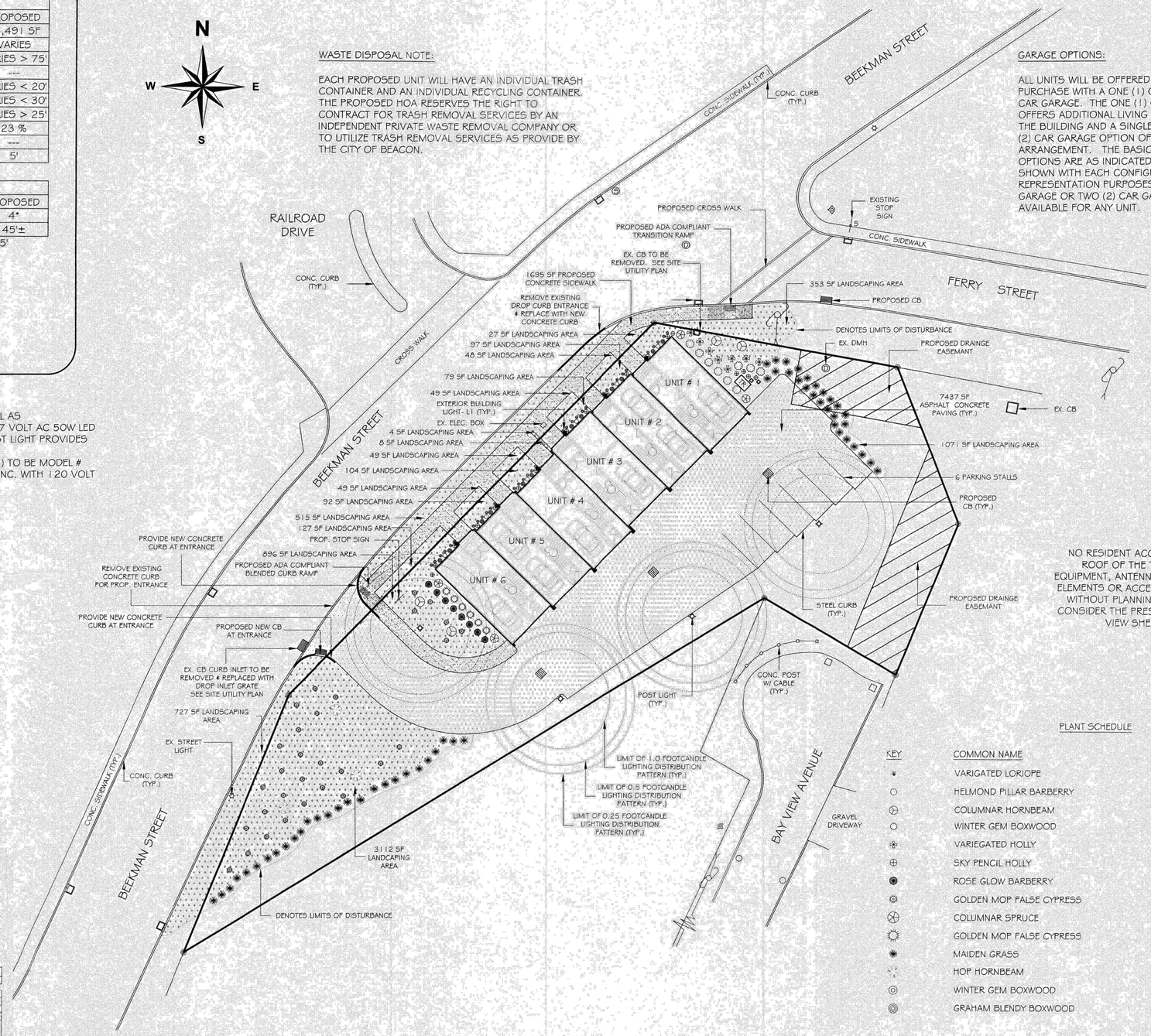
S

WASTE DISPOSAL NOTE:

EACH PROPOSED UNIT WILL HAVE AN INDIVIDUAL TRASH CONTAINER AND AN INDIVIDUAL RECYCLING CONTAINER. THE PROPOSED HOA RESERVES THE RIGHT TO CONTRACT FOR TRASH REMOVAL SERVICES BY AN INDEPENDENT PRIVATE WASTE REMOVAL COMPANY OR TO UTILIZE TRASH REMOVAL SERVICES AS PROVIDE BY THE CITY OF BEACON.

GARAGE OPTIONS:

ALL UNITS WILL BE OFFERED WITH AN OPTION TO PURCHASE WITH A ONE (1) CAR GARAGE OR A TWO (2) CAR GARAGE. THE ONE (1) CAR GARAGE OPTION OFFERS ADDITIONAL LIVING SPACE IN THE FRONT OF THE BUILDING AND A SINGLE REAR GARAGE. THE TWO (2) CAR GARAGE OPTION OFFERS A TANDEM GARAGE ARRANGEMENT. THE BASIC DESIGN FOR THESE TWO OPTIONS ARE AS INDICATED ON THIS PLAN. THE UNITS SHOWN WITH EACH CONFIGURATION ARE FOR REPRESENTATION PURPOSES ONLY. THE ONE (1) CAR GARAGE OR TWO (2) CAR GARAGE OPTION WILL BE AVAILABLE FOR ANY UNIT.



SCALE: 1" = 20'-0"

10' 0' 20' 40'

NO RESIDENT ACCESS SHALL BE PERMITTED ON THE ROOF OF THE THIRD STORY. NO MECHANICAL EQUIPMENT, ANTENNAS, CHIMNEYS OR SIMILAR ROOFTOP ELEMENTS OR ACCESSORY STRUCTURES ARE PERMITTED WITHOUT PLANNING BOARD APPROVAL WHICH SHALL CONSIDER THE PRESERVATION AND PROTECTION OF THE VIEW SHED FROM BAYVIEW AVENUE.

PLANT SCHEDULE

KEY	COMMON NAME	SIZE	QUANTITY
	VARIGATED LORIOPE	1 GAL	1441
	HELMOND PILLAR BARBERRY	36" HEIGHT B&B	6
	COLUMNAR HORNBEAM	8' HEIGHT B&B	4
	WINTER GEM BOXWOOD	24"-30" B&B	9
	VARIEGATED HOLLY	3 GAL	8
	SKY PENCIL HOLLY	36" HEIGHT B&B	18
	ROSE GLOW BARBERRY	5 GAL	8
	GOLDEN MOP FALSE CYPRESS	5 GAL	30
	COLUMNAR SPRUCE	8'-10' HEIGHT B&B	2
	GOLDEN MOP FALSE CYPRESS	24'-30" B&B	6
	MAIDEN GRASS	5 GAL	54
	HOP HORNBEAM	8' HEIGHT B&B	3
	WINTER GEM BOXWOOD	3 GALLON	36
	GRAHAM BLENDY BOXWOOD	36" HEIGHT B&B	12

AMENDED SITE PLAN - NO CHANGES THIS SHEET

Approved by resolution of the Beacon Planning Board on 8-12-19 subject to all conditions as stated therein.

Planning Board Chairman 12/10/2019 Date

REVISION & DATE

NOVEMBER 1, 2019

REGISTERED ARCHITECT T. WOLFE NEW YORK

FERRY LANDING AT BEACON, LTD

DEVELOPERS · DESIGNERS · BUILDERS

POST OFFICE BOX 294

BEACON, NY 12508

SITE DEVELOPMENT PLAN

FOR

FERRY LANDING AT BEACON

BEEKMAN AND FERRY STREET

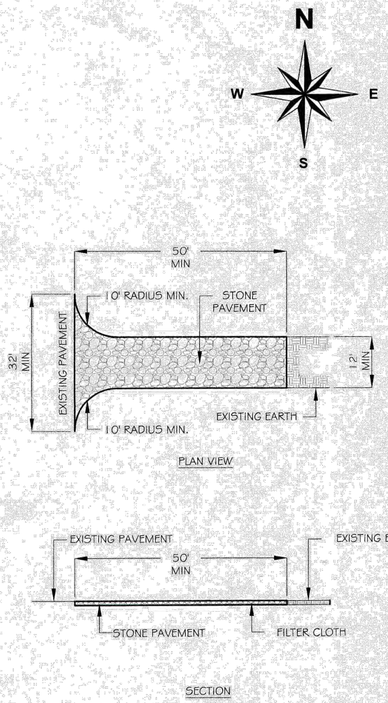
BEACON, NY 12508

DATED: MARCH 20, 2019

SCALE: 1" = 20'-0"

DRAWING:

3 OF 9



STABILIZED CONSTRUCTION ENTRANCE

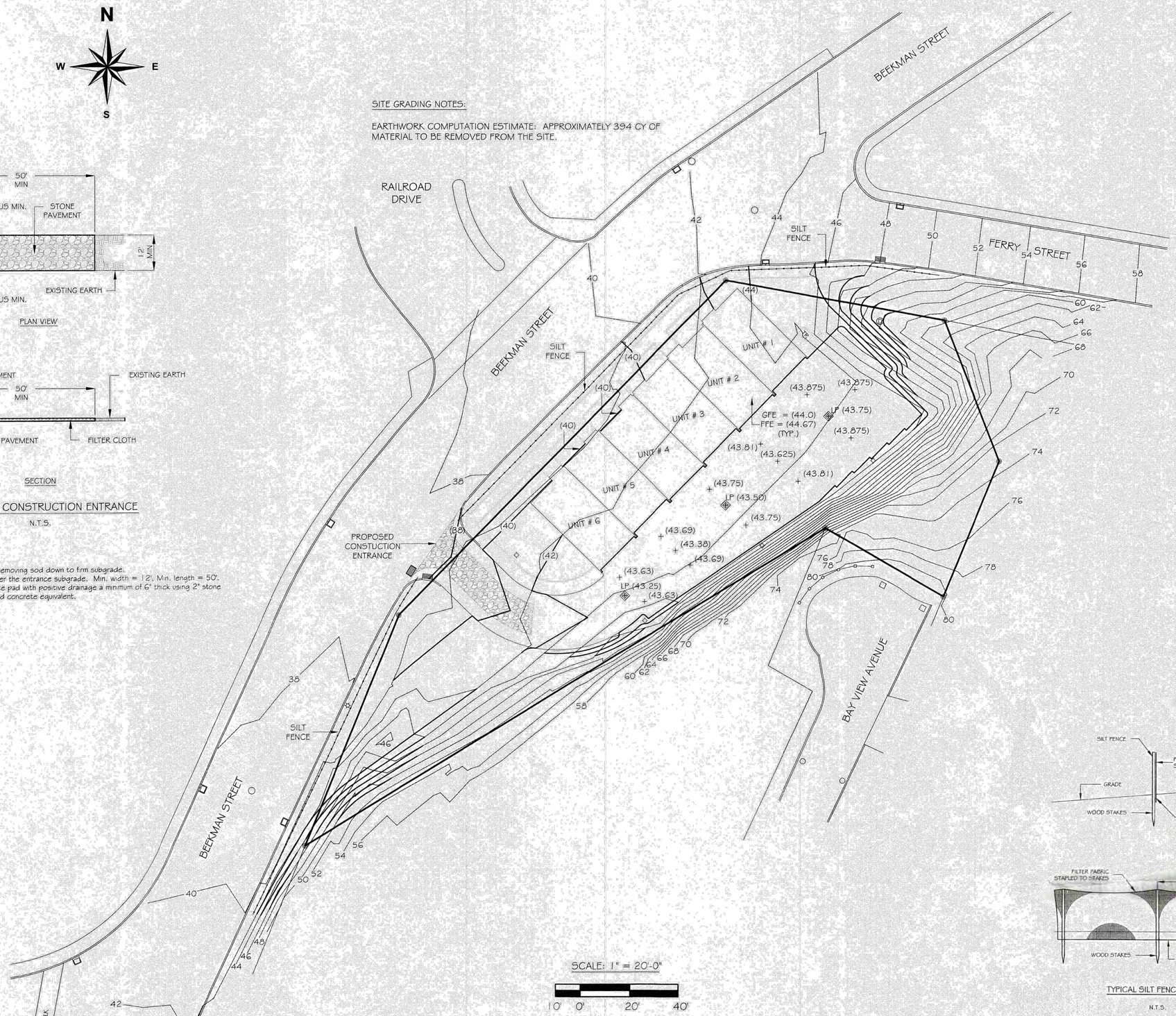
N.T.S.

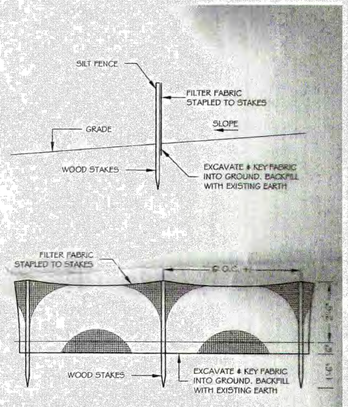
Installation Details:

1. Grade entrance by removing sod down to firm subgrade.
2. Place filter cloth over the entrance subgrade. Min. width = 12', Min. length = 50'.
3. Construct aggregate pad with positive drainage a minimum of 6" thick using 2" stone or reclaimed or recycled concrete equivalent.

SITE GRADING NOTES:

EARTHWORK COMPUTATION ESTIMATE: APPROXIMATELY 394 CY OF MATERIAL TO BE REMOVED FROM THE SITE.





TYPICAL SILT FENCE DETAIL

N.T.S.

AMENDED SITE PLAN - NO CHANGES THIS SHEET

Approved by resolution of the Beacon Planning Board on 8-13-19 subject to all conditions as stated therein.

Planning Board Chairman 12/10/2019 Date

REVISION & DATE

FERRY LANDING AT BEACON, LTD

DEVELOPERS · DESIGNERS · BUILDERS

POST OFFICE BOX 294

BEACON, NY 12508

SITE GRADING PLAN

FOR

FERRY LANDING AT BEACON

BEEKMAN AND FERRY STREET

BEACON, NY 12508

DATED: MARCH 20, 2019

SCALE: 1" = 20'-0"

DRAWING:

4 OF 9

230

N

W E

SITE UTILITIES NOTES

1. ALL CATCH BASINS TO BE PRECAST CONCRETE MODEL CB-30x48 OR MODEL CB-30x30 MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. 629 LYBOLT ROAD, BULLVILLE, NY 10915 OR EQUAL

2. ALL CAST IRON FRAMES AND GRATES TO BE MANUFACTURED BY CAMBELL FOUNDRY OR EQUAL, AS SUPPLIED BY WOODARD'S CONCRETE PRODUCTS, INC. 629 LYBOLT ROAD, BULLVILLE, NY 10915 OR EQUAL

3. DROP INLET CAST IRON FRAME AND FLAT GRATE TO BE MODEL GRATE-30x30x4 OR MODEL GRATE-30x48 BICYCLE TYPE WITH A HEAVY DUTY, H20 LOAD RATING.

4. CURB INLET CAST IRON FRAME AND GRATE TO BE MODEL-CI 30x48 BICYCLE TYPE WITH A HEAVY DUTY, H20 LOAD RATING.

5. THE EXISTING 8"Ø SEWER SERVICE THAT EXTENDS INTO THE SITE FROM THE SEWER MANHOLE LOCATED ON THE NORTH SIDE OF BEEKMAN STREET SERVICES THIS PARCEL ONLY. THIS IS A PRIVATE SERVICE AND SHALL BE OWNED AND MAINTAINED BY THE PROPOSED HOME OWNERS ASSOCIATION.

6. ALL WATER SERVICES TO BE 1"Ø TYPE K (SOFT) COPPER WATER TUBING

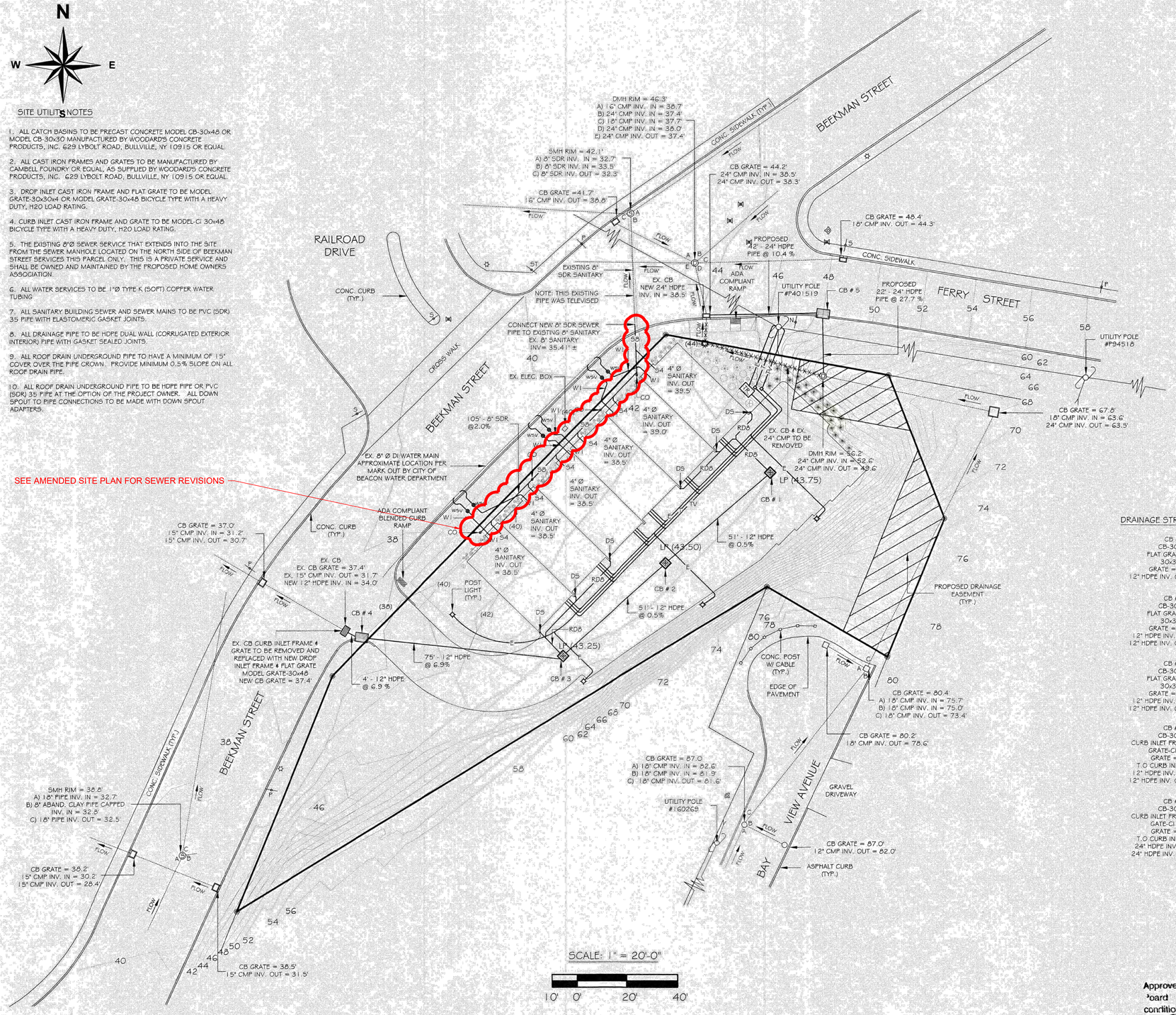
7. ALL SANITARY BUILDING SEWER AND SEWER MAINS TO BE PVC (SDR) 35 PIPE WITH ELASTOMERIC GASKET JOINTS.

8. ALL DRAINAGE PIPE TO BE HDPE DUAL WALL (CORRUGATED EXTERIOR INTERIOR) PIPE WITH GASKET SEALED JOINTS.

9. ALL ROOF DRAIN UNDERGROUND PIPE TO HAVE A MINIMUM OF 15" COVER OVER THE PIPE CROWN. PROVIDE MINIMUM 0.5% SLOPE ON ALL ROOF DRAIN PIPE.

10. ALL ROOF DRAIN UNDERGROUND PIPE TO BE HDPE PIPE OR PVC (SDR) 35 PIPE AT THE OPTION OF THE PROJECT OWNER. ALL DOWN SPOUT TO PIPE CONNECTIONS TO BE MADE WITH DOWN SPOUT ADAPTERS.

SEE AMENDED SITE PLAN FOR SEWER REVISIONS



SCALE: 1" = 20'-0"

10' 0' 20' 40'

DRAINAGE STRUCTURE LIST

CB # 1
CB-30x30
FLAT GRATE INLET
30x30x4
GRATE = 43.75'
12" HDPE INV. OUT = 40.67'

CB # 2
CB-30x30
FLAT GRATE INLET
30x30x4
GRATE = 43.50'
12" HDPE INV. IN = 40.35'
12" HDPE INV. OUT = 40.25'

CB # 3
CB-30x30
FLAT GRATE INLET
30x30x4
GRATE = 43.25'
12" HDPE INV. IN = 39.95'
12" HDPE INV. OUT = 39.85'

CB # 4
CB-30x48
CURB INLET FRAME & GRATE
GRATE-CI 30x48
GRATE = 38.0'
T.O CURB INLET = 38.5'
12" HDPE INV. IN = 34.68'
12" HDPE INV. OUT = 34.28'

CB # 5
CB-30x48
CURB INLET FRAME & GRATE
GATE-CI 30x48
GRATE = 48.0'
T.O CURB INLET = 48.5'
24" HDPE INV. IN = 43.5'
24" HDPE INV. OUT = 43.4'

Approved by resolution of the Beacon Planning Board on 8-12-19 subject to all conditions as stated therein.

12/10/2019
Planning Board Chairman — Date

REVISION & DATE

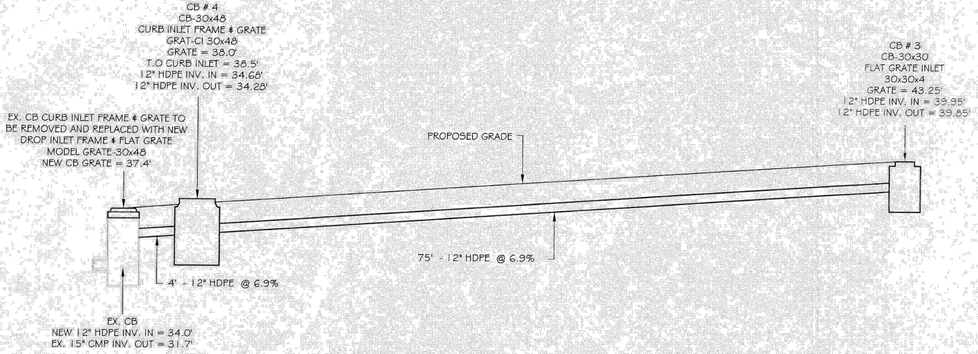
MICHAEL T. WOLFE — REGISTERED ARCHITECT — NEW YORK — UNIVERSITY OF THE STATE OF NEW YORK

FERRY LANDING AT BEACON, LTD
DEVELOPERS · DESIGNERS · BUILDERS
POST OFFICE BOX 294
BEACON, NY 12508

SITE UTILITY PLAN
FOR
FERRY LANDING AT BEACON
BEEKMAN AND FERRY STREET
BEACON, NY 12508

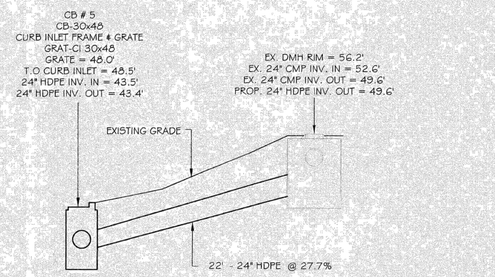
DATED: MARCH 20, 2019
SCALE: 1" = 20'-0"
DRAWING:
5 OF 9

REVISION & DATE



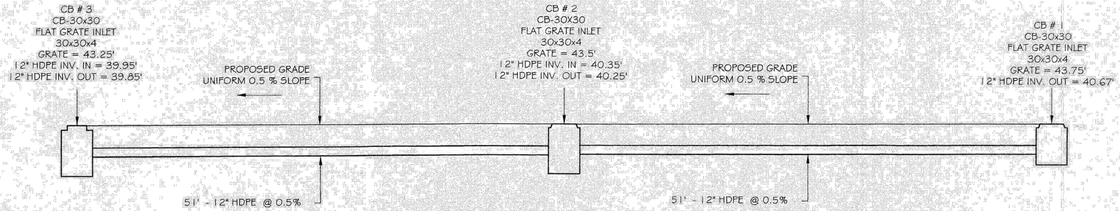
STORM DRAIN PROFILE AT CB#3 TO EX. CB

SCALE: ⅛" = 1'-0"



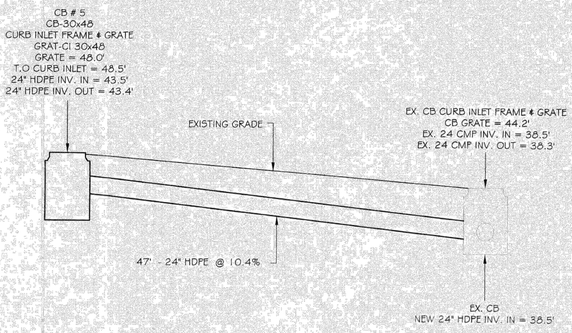
STORM DRAIN PROFILE AT EX. MH TO CB # 5

SCALE: ⅛" = 1'-0"



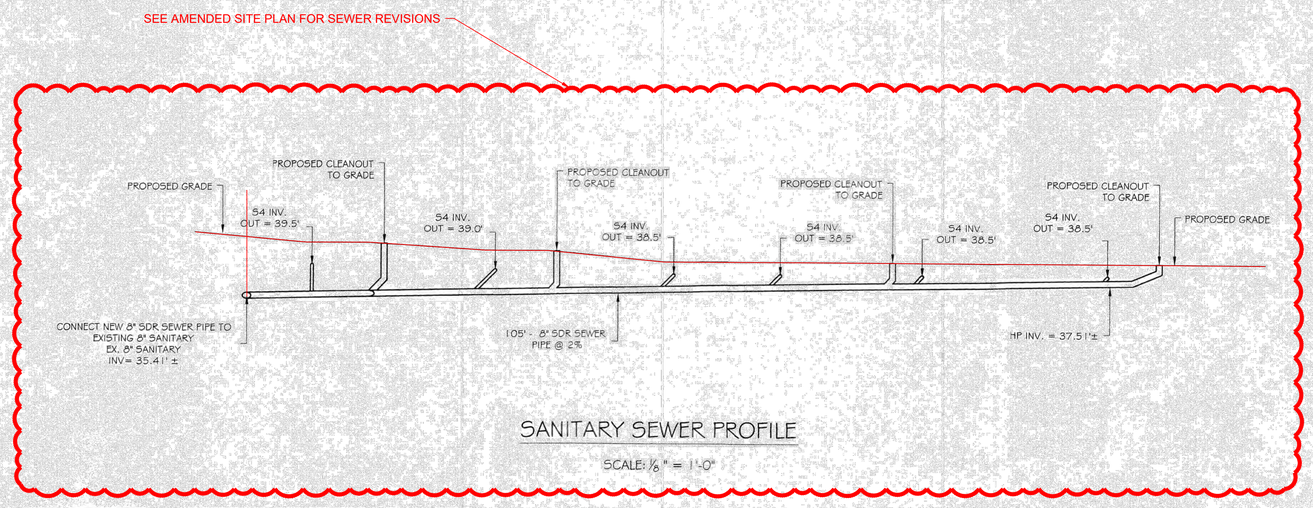
STORM DRAIN PROFILE AT CB#1 TO CB#3

SCALE: ⅛" = 1'-0"



STORM DRAIN PROFILE AT CB # 5 TO EX. CB

SCALE: ⅛" = 1'-0"



SANITARY SEWER PROFILE

SCALE: ⅛" = 1'-0"

Approved by resolution of the Beacon Planning Board on 9-13-19 subject to all conditions as stated therein.

Planning Board Chairman — 12/12/2019 Date

FERRY LANDING AT BEACON, LTD

DEVELOPERS · DESIGNERS · BUILDERS

POST OFFICE BOX 294

BEACON, NY 12508

UTILITY PROFILE PLAN

FOR

FERRY LANDING AT BEACON

BEEKMAN AND FERRY STREET

BEACON, NY 12508

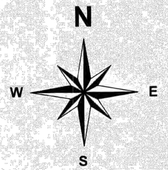
DATED: MARCH 20, 2019

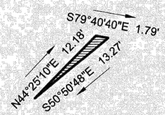
SCALE: 1/8" = 1'-0"

DRAWING:

6 OF 9

REVISION & DATE
NOVEMBER 1, 2019





DETAIL OF PROPOSED SIGHT DISTANCE EASEMENT TO BE GRANTED TO CITY OF BEACON CONTAINING 9.04± SF

SCALE: 1" = 10' - 0"

SIGHT DISTANCE TABLE			
	REQUIRED	PROVIDED	NOTE
SLSD RIGHT	335'	335'±	(A)
SSD	200'	500'+	(B)
TSD	245'	500'+	(C)
SLSD LEFT	290'	303'±	(D)

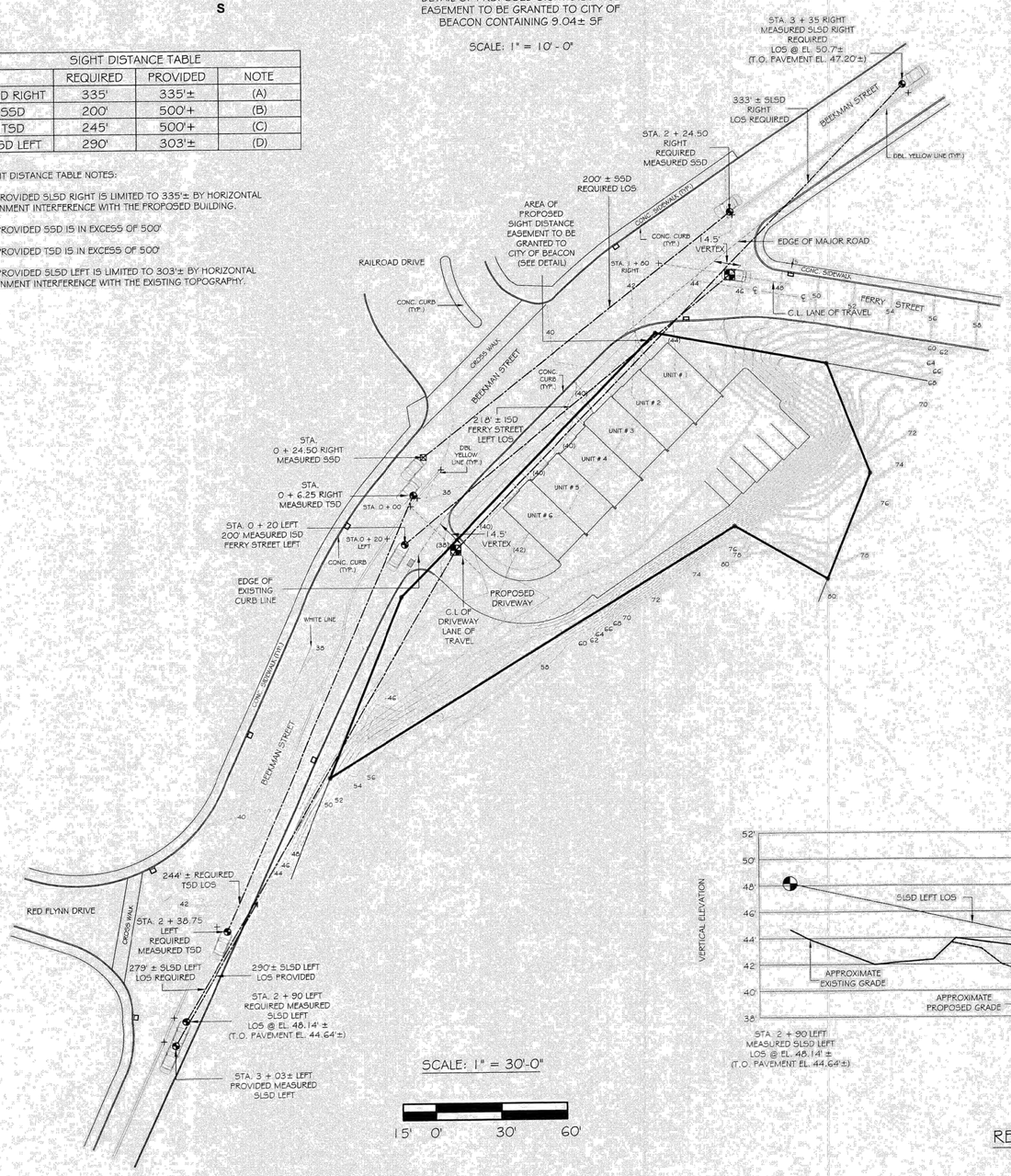
SIGHT DISTANCE TABLE NOTES:

(A) PROVIDED SLSD RIGHT IS LIMITED TO 335'± BY HORIZONTAL ALIGNMENT INTERFERENCE WITH THE PROPOSED BUILDING.

(B) PROVIDED SSD IS IN EXCESS OF 500'

(C) PROVIDED TSD IS IN EXCESS OF 500'

(D) PROVIDED SLSD LEFT IS LIMITED TO 303'± BY HORIZONTAL ALIGNMENT INTERFERENCE WITH THE EXISTING TOPOGRAPHY.



SCALE: 1" = 30'-0"

15' 0' 30' 60'

FERRY STREET INTERSECTION SIGHT DISTANCE NOTES

1. THIS PLAN PROVIDES UNOBSRUCTED INTERSECTION SIGHT DISTANCE (ISD) > 200' LEFT (SOUTH) FOR VEHICLES DEPARTING FERRY STREET.

2. INTERSECTION SIGHT DISTANCE (ISD) IS MEASURED AT 42" ABOVE ROAD PAVEMENT SURFACE (DRIVER EYE ELEVATION).

3. THIS PLAN DELINEATES THE PROPOSED SIGHT DISTANCE EASEMENT (CONTAINING 9.04 ± SF) TO BE GRANTED TO THE CITY OF BEACON FOR THE PURPOSE OF PROVIDING AND MAINTAINING UNOBSTRUCTED SIGHT DISTANCE TO THE LEFT (SOUTH) FOR VEHICULAR EGRESS FROM FERRY STREET ON AND ACROSS THE EASEMENT AREA.

DRIVEWAY SIGHT DISTANCE NOTES

1. DRIVEWAY SITE DISTANCE REQUIREMENTS IN CONFORMANCE WITH THE STANDARDS CONTAINED IN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION PUBLICATION TITLED " POLICY AND STANDARDS FOR ENTRANCES TO STATE HIGHWAYS" DATED JANUARY 15, 2015 AND THE AASHTO PUBLICATION TITLED "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" DATED 2011.

2. DRIVEWAY SIGHT DISTANCE DESIGN BASED ON THE FOLLOWING:

A) 30 MPH DESIGN SPEED FOR SOUTHBOUND TRAFFIC AND 25 MPH DESIGN SPEED FOR NORTHBOUND TRAFFIC ON MAJOR ROAD WITH NO ADJUSTMENT FACTORS FOR SIGHT DISTANCES BASED ON APPROACH GRADE.
B) DRIVEWAY INTERSECTION WITH NO TRAFFIC CONTROL ON THE MAJOR ROAD AND STOP CONTROL ON THE DRIVEWAY.
C) 335' STOP LINE SIGHT DISTANCE (SLSD) FOR LEFT TURN FROM STOP - 1 LANE CROSSED.
D) 290' STOP LINE SIGHT DISTANCE (SLSD) FOR RIGHT TURN FROM STOP - 1 LANE ENTERED.
E) 200' STOPPING SIGHT DISTANCE (SSD) ON MAJOR ROAD.
F) 245' TURNING SIGHT DISTANCE (TSD) SITE DISTANCE FOR LEFT TURN FROM MAJOR ROAD - 1 LANE CROSSED.

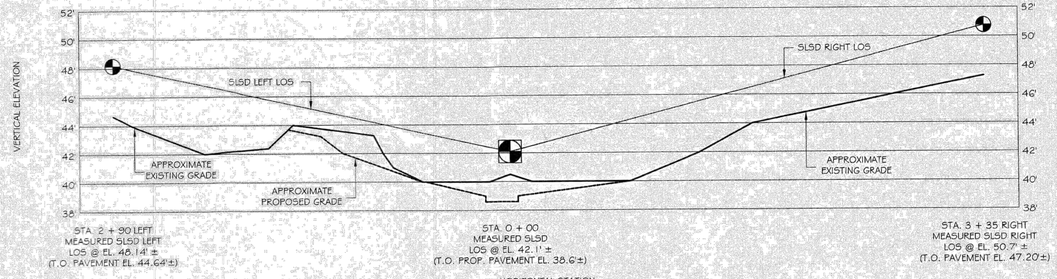
3. STOP LINE SIGHT DISTANCE (SLSD) AND TURNING SIGHT DISTANCE (TSD) ARE MEASURED AT 42" ABOVE DRIVEWAY SURFACE AND ROAD PAVEMENT SURFACE (DRIVER EYE ELEVATION).

4. STOPPING SIGHT DISTANCE (SSD) IS MEASURED FROM 42" ABOVE ROAD PAVEMENT SURFACE (DRIVER EYE ELEVATION) TO 24" ABOVE ROAD PAVEMENT SURFACE (BRAKE LIGHT ELEVATION).

5. A SIGHT DISTANCE EASEMENT FOR THE PURPOSE OF PROVIDING AND MAINTAINING UNOBSTRUCTED SIGHT DISTANCE FOR VEHICULAR EGRESS FROM THE PROPOSED DRIVEWAY ON AND ACROSS THE COMMON AREA WILL BE PROVIDED.

SIGHT DISTANCE SYMBOLS

- DRIVER LOCATION AT 42" ABOVE DRIVEWAY SURFACE ELEVATION AT STOP
- DRIVER LOCATION AT 42" ABOVE ROAD SURFACE ELEVATION
- BRAKE LIGHT LOCATION AT 24" ABOVE ROAD SURFACE ELEVATION
- LOS LINE OF SIGHT
- SLSD STOP LINE SIGHT DISTANCE
- SSD STOP SIGHT DISTANCE
- TSD INTERSECTION SIGHT DISTANCE
- ISD TURNING SIGHT DISTANCE



REQUIRED STOP LINE SIGHT DISTANCE PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

AMENDED SITE PLAN - NO CHANGES THIS SHEET

Approved by resolution of the Beacon Planning Board on 8-13-19 subject to all conditions as stated therein.

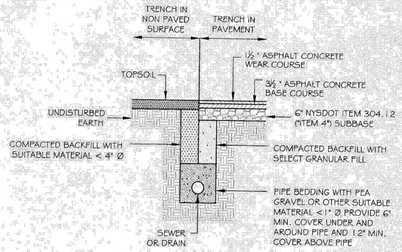
Planning Board Chairman — Date 8/16/2019

REGISTERED ARCHITECT
T. WOLFE
STATE OF NEW YORK
LICENSED

FERRY LANDING AT BEACON, LTD
DEVELOPERS · DESIGNERS · BUILDERS
POST OFFICE BOX 294
BEACON, NY 12508

SIGHT DISTANCE PLAN
FOR
FERRY LANDING AT BEACON
BEEKMAN AND FERRY STREET
BEACON, NY 12508

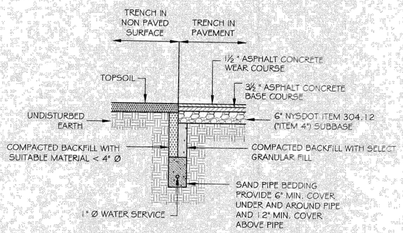
DATED: MARCH 20, 2019
SCALE: 1" = 30'-0"
DRAWING:
7 OF 9



TYPICAL SEWER / DRAIN TRENCH

N.T.S

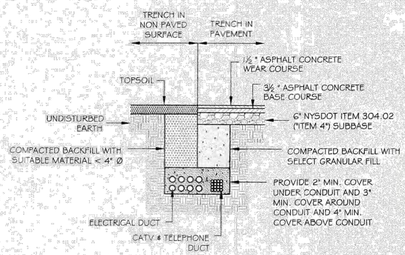
NOTE: ALL BACKFILL MATERIAL USED IN THE CTIY OF BEACON ROAD RIGHT OF WAY TO BE NYSDOT ITEM NO. 304.12. ALL BACKFILL MATERIAL SHALL BE BACKFILLED IN 8" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95 % PROCTOR.



TYPICAL WATER SERVICE TRENCH

N.T.S

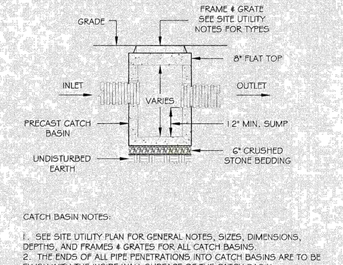
NOTE: ALL BACKFILL MATERIAL USED IN THE CTIY OF BEACON ROAD RIGHT OF WAY TO BE NYSDOT ITEM NO. 304.12. ALL BACKFILL MATERIAL SHALL BE BACKFILLED IN 8" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95 % PROCTOR.



ALL UNDERGROUND CONDUIT INSTALLATIONS INCLUDING COVER REQUIREMENTS, GROUNDING, AND PROTECTION FROM DAMAGE SHALL BE IN ACCORDANCE WITH THE NEC, CENTRAL HUDSON SPECIFICATIONS & REQUIREMENTS, AND ANY OTHER UTILITY COMPANY REQUIREMENTS.

TYPICAL UTILITY TRENCH

N.T.S



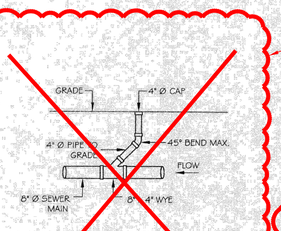
CATCH BASIN NOTES:

1. SEE SITE UTILITY PLAN FOR GENERAL NOTES, SIZES, DIMENSIONS, DEPTHS, AND FRAMES & GRATES FOR ALL CATCH BASINS.
2. THE ENDS OF ALL PIPE PENETRATIONS INTO CATCH BASINS ARE TO BE FLUSH WITH THE INSIDE WALL SURFACE OF THE CATCH BASIN.
3. PARGE AROUND INTERIOR AND EXTERIOR OF ALL PIPE PENETRATIONS.
4. PLACE CATCH BASIN ON MIN. 6" CRUSHED STONE BEDDING.
5. PROVIDE MINIMUM OF 12" SUMP AT BOTTOM OF ALL CATCH BASINS.
6. PROVIDE MINIMUM DROP OF 0.1' BETWEEN INLET AND OUTLET INVERT UNLESS OTHERWISE NOTED ON PLAN.

CATCH BASIN DETAIL

N.T.S

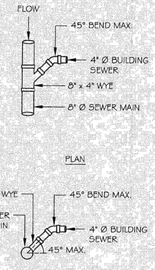
SEE AMENDED SITE PLAN FOR SEWER REVISIONS



NOTE: ALL SANITARY BUILDING SEWER ~~AND SEWER MAINS~~ TO BE PVC (SDR) 35 PIPE WITH ELASTOMERIC GASKET JOINTS

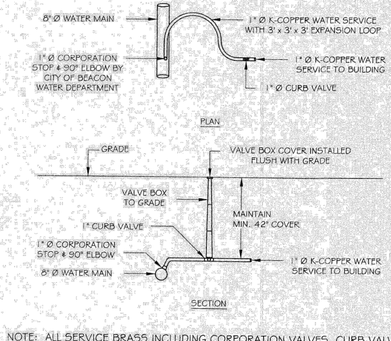
TYPICAL SEWER CLEAN OUT DETAIL

N.T.S



TYPICAL SEWER SERVICE DETAIL

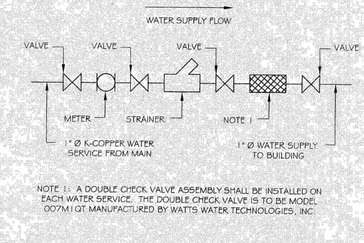
N.T.S



NOTE: ALL SERVICE BRASS INCLUDING CORPORATION VALVES, CURB VALVES, AND CURB BOXES TO BE MANUFACTURED BY MUELLER WATER PRODUCTS, INC. ALL CORPORATION VALVES AND CURB VALVES INLET/OUTLET CONNECTIONS TO BE COMPRESSION CONNECTIONS

TYPICAL WATER SERVICE DETAIL

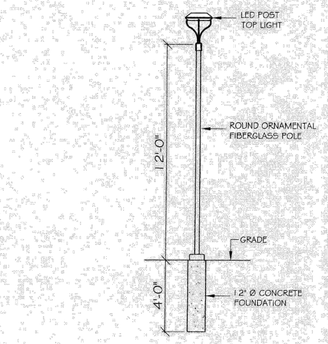
N.T.S



NOTE 1: A DOUBLE CHECK VALVE ASSEMBLY SHALL BE INSTALLED ON EACH WATER SERVICE. THE DOUBLE CHECK VALVE IS TO BE MODEL 007M1QT MANUFACTURED BY WATTS WATER TECHNOLOGIES, INC.

TYPICAL WATER SERVICE CHECK VALVE DETAIL

N.T.S

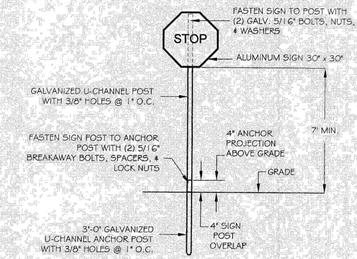


SITE LIGHTING NOTES:

ALL POST LIGHTS TO BE MODEL # USPTSL1SOWRL AS MANUFACTURED BY USAVELED, LLC. WITH 100-277 VOLT AC 50W LED LAMP WITH DUSK TO DAWN PHOTOCONTROL. POST LIGHT PROVIDES "DARK SKY DESIGN".

TYPICAL POST LIGHT DETAIL

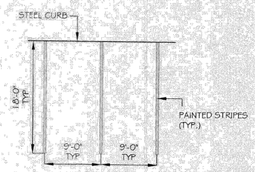
N.T.S



STOP SIGN TO BE TYPE R1-1 STOP SIGN IN CONFORMANCE WITH THE 2009 EDITION OF THE FHWA MUTCD FOR STREETS AND HIGHWAYS

STOP SIGN DETAIL

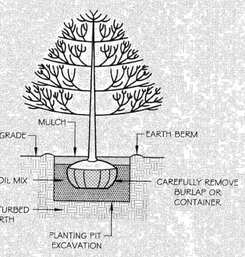
N.T.S



PARKING LOT STRIPING NOTE:
ALL PARKING STRIPES TO BE 4" PAINTED WHITE STRIPES

TYPICAL PARKING STRIPING DETAIL

N.T.S



GENERAL PLANTING NOTES:

1. TRIM OR PRUNE ANY DAMAGED, DISEASED, BROKEN OR WEAK BRANCHES IMMEDIATELY AFTER PLANTING.
2. PLANTING PIT EXCAVATION TO BE 2X WIDTH OF ROOT BALL IN SOIL AND 3X WIDTH OF ROOT BALL IN ROCK.
3. MAINTAIN TOP OF ROOT BALL FLUSH WITH SOIL SURFACE OR 1"-2" ABOVE SOIL SURFACE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
4. TOPSOIL MIX TO BE 2 PARTS TOPSOIL TO ONE PART ORGANIC MULCH.
5. WATER PLANTS THOROUGHLY AFTER INSTALLATION.
6. PLANTS IN CONTAINERS - REMOVE CONTAINER AND LOOSEN ROOTS OF POT BOUND PLANTS BY GENTLY SCORING OR PULLING ROOTS.
7. STAKE TREES ONLY IF NECESSARY. STAKING IS NOT REQUIRED IF INSTALLED STAKING MUST BE REMOVED NO LATER THAN ONE YEAR AFTER PLANTING.

TREE & SHRUB PLANTING DETAIL
B&B OR CONTAINER PLANTING

Approved by resolution of the Beacon Planning Board on 8-13-19 subject to all conditions as stated therein.

Planning Board Chairman — Date 12/10/2019

REVISION & DATE

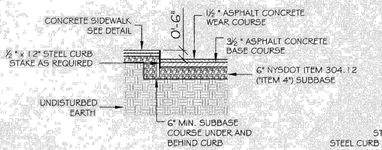


FERRY LANDING AT BEACON, LTD
DEVELOPERS · DESIGNERS · BUILDERS
POST OFFICE BOX 294
BEACON, NY 12508

SITE DETAILS PLAN
FOR
FERRY LANDING AT BEACON
BEEKMAN AND FERRY STREET
BEACON, NY 12508

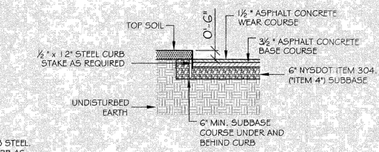
DATED: MARCH 20, 2019
SCALE: NOT TO SCALE
DRAWING:
8 OF 9

REVISION & DATE



CURB ABUTTING SIDEWALK

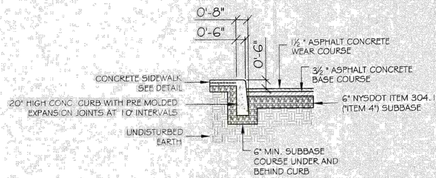
STEEL CURB NOTE:
STEEL CURB TO BE GRADE A588 STEEL. TEMPORARILY STAKE STEEL CURB AS REQUIRED TO SUPPORT CURB PRIOR TO PAVING AND BACK FILLING.



CURB ABUTTING LANDSCAPING

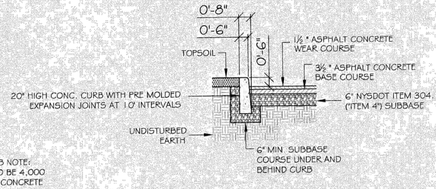
STEEL CURB DETAIL

NOT TO SCALE



CURB ABUTTING SIDEWALK

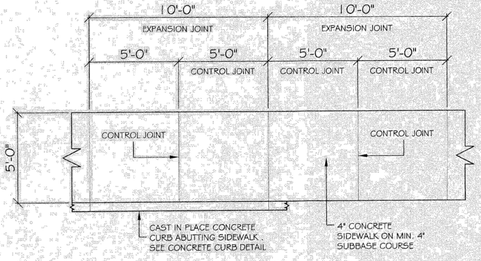
CONCRETE CURB NOTE:
CONCRETE CURB TO BE 4,000 PSI CAST IN PLACE CONCRETE



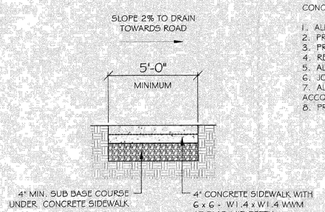
CURB ABUTTING LANDSCAPING

CAST IN PLACE CONCRETE CURB DETAIL

NOT TO SCALE



TYPICAL CONCRETE SIDEWALK PLAN

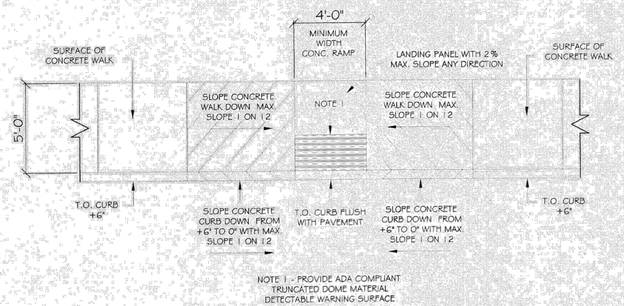


TYPICAL CONCRETE SIDEWALK SECTION

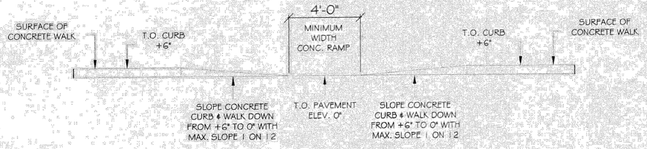
CONCRETE SIDEWALK NOTES:
1. ALL CONCRETE SIDEWALKS TO BE 4,000 PSI CAST IN PLACE CONCRETE.
2. PROVIDE HAND TOOLED TRANSVERSE CONTROL JOINTS WITH 1/4" RADIUS EDGES AT 5'-0" O.C. INTERVALS MAX.
3. PROVIDE PRE MOLDED EXPANSION JOINTS WITH HAND TOOLED EDGES @ 10'-0" O.C. MAX.
4. REINFORCING FOR CONCRETE TO BE 6 x 6 - W1.4 x 1.4 WWM INSTALLED AT SLAB MID DEPTH
5. ALL EXPOSED CONCRETE SURFACE TO HAVE BROOM TEXTURE FINISH.
6. JOINTS WILL NOT BE SAWCUT.
7. ALL EXPOSED CONCRETE SURFACE TO BE TREATED WITH SUREBOND (OR EQUAL) SIDEWALK SEALER IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.
8. PROVIDE HAND TOOLED 1/4" RADIUS EDGES AT PERIMETER OF ALL SIDEWALKS

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE



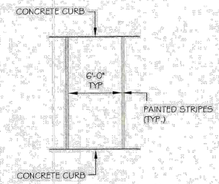
CONCRETE SIDEWALK TRANSITION RAMP PLAN



CONCRETE SIDEWALK TRANSITION RAMP ELEVATION

ADA COMPLIANT CONCRETE SIDEWALK TRANSITION RAMP DETAIL

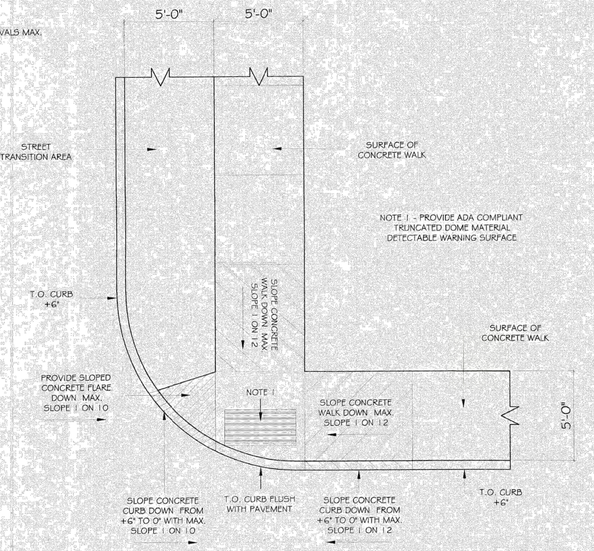
NOT TO SCALE



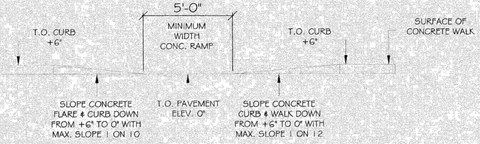
CROSS WALK STRIPING NOTE:
ALL CROSS WALK STRIPES TO BE MIN. 6" WIDE PAINTED WHITE STRIPES. ALL PAINTED STRIPES TO EXTEND FROM CURB TO CURB.

CROSS WALK DETAIL

NOT TO SCALE



CONCRETE SIDEWALK BLENDED CURB PLAN



CONCRETE SIDEWALK BLENDED CURB ELEVATION

ADA COMPLIANT CONCRETE SIDEWALK BLENDED CURB DETAIL

NOT TO SCALE

AMENDED SITE PLAN - NO CHANGES THIS SHEET

Approved by resolution of the Beacon Planning Board on 8-13-19 subject to all conditions as stated therein.

Planning Board Chairman — Date 12/10/2019

MICHAEL T. WOLFE
LICENSED ARCHITECT
NEW YORK

FERRY LANDING AT BEACON, LTD
DEVELOPERS · DESIGNERS · BUILDERS
POST OFFICE BOX 294
BEACON, NY 12508

SITE DETAILS PLAN
FOR
FERRY LANDING AT BEACON
BEEKMAN AND FERRY STREET
BEACON, NY 12508

DATED: MARCH 20, 2019
SCALE: NONE
DRAWING:
9 OF 9

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 4, 2021
Re: **Ferry Landing at Beacon, Amended Site Plan and Subdivision**

I have reviewed a cover letter from Cuddy+Feder, response letter from Hudson Land Design, Preliminary Plat, and 3-sheet Application for Amended Site Plan set, all dated October 26, 2021, as well as a 9-sheet approved Site Plan set from December 10, 2019 with amendments noted in red.

Proposal

The applicant is proposing to amend a previously approved Site Plan for six residential units on 0.56 acres in the Linkage zoning district and the Coastal Management Zone and also subdivide the townhouses into six individual lots with a separate common lot.

Comments and Recommendations

1. I have no additional comments on the proposed amendments or subdivision plans.

2. There are no changes to the approved plans that would affect the previously approved LWRP Consistency Determination from June 2019.

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

John Clarke, Beacon Planning Consultant

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

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

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

November 5, 2021

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

RE: Ferry Landing at Beacon
Beekman Street
City of Beacon
Tax Map No. 5954-33-556840

Dear Mr. Gunn:

My office has received the following regarding the above application:

- Correspondence dated October 26, 2021, from Cuddy & Feder.
- Correspondence dated October 26, 2021, from Hudson Land Design
- Report titled "Preliminary Sewer Engineer's Report for Ferry Landing at Beacon", dated October 26, 2021, as prepared by Hudson Land Design.
- Plan titled "Preliminary Plat – Ferry Landing at Beacon", with the latest revision date of October 26, 2021, as prepared by Hudson Land Design.
- Plan set titled "Application for Amended Site Plan Approval – Ferry Landing at Beacon", consisting of Sheet 1 of 3 thru 3 of 3 with the latest revision date of October 26, 2021, as prepared by Hudson Land Design.
- Red Lined plan set titled "Ferry Landing at Beacon, LTD", consisting of 9 sheets as approved by the Planning Board on August 13, 2019.

This project last appeared before the Planning Board in August of 2019, at which time the project received site plan approval for 6 town house units that front on Beekman Street. Since the original approval, the project has been sold and the new owners are seeking to subdivide the town house units into individual lots, with the remainder of the land (18,848 square feet) being a Common Lot owned by a Homeowners Association. The applicant is also adjusting the location of the sanitary sewer line to service the units further into the Beekman Road right-of-way and is asking the City of Beacon to accept this sewer line as a sewer extension to the City's sanitary sewer collection system.

General Comments:

1. Applicant will need to acquire approval from the Dutchess County Department of Health for the proposed sanitary sewer extension. *Applicant's engineer has started preliminary discussions with Dutchess County Department of Health regarding this project.*

2. The applicant's engineer shall prepare a construction cost estimate for the proposed public improvements and submit the estimate for review and acceptance. Once estimate has been reviewed and accepted, the applicant shall post a performance bond with the City of Beacon and shall also establish an escrow account for inspection in the amount of 6% of the construction cost estimate. *Applicant's engineer notes that this will be submitted in the future prior to approval.*

3. As the submitted plans are proposing to amend utilities as shown on the originally approved site plan, it is recommended that the site plan also be revised to reflect all changes, so as to ensure consistency between all plans for the project.

4. We have reviewed the "Red Line" copy of the original approved plans for the project and find the Red-Lined set to be acceptable.

Engineer's Sewer Report:

1. The 4th sentence of Section 3.1 of the report shall be revised to note flows through 24" and 30" lines, as the upper portion of the North Interceptor sewer line is only 24" in diameter as it runs along the DIA Arts Center.

Preliminary Plat:

1. The subdivision plat shall be updated to reflect the drainage easements that are being conveyed to the City of Beacon, as shown on Sheet 5 of 9 of the original approved plan set, along with the sight distance easement shown on Sheet 7 of 9 of the original plan set.

Cover Sheet (Sheet 1 of 3):

1. The "General Construction Notes" shall have an additional note added stating that "With the exception of the revised sanitary sewer collection system for the project, all other proposed utilities for the project shall be installed in accordance with the original approved plans."

Utility Plan (Sheet 1 of 2):

1. The proposed sewer main will only have 2.33± feet of cover over the top of the pipe at the far end. In accordance with the 2014 NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems" manual, the "Sewer Installation" section on page C-3 reads "Sewers should be sufficiently deep to prevent freezing. Where freezing conditions could occur, and sufficient depth cannot be accomplished, insulation or a raised earthen berm should be provided." Based upon the proposed depth of the sewer, and the minimal flows within this sewer line, protection should be provided for the line to ensure that it does not freeze.

2. Although the applicant has shifted the sewer main to provide further clearance for future maintenance of the sewer line without encroaching on the Ferry Landing parcels, the minimum 10-foot horizontal separation distance, as required by the Department of Health, between the existing water line and proposed sewer main is not being achieved. The applicant shall either request a waiver from the Dutchess County Department of Health for the separation distance being less that the required 10 feet from the water main in Beekman Street or construct the sewer line with pressure pipe that is tested in accordance with water pipe.

Sewer Details (Sheet 2 of 2):

1. Consideration should be given to insulating the sewer laterals that are less than 4-feet in depth.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SEQRA DETERMINATION OF SIGNIFICANCE AND
LWRP CONSISTENCY DETERMINATION FOR
AMENDED SITE PLAN AND SUBDIVISION APPROVAL
FOR FERRY LANDING AT BEACON

Parcel No. 5954-33-556840

WHEREAS, in 2019, the Beacon Planning Board received an application for Subdivision and Site Plan Approval from Ferry Landing at Beacon, LTD. (the "Applicant") to subdivide 0.56 acres to construct six single-family townhouses (the "Project") for property located at the intersection of Beekman Road and Ferry Street and designated on the City tax maps as Parcel No. 5954-33-556840 (the "Property"); and

WHEREAS, the Property is located in the Linkage Zoning District and the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP) and the Proposed Action included a request for an LWRP Consistency Determination; and

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

WHEREAS, on June 11, 2019, after taking a "hard look" at the EAF and all of the associated materials prepared in connection with the Project, the Planning Board adopted a Negative Declaration, finding the Project, an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), would not result in any significant adverse environmental impacts; and

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

WHEREAS, on September 28, 2021, Cuddy & Feder LLP submitted an application on behalf of WRJG, LLC (the "Applicant"), for Amended Site Plan and Subdivision Approval proposing to subdivide the approved six (6) townhouses into individual townhouse lots including minor adjustments to the infrastructure extending an 8" City sanitary sewer main along Beekman Street to serve the newly created lots (the "Amended Project"); and

Site Plan Approval
Ferry Landing at Beacon – Beekman Street_____

WHEREAS, the Amended Project is shown on the drawings entitled, "Ferry Landing at Beacon", Sheets 1-9, dated October 26, 2021, prepared by Hudson Land Design; and

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

WHEREAS, the Amended Project is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).

NOW THEREFORE BE IT RESOLVED, that the Planning Board continuing in its role as Lead Agency hereby finds that the Amended Project will not result in any significant adverse environmental impacts not previously reviewed and readopts and reaffirms its June 11, 2019 SEQRA Negative Declaration, which is incorporated by reference herein, after taking a "hard look" at each of the relevant areas of environmental concern through review of the EAF and all associated materials prepared in connection with the Amended Project.

BE IT FURTHER RESOLVED, that the Planning Board hereby readopts and reaffirms its June 11, 2019 LWRP Consistency Determination for the Project as set forth therein and finds that the Amended Site Plan and Subdivision to be consistent with the relevant policies of the LWRP for the reasons set forth in the June 11, 2019 LWRP Consistency Determination which are incorporated by reference herein.

Resolution Adopted: November 9, 2021
Beacon, New York

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

Motion by _____, seconded by _____:

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

Resolution: Approved ____
Denied ____

City of Beacon Planning Board Agenda
11/09/2021

Title:

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

ATTACHMENTS

23-28 Creek Drive - Withdrawal of Application.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

October 26, 2021

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

Re: Withdrawal of Application for Amended Site Plan Approval
Modification to Approved Greenway Trail
Premises: 23-28 Creek Drive, Beacon, New York (Tax ID: 6054-37-037625)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 23-28 Creek Drive, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this request to withdraw the Applicant's pending Application for Amended Site Plan Approval proposing to modify the southern end of the approved Fishkill Creek Greenway & Heritage Trail (the "Greenway Trail") on the Premises by connecting the Greenway Trail at grade level to the next segment of the Greenway Trail to the property to the south located at 248 Tioronda Avenue by constructing and extending the Greenway Trail under the NYS Route 9D (Wolcott Avenue) bridge along the Metropolitan Transit Authority Metro-North ("MTA") right-of-way, together with associated stormwater improvements and additional park improvements, rather than going up to Wolcott Avenue via the approved metal staircases.

In response to the comments from the Greenway Trail Committee and this Board, the Applicant respectfully withdraws the Application for Amended Site Plan Approval, without prejudice, and will instead proceed with the development of the Greenway Trail and the originally proposed metal staircases up to Wolcott Avenue in accordance with the Preliminary & Final Subdivision Plat and Site Plan Approval Resolution adopted by this Board on January 14, 2020.

Thank you for your consideration regarding this matter.

Very truly yours,

Taylor M. Palmer
Cc: Jennifer L. Gray, Esq.; Christopher White, City Administrator

City of Beacon Planning Board Agenda
11/09/2021

Title:

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

ATTACHMENTS

248 Tioronda Cover Letter.pdf

248 Tioronda Building Plans.pdf

248 Tioronda Site Plan.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

248 Tioronda - Amended Site Plan Resolution 11-9-21 (4886-6986-4450.2).docx

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Poughkeepsie, NY 12601
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www.chazencompanies.com

October 26, 2021

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

VIA EMAIL DELIVERY

Re: ***Response to Lanc & Tully Comments dated 10/04/21 and John Clarke comments dated 10/08/21***
248 Beacon Holdings LLC - Fishkill Creek Development Amended Site Plan for 248 Tioronda Avenue
(Formerly Beacon 248 Development, LLC, Multifamily Development)
248 Tioronda Avenue, City of Beacon, Dutchess County, NY
Chazen Project #81750.00

Dear Mr. Gunn,

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

LANC & TULLY COMMENTS DATED October 4, 2021

Comments and Recommendations

Sheet G00 I — Title Sheet

1. The date listed for Sheet C101 in the 'Index of Drawings' should be revised to reflect the latest revision date as noted on the plan.

Response: The Index of Drawings has been updated to correct the revision date.

Sheet C180 – Landscape Plan:

1. The location of trees in relation to proposed utilities (sanitary, water, etc.) should be looked at further, as there continues to be multiple locations where trees are in close proximity to utility pipes and structures.

Response: The landscape plan has been revised to eliminate any conflicts between the trees and the utility pipes and structures. Any remaining trees that are in close proximity are small, ornamental species with non-aggressive root systems such as cherry and stewartia trees.

John Clarke comments dated October 8, 2021

Comments and Recommendations:

1. For the Sheet 3, Site Plan, a separate trail is proposed at approximately 7% grade connecting up to Wolcott Avenue. The applicant should be prepared to explain why an ADA-compliant connection is not feasible.

   Response: This issue was discussed during the October 13 Planning Board Public Hearing. The proposed slope of 7% is appropriate for a greenway trail and is not a greater slope than is used at other locations of the Greenway Trail in Beacon. The Greenway Trail Committee has reviewed the planned slope and is satisfied with the planned slope.

2. For the Sheet 9, Landscape Plan, the City Council is considering the 600-foot section of Tioronda Avenue south of the Wolcott Avenue intersection, looking east and southeast towards the Highlands ridgeline, for a designated scenic view. The trees planted in this northern section should be selected to have a mature height below the elevations along Tioronda Avenue. The revised plan still shows 8 Hawthornes, which can grow to 30 feet in height, 3 American Sycamores of up to 100 feet, 2 Red Maples of up to 70 feet, and 3 Sour Gums of up to 50 feet that may grow to above the height of Tioronda Avenue. I recommend planting a variety of replacement trees in those locations with a mature height of approximately 20 feet.

   Response: The landscape plan has been revised to utilize smaller trees to not obstruct the designated scenic view. The plan does keep the Hawthorn variety which grows to a maximum of 25' according to Cornell Woody Plant Database which is considered the best for the Northeast. We see no conflict with the scenic view since the planted locations are over 15' below the grade of Tioronda Avenue. The Any of the larger trees that remain on the plan are proposed for the eastern section of the site which is at a significantly lower elevation to Tioronda Avenue and to the rest of the site.

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

   Response: The plantings on the roof plan have been labeled.

4. Where the trail will connect with the bridge wall and Route 9D, a detail should be provided, showing how the design will prevent a bicyclist or walker from crossing into traffic.

   Response: The plan has been revised to include a stop sign, two bollards, a 12 section of asphalt paved at wall and pavement markings at the bollards. There is also a 10'x16' rest area for users of the trail at this location. The plan for the Wolcott connection has been reviewed with the Greenway Trail Committee.

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

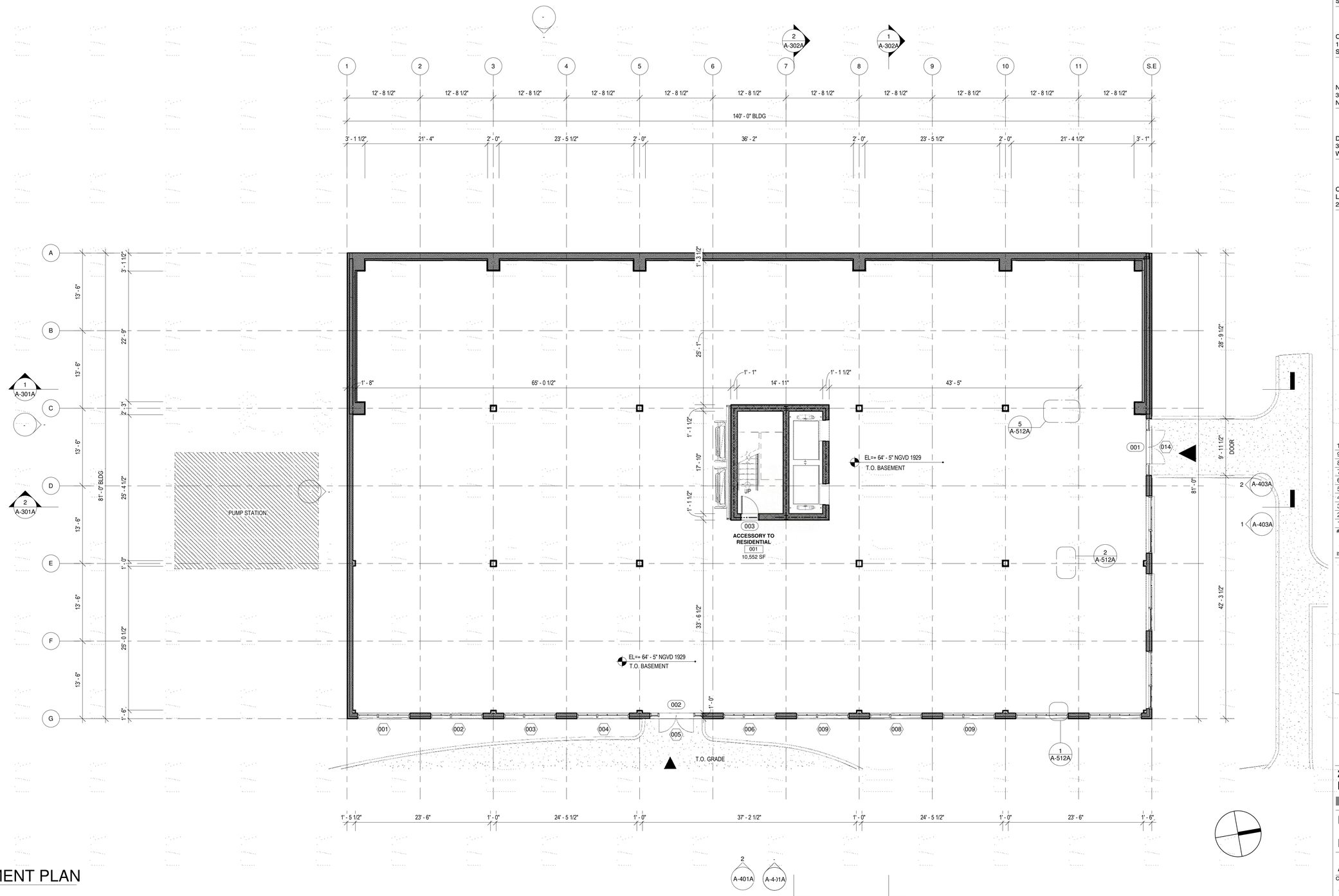
Thank you and be safe.

Sincerely,



Timothy Lynch
Senior Landscape Architect

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



1 BASEMENT PLAN

1/8" = 1'-0"

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

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

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

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

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

#	DATE	DESCRIPTION
10		
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2	03/25/21	100% CD SET
1	02/25/21	70% CD SET

ISSUES / REVISIONS

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

248 DEVELOPMENT,
BEACON, NY

BASEMENT PLAN

BLDG 100

DRAWING TITLE

AB — CHECKED BY

PROJECT #

1/8" = 1'-0" — SCALE

12/23/20 — DATE

A-200A.00 — DRAWING #

20 OF 110

EXTERIOR FINISH SCHEDULE

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

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21 FOX STREET, POUGHKEEPSIE, NY 12601
SITE ENGINEER

#	DATE	DESCRIPTION
10		
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1	02/25/21	70% CD SET

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248 DEVELOPMENT,
BEACON, NY

EXTERIOR FINISH SCHEDULE - TYPICAL

DRAWING TITLE

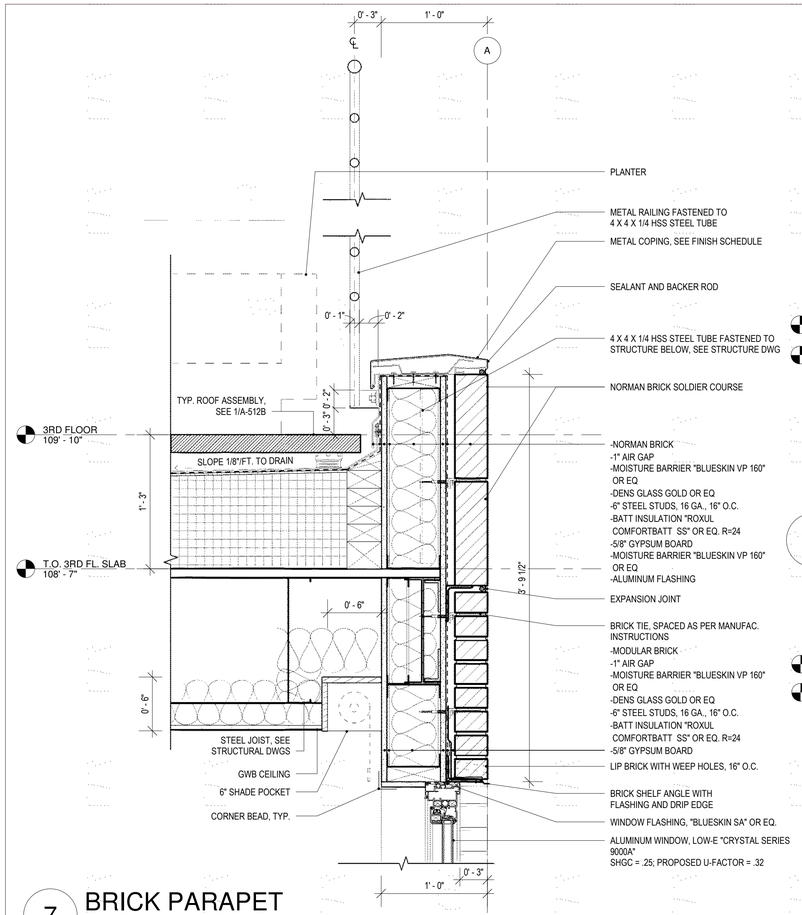
AB
CHECKED BY

PROJECT #

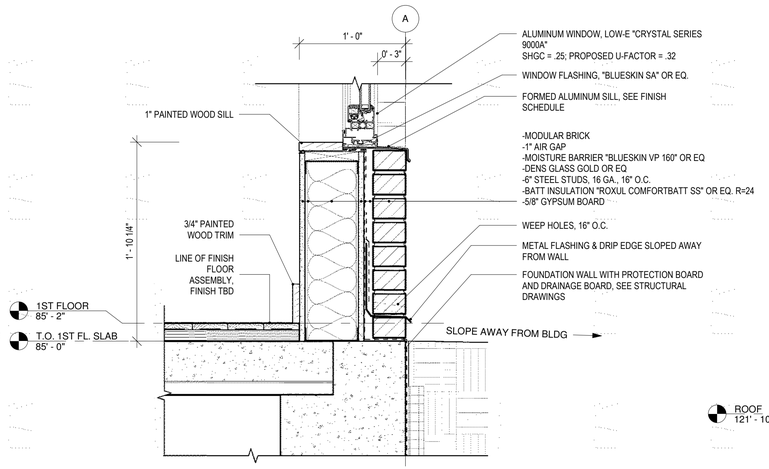
09/11/20
SCALE

DATE

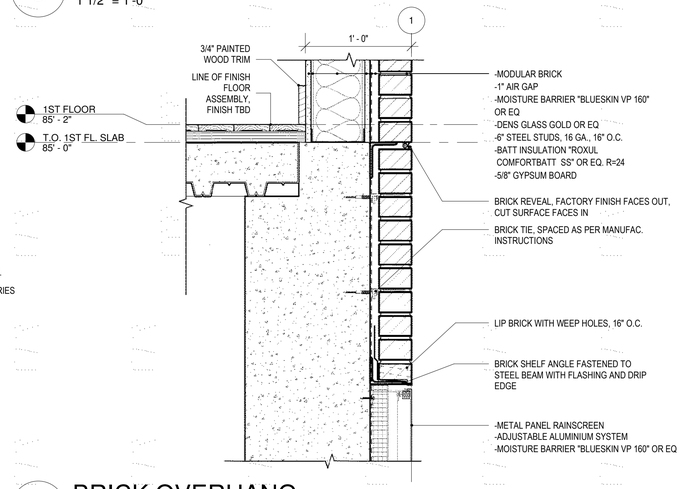
A-620.00
DRAWING #



7 BRICK PARAPET
1 1/2" = 1'-0"

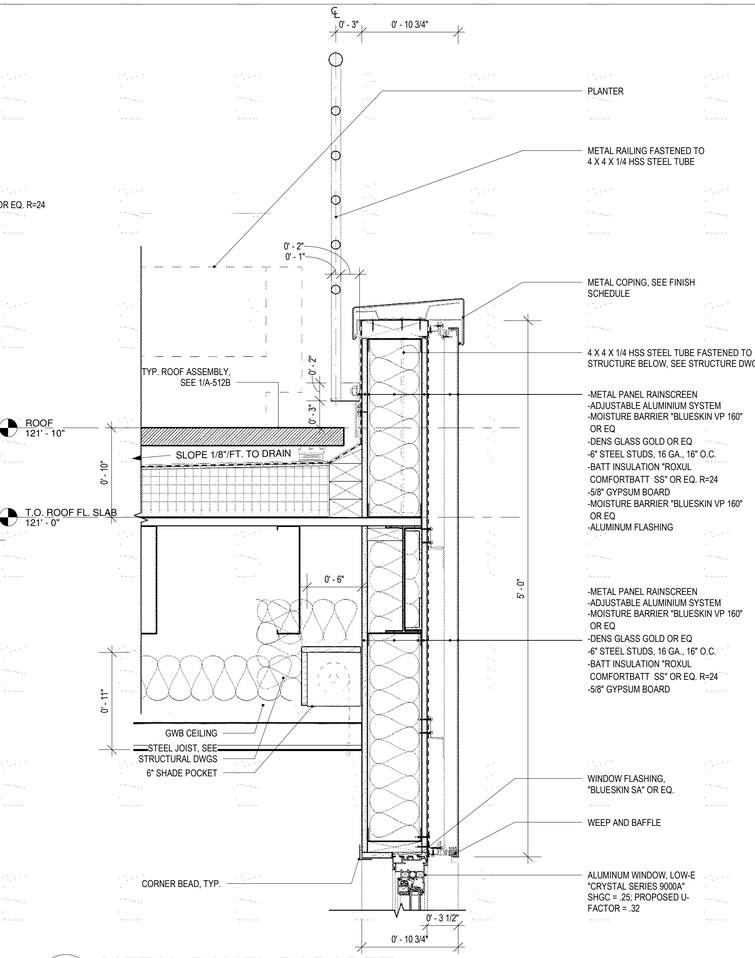


5 BRICK SILL - 1ST FLR
1 1/2" = 1'-0"

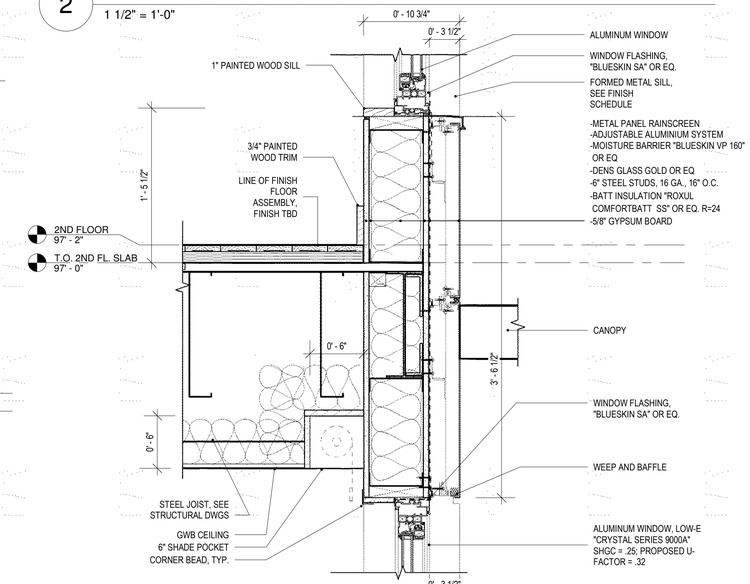


4 BRICK OVERHANG
1 1/2" = 1'-0"

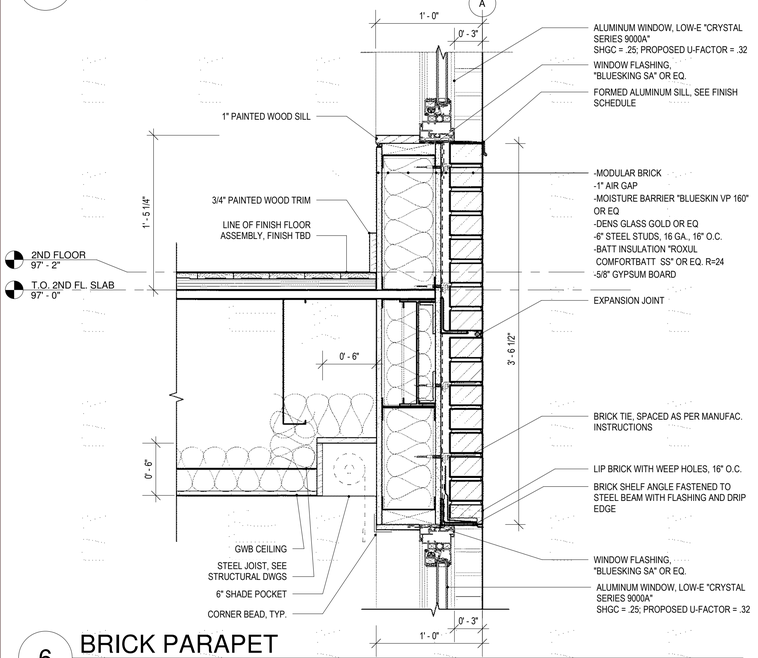
3 METAL PANEL AT GRADE
1 1/2" = 1'-0"



2 METAL PANEL PARAPET
1 1/2" = 1'-0"



1 METAL PANEL SILL
1 1/2" = 1'-0"



6 BRICK PARAPET
1 1/2" = 1'-0"

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15 SYCAMORE LANE
SUFFERN, NY 10901
OWNER

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

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

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

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

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

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248 DEVELOPMENT,
BEACON, NY

SECTION DETAILS

BLDG 200 & 300
DRAWING TITLE

AB
CHECKED BY

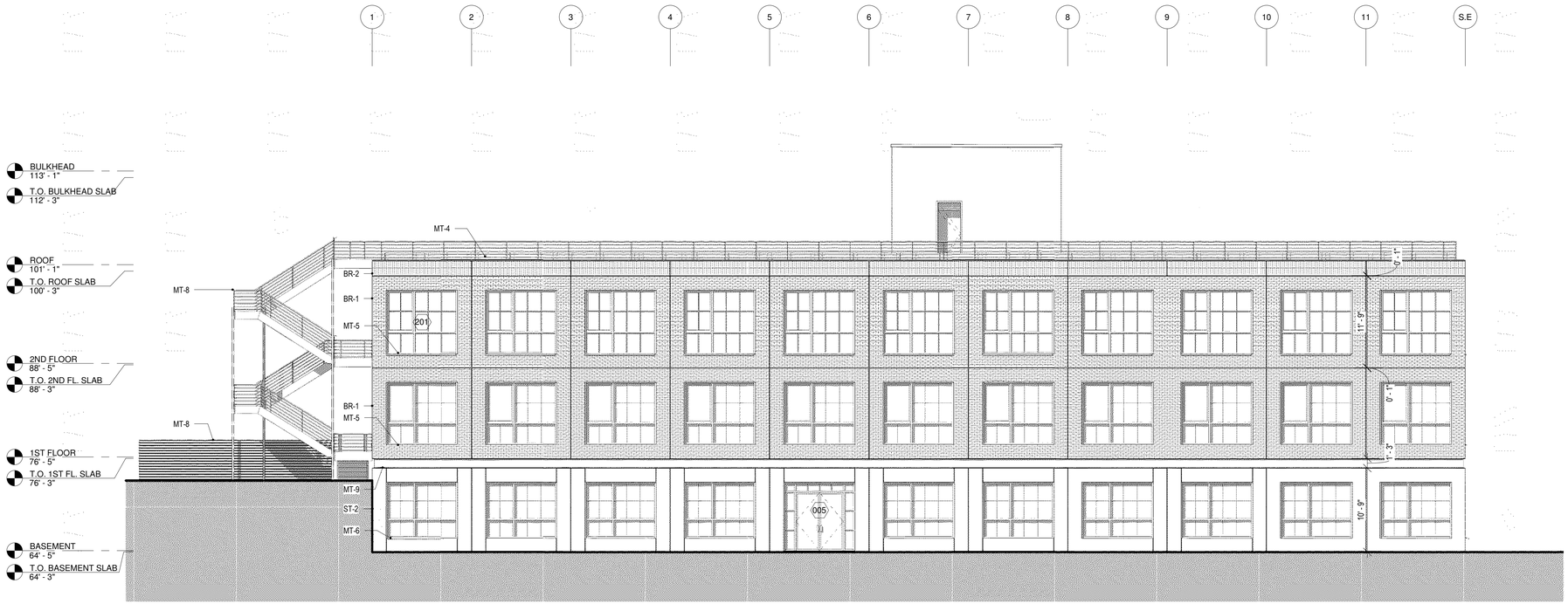
1 1/2" = 1'-0"
SCALE

PROJECT #

10/24/16
DATE

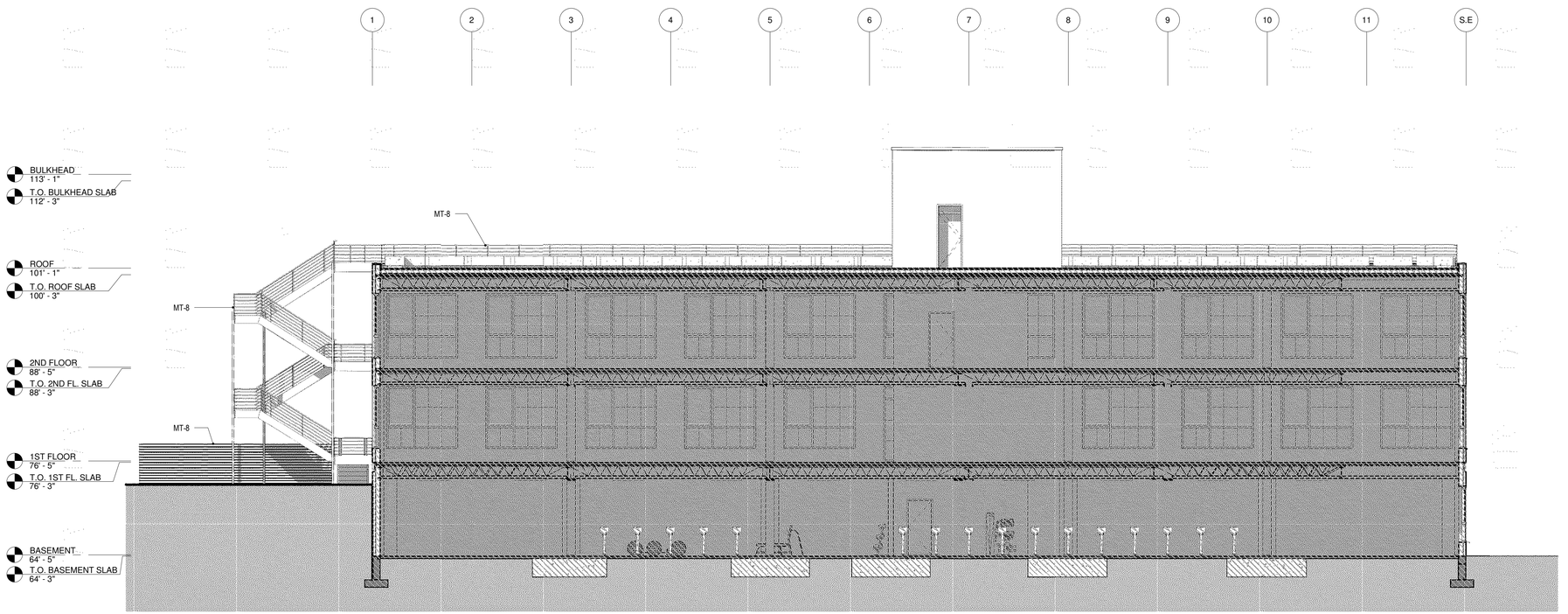
A-510B.00
DRAWING #

76 OF 110



1 ELEVATION - EAST 01

1/8" = 1'-0"



2 ELEVATION - EAST 02

1/8" = 1'-0"

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DEVELOPER

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

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248 DEVELOPMENT,
BEACON, NY

ELEVATIONS

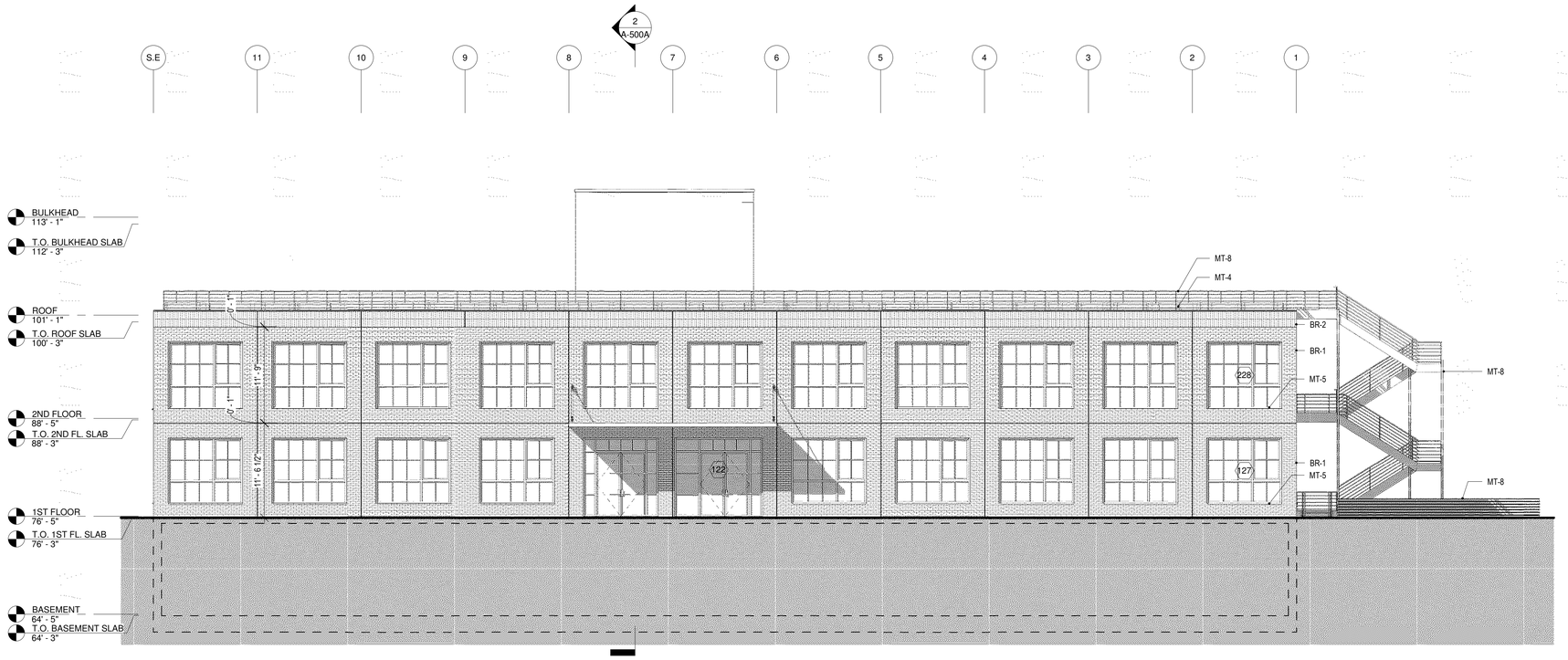
BLDG 100

DRAWING TITLE

AB
CHECKED BY
PROJECT #

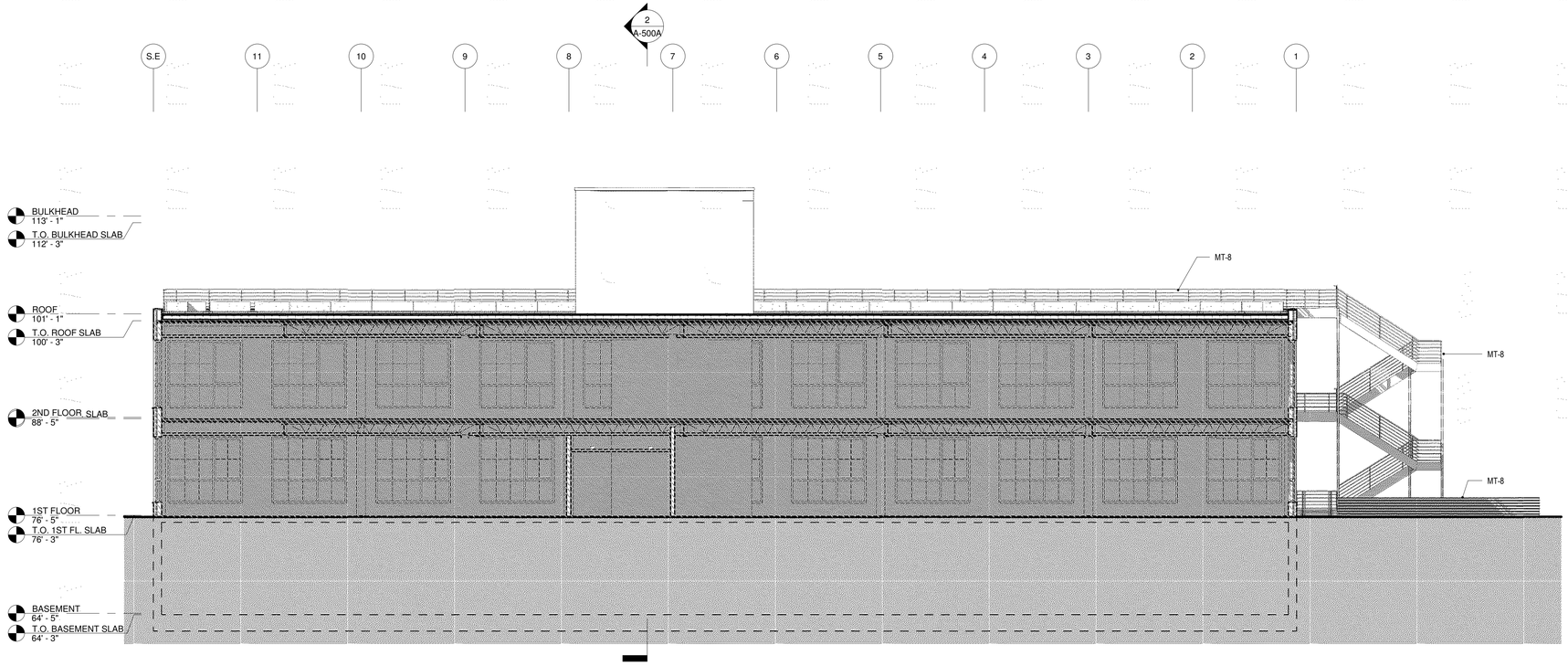
1/8" = 1'-0"
SCALE
12/23/20
DATE

A-401A.00
DRAWING #
60 OF 110



1 ELEVATION - WEST 01

1/8" = 1'-0"



2 ELEVATION - WEST 02

1/8" = 1'-0"

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15 SYCAMORE LANE
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OWNER

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248 DEVELOPMENT,
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ELEVATIONS

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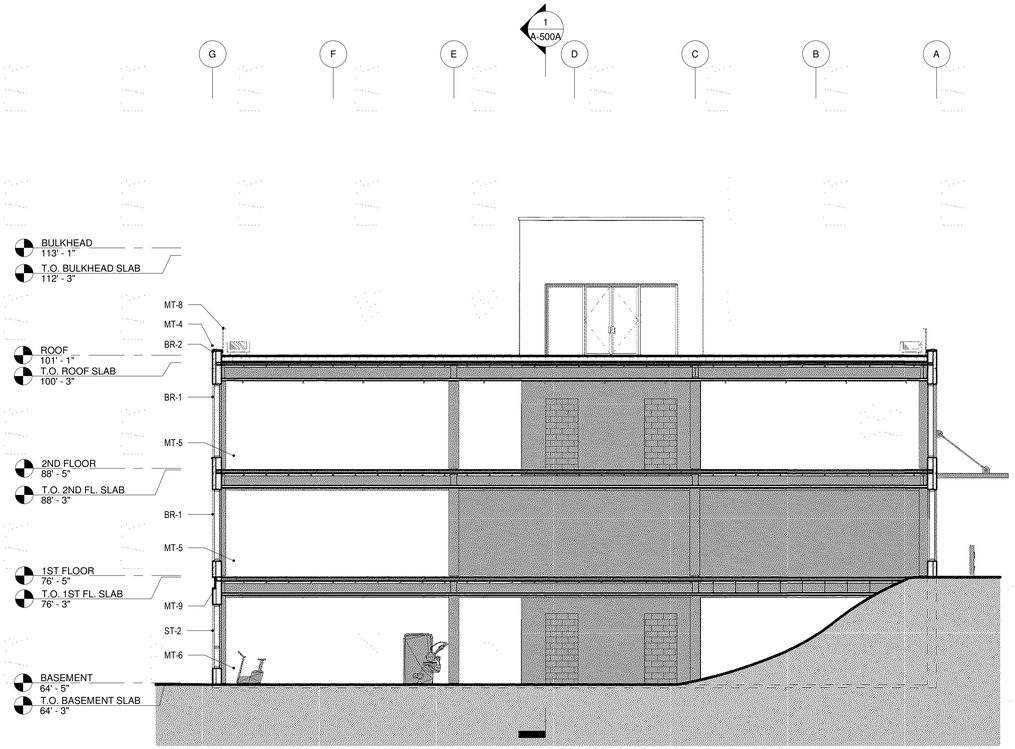
PROJECT #

1/8" = 1'-0"
SCALE

12/23/20
DATE

A-402A.00
DRAWING #

61 OF 110

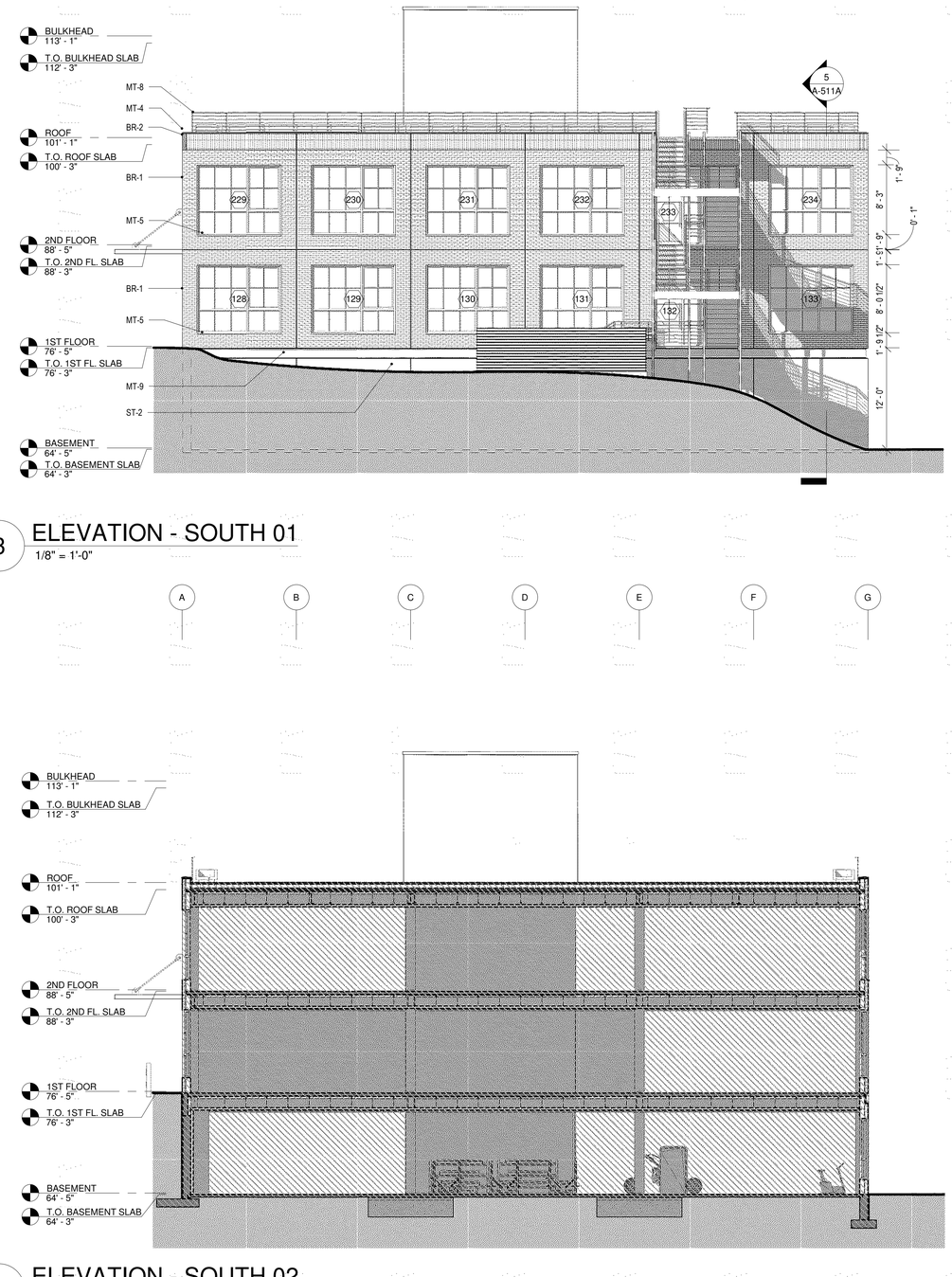


1 ELEVATION - NORTH 01

1/8" = 1'-0"

2 ELEVATION - NORTH 02

1/8" = 1'-0"



3 ELEVATION - SOUTH 01

1/8" = 1'-0"

4 ELEVATION - SOUTH 02

1/8" = 1'-0"

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STRUCTURAL ENGINEER

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248 DEVELOPMENT,
BEACON, NY

ELEVATIONS

BLDG 100

DRAWING TITLE

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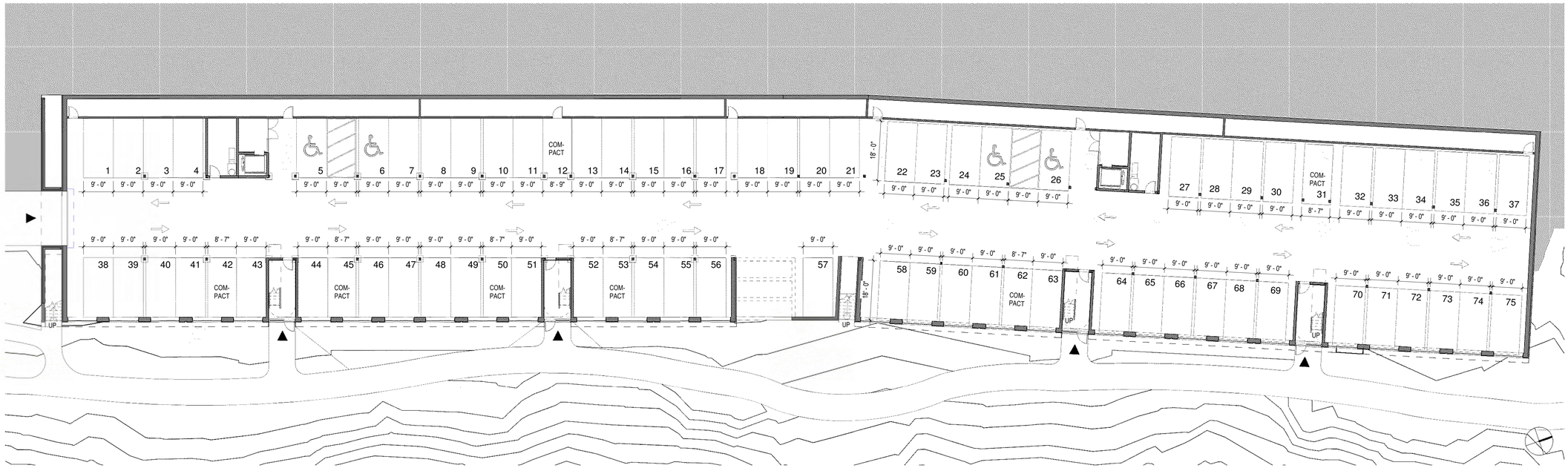
CHECKED BY	PROJECT #
1/8" = 1'-0"	12/23/20
SCALE	DATE

A-403A.00

DRAWING # 62 OF 110



1 BASEMENT

1/16" = 1'-0"

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SITE ENGINEER

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

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248 DEVELOPMENT,
BEACON, NY

PARKING PLAN

BLDG 200 & 300

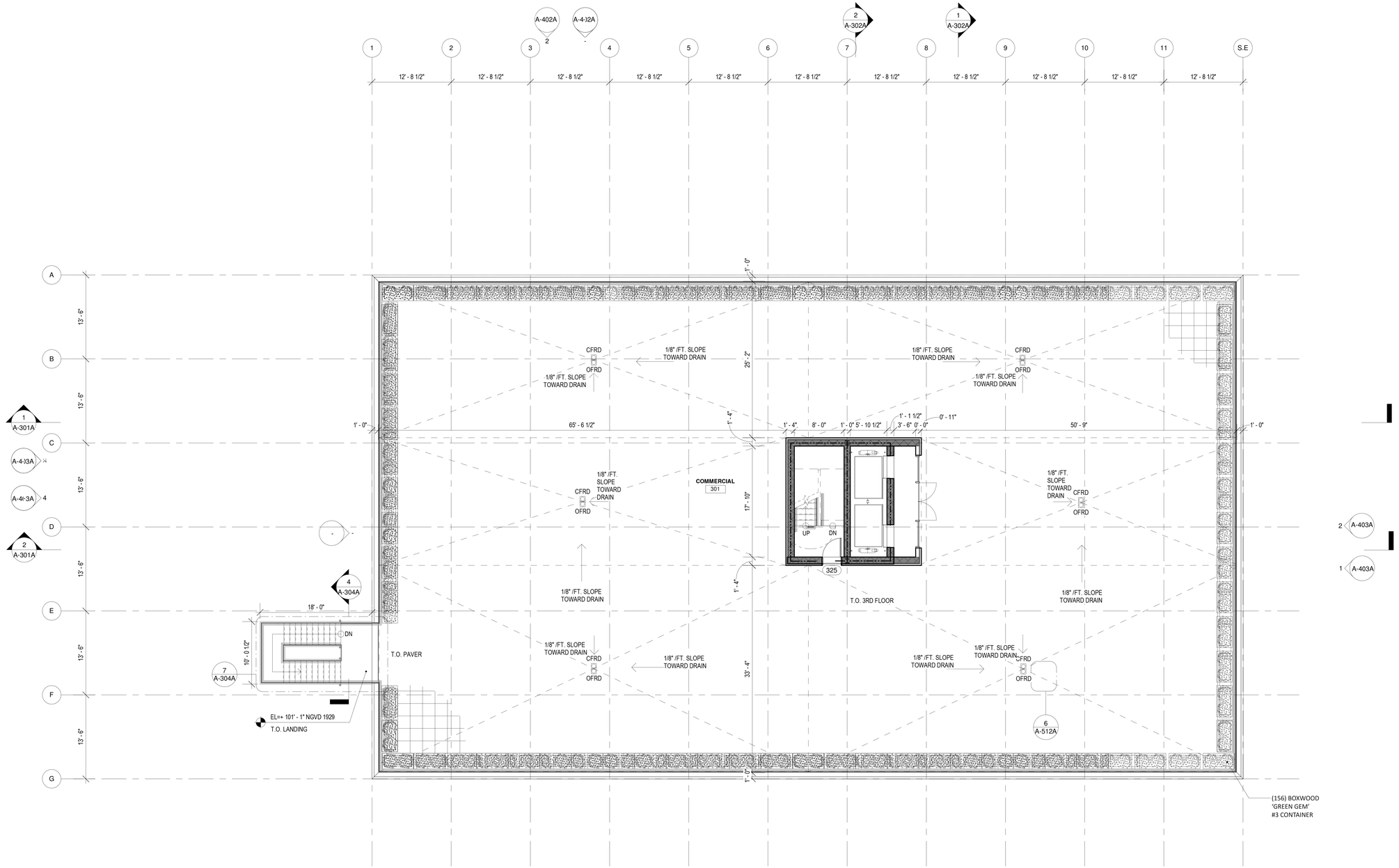
DRAWING TITLE

AB — CHECKED BY — PROJECT #

1/16" = 1'-0" — SCALE — 09/23/20 DATE

S-101.00

DRAWING # — 19 OF 110



1 3RD FLOOR PLAN

1/8" = 1'-0"

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SUFFERN, NY 10901
DEVELOPER

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MEP ENGINEER

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STRUCTURAL ENGINEER

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SITE ENGINEER

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248 DEVELOPMENT,
BEACON, NY

ROOF PLAN

BLDG 100

DRAWING TITLE

AB
CHECKED BY

PROJECT #

1/8" = 1'-0"
SCALE

12/23/20
DATE

A-203A.00
DRAWING #

23 OF 110

AMENDED SITE PLAN

248 TIORONDA AVE, BEACON NY

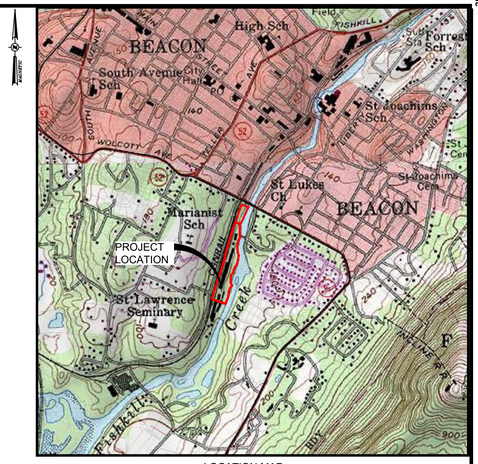
PREPARED FOR

CHAI BUILDERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018

LAST REVISED: OCTOBER 26, 2021



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

BEST MANAGEMENT PRACTICES FOR INDIANA BATS

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

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

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

_____
CHAIRMAN

CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE

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

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

_____ _____
APPLICANT DATE

_____ _____
OWNER DATE

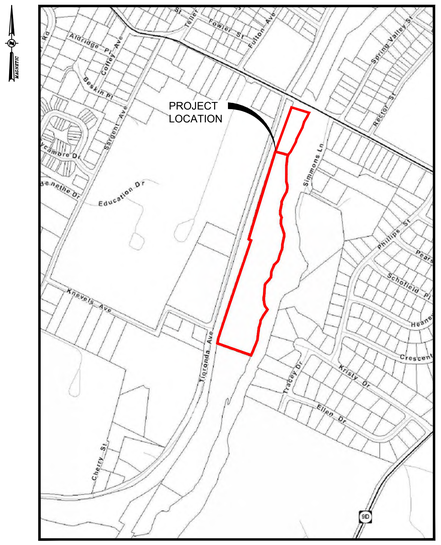
INDEX OF DRAWINGS

PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	10/26/21	TITLE SHEET
2	C101	09/09/20	EXISTING CONDITIONS PLAN
3	C130	10/26/21	SITE PLAN
4	C140	10/26/21	GRADING PLAN
5	C150	09/28/21	EROSION & SEDIMENT CONTROL PLAN
6	C160	09/28/21	UTILITY PLAN
7	C161	08/31/21	UTILITY PROFILES
8	C162	08/31/21	UTILITY PROFILES
9	C180	10/26/21	LANDSCAPE PLAN
10	C190	08/31/21	PHOTOMETRIC LIGHTING PLAN
11	C200	08/31/21	VEHICLE MANEUVERING PLAN
12	C530	08/07/20	SITE DETAILS
13	C540	08/07/20	STORM SEWER DETAILS
14	C550	08/07/20	EROSION & SEDIMENT CONTROL DETAILS & NOTES
15	C560	08/07/20	WATER SYSTEM DETAILS & NOTES
16	C570	08/07/20	SANITARY SEWER DETAILS & NOTES
17	C580	08/07/20	LANDSCAPE DETAILS & NOTES

OWNER'S CERTIFICATION FOR ALL SHEETS

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

_____ _____
OWNER DATE



AREA PARCEL MAP
SCALE: 1"=400'

BULK TABLE

FISHKILL CREEK DEVELOPMENT DISTRICT: FCD

ZONING REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS*	64 UNITS	64 UNITS
NON-RESIDENTIAL FLOOR AREA	25,400 SF	25,400 SF
MAXIMUM BUILDING COVERAGE	35%	9.5%
MINIMUM OPEN SPACE	30%	70.8%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 75 FT MIN. = 45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES (40')	3 STORIES (36')
MINIMUM NUMBER OF PARKING SPACES RESIDENTIAL:	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM =89 SPACES	89 SPACES TOTAL (WHICH INCLUDES 14 SURFACE SPACES, AND 75 SPACES BELOW BUILDING)
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS =127 SPACES	97 SPACES TOTAL
LAND BANKED:	0 SPACES	31 SPACES
TOTAL:	216 SPACES 9 ACCESSIBLE SPACES REQUIRED	217 SPACES 13 ACCESSIBLE SPACES PROVIDED 4 OF 9 ACCESSIBLE SPACES BELOW RESIDENTIAL BUILDING

Allowable Residential Units

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

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL

PROPOSED USE	MULTIFAMILY HOUSUING & NON-RESIDENTIAL
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT
TOTAL BUILDING FLOOR AREA (SF)	101,602 SF (64 UNITS + NON RESIDENTIAL USE)
PARKING PROVIDED	217

DEVELOPMENT SCHEDULE

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

DEVELOPMENT NOTE:

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

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

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

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

DEVELOPER / APPLICANT:
CHAI BUILDERS
120 ROUTE 59, SUITE 201
SUFFERN, NY 10901
(917) 696-4402

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

TAX MAP INFORMATION:
CITY OF BEACON, NEW YORK
SECTION 5954, BLOCK 10, LOT 993482 (8.18 ACRES)
SECTION 6054, BLOCK 45, LOT 012574 (1 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

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☐ Confirm Utility Response
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0 1 2 3
ORIGINAL SCALE IN INCHES

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rev.	date	description
9	08/07/20	REVISED PER DOH COMMENTS
8	02/25/20	REVISED PER PLANNING BOARD COMMENTS
16	10/28/21	REVISED PER PLANNING BOARD COMMENTS
15	09/28/21	REVISED PER PLANNING BOARD COMMENTS
14	08/24/21	REVISED AMENDED SITE PLAN
13	08/09/21	REVISED AMENDED SITE PLAN
12	07/27/21	AMENDED SITE PLAN
11	06/29/21	SITE PLAN AMENDMENT
10	09/9/20	REVISED PER PLANNING BOARD COMMENTS

248 TIORONDA AVE., BEACON, N.Y.

TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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

Drawing Name: C:\temp\AcPublish_224564\00_0001_81750-00_TITLE.dwg
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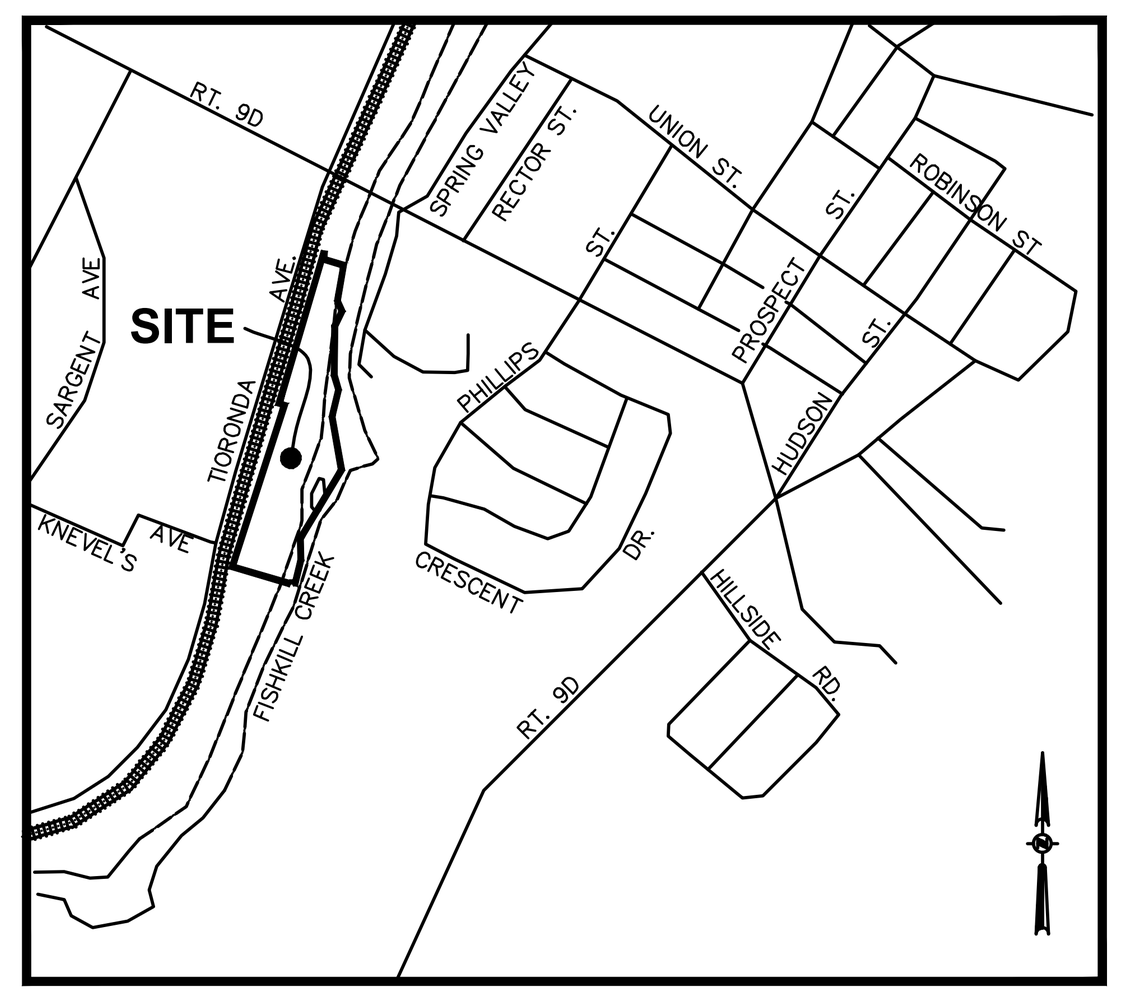
Date Printed: Oct 26, 2021, 11:36am



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

NEW YORK STATE PLANE–MERIDIAN +00°20'50" TO FILED MAP 10970 MERIDIAN

LEGEND:

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

TITLE REPORT SCHEDULE B–1

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

ITEM 14. EASEMENT GRANTED IN FAVOR OF C.H.G.& E. LIBER 959 PAGE 376. DOCUMENT STATES THAT C.H.G. &E. RESERVES A RIGHT TO HAVE CLEARANCE OF 10 FEET BETWEEN ALL WIRES AND CONDUCTORS OF ELECTRICITY AND ANY STRUCTURE HEREAFTER CONSTRUCTED. (EASEMENT SHOWN HEREON).

ITEM 15. EASEMENTS CONTAINED IN LIBER 1042 PAGE 205, AS REPEATED IN LIBER 1328 PAGE 118. (TOGETHER WITH RIGHTS RESERVED TO THE GRANTOR, (NEW YORK RUBBER COMPANY), THE RIGHT TO CONSTRUCT, MAINTAIN AND USE DRIVEWAYS AND FOOT WALKS OVER THE PARCEL HEREBY CONVEYED. (EXISTING DRIVES SHOWN HEREON). TOGETHER WITH POWER AND LIGHT SUBSTATION, TRANSFORMERS, PLUMBING, HEATING AND LIGHTING EQUIPMENT ON THE PREMISES. CANNOT IDENTIFY SUBSTATION LOCATION.)

ITEM 16. RESERVATION TO THE NEW YORK RUBBER CORPORATION IN LIBER 1328 PAGE 118. (DOCUMENT NOT INCLUDED IN SCHEDULE B–1). SEE ITEM 15 FOR SUMMATION OF EASEMENTS IN LIBER 1042 PAGE 205.

ITEM 17. EASEMENTS AND RECITALS CONTAINED IN LIBER 1936 PAGE 229:

RIGHTS OF WAY IN GRANTED TO THE NEW YORK RUBBER COMPANY BY THE DUTCHESS AND COLUMBIA RAILROAD COMPANY LIBER 257 PAGE 32, (DOCUMENT REFERS TO THE GRANTING OF MULTIPLE CROSSINGS OVER AND UNDER SAID RAILROAD. AFFECTS SUBJECT PARCEL. ACCESS EASEMENTS NOT PROTRACTIBLE).

RIGHT OF WAY GRANTED TO THE CITY OF BEACON IN LIBER 556 PAGE 508, (DOES NOT AFFECT SUBJECT PARCEL).

LIBER 959 PAGE 373,)EXCEPTS AND RESERVES FROM THE C.H.G. & E. PARCEL TO THE NORTH OF THE SUBJECT SITE, " THE SHOULDERS AND OTHER PARTS OF THE ACCESS ROAD LYING ON THE WESTERLY SIDE OF SAID PARCEL". (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

ITEM 18. PERMANENT AND TEMPORARY EASEMENTS CONTAINED IN APPROPRIATION NOTICE RECORDED IN LIBER 2002 PAGE 516. (PERMANENT EASEMENT MAP NO. 18, PARCEL NO. 26 AFFECTS SUBJECT PARCEL AND SHOWN HEREON. TEMPORARY EASEMENTS SHOWN ON MAP NO. 19 ,PARCEL NO. 27 AND 28 WERE TERMINATED ON NOVEMBER 16, 1999.)

ITEM 19. ACCESS EASEMENT OVER PARCEL 1B, (F.M. 10970), GRANTED IN FAVOR OF PARCEL 1A. (F.M. # 10970). EASEMENT IS SHOWN ON FILED MAP # 10970. AFFECTS SUBJECT PARCEL AND SHOWN HEREON.

ITEM 20. NOTES AND EASEMENTS SHOWN ON FILED MAP # 10970;

MAP DEPICTS 6 FOOT WIDE "GREENWAY EASEMENT", GRANTED IN FAVOR OF THE CITY OF BEACON FOR PUBLIC ACCESS AND IS LOCATED ALONG THE FISHKILL CREEK, (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

ACCESS EASEMENT GRANTED IN FAVOR OF PARCEL 1A, OVER PARCEL 1B. AFFECTS SUBJECT PARCEL AND SHOWN HEREON–SEE ITEM 19.

ITEM 21. LEASE AND EASEMENT RECORDED IN DOCUMENT #02–2003–9779, AS MODIFIED IN DOCUMENT #02–2005–7447, AS ASSIGNED AND ASSUMED IN DOCUMENT #02–2005–7449, AS MODIFIED IN DOCUMENT #02–2005–7448 AND AS MODIFIED IN DOCUMENT #02–2005–7450.

DOCUMENT #02–2003–9779 RESERVES TO THE LANDLORD THE RIGHT TO PASS THROUGH AND ACROSS THE LEASED PREMISES TO TIORANDA AVENUE. THE LEASE PARCEL IS SHOWN ON A PORTION OF A MAP PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, P.C., (BEING AN UNRECORDED MAP). (AFFECTS SUBJECT PARCEL AND SHOWN HEREON.)

DOCUMENT #02–2005–7447 DESCRIBES CONSENT TO ASSIGNMENT OF LEASE TO "SISTERS PROPERTIES, LLC" AS ASSIGNEE.

DOCUMENT #02–2005–7449 AS ASSIGNED AND ASSUMED BY "SISTERS PROPERTIES, LLC".

DOCUMENT #02–2005–7448, BEING A MODIFICATION OF THE LEASE AGREEMENT.

DOCUMENT #02–2005–7450 PROVIDES A METES AND BOUNDS DESCRIPTION OF THE LEASE PARCEL. (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

DEED REFERENCE

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

TAX PARCEL NUMBER

130200–5954–16–993482–00

AREA: 8.175 ACRES

356,099 SQ.FT.

MAP REFERENCE

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

MAP REFERENCE

1. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 1B AS SHOWN ON A MAP ENTITLED, "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, P.C., FILED IN THE DUTCHESS COUNTY CLERKS OFFICE AS FILED MAP # 10970 ON FEBRUARY 22, 2000.

2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 248 DEVELOPMENT, LLC, MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP." DATED 02/25/2013, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

FLOOD ZONE NOTE:

THE FLOODWAY LINE AND FLOOD ZONE LINE "ZONE X OTHER FLOOD AREAS" SHOWN HEREON ARE AS SCALED FROM FLOOD INSURANCE RATE MAPPING (FIRM) LISTED BELOW, THE "ZONE AE" 100 YEAR FLOOD LINE WITHIN THE SUBJECT PARCEL WAS DRAWN AT ELEVATION 85.9(NGVD29) PER THE TOPOGRAPHY SHOWN HEREON.
PARCEL SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" ZONE AE, WITHIN "OTHER FLOOD AREAS, ZONE X", "OTHER AREAS, ZONE X", AND WITHIN FLOODWAY AREAS IN ZONE AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAPPING FOR THE CITY OF BEACON COMMUNITY NUMBER 360217 MAP NUMBER 36027C0577E, HAVING AN EFFECTIVE DATE OF MAY 2, 2012.
"ZONE AE" BEING DESCRIBED THEREON AS "BASE FLOOD ELEVATIONS DETERMINED", THE BASE FLOOD ELEVATION BEING SHOWN THEREON AS ELEVATIONS 85 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH TRANSLATES TO ELEVATION 85.9 NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) BEING THE DATUM OF TOPOGRAPHY SHOWN HEREON.
"OTHER FLOOD AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".
"OTHER AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
"FLOODWAY AREAS IN ZONE AE" BEING DESCRIBED THEREON AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.".

VERTICAL DATUM NOTE

TOPOGRAPHY IS BASED REFERENCE MARK (RM 4, ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BEACON COMMUNITY PANEL #360217–0003–B, DATED MARCH 1, 1984. VERTICAL DATUM IS NGVD 1929. CONTOUR INTERVAL IS 2 FEET.

NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS, EXCEPT AS INDICATED HEREON.

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

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

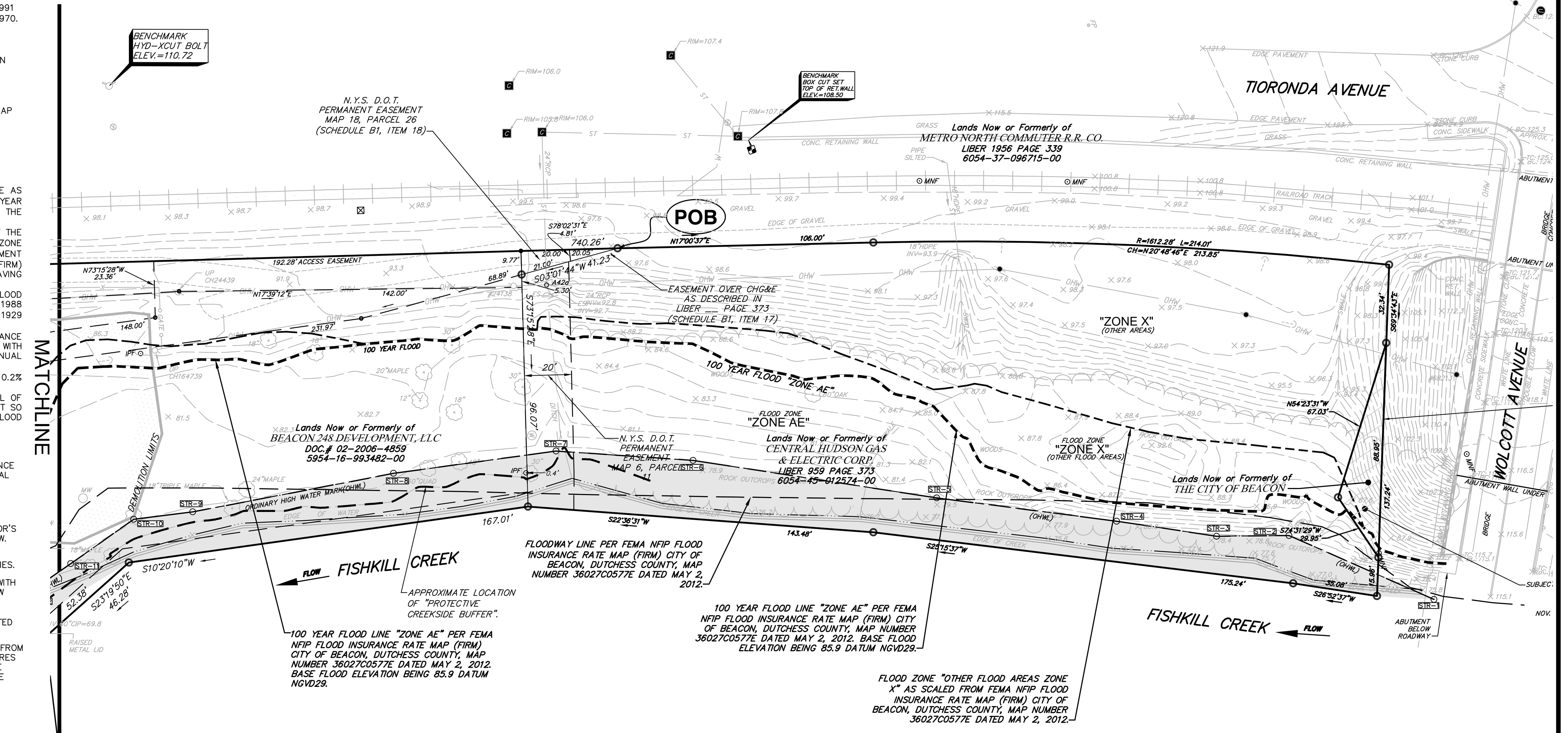
THE BOUNDARY SURVEY FOR THE SUBJECT SITE WAS COMPLETED ON DECEMBER 13, 2006. BOUNDARY SURVEY FIELD UPDATED APRIL 6, 2011.

ORDINARY HIGH WATER NOTE:

ORDINARY HIGH WATER LINE SHOWN HEREON AS MARKED ON JULY 10, 2019 BY DAVE MACDOUGALL OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., AND LOCATED ON JULY 25, 20191 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C..

SEWER NOTE

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



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rev.	date	description
2	04/30/19	REVISED PER PLANNING BOARD COMMENTS
1	11/22/13	REVISED PER PLANNING BOARD COMMENTS DATED SEPTEMBER 2013

248 TIORONDA AVE., BEACON, N.Y.

EXISTING CONDITIONS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed APB	checked CL
date 09/10/18	scale 1"=30'
project no. 81750.00	
sheet no. C101	2 of 17

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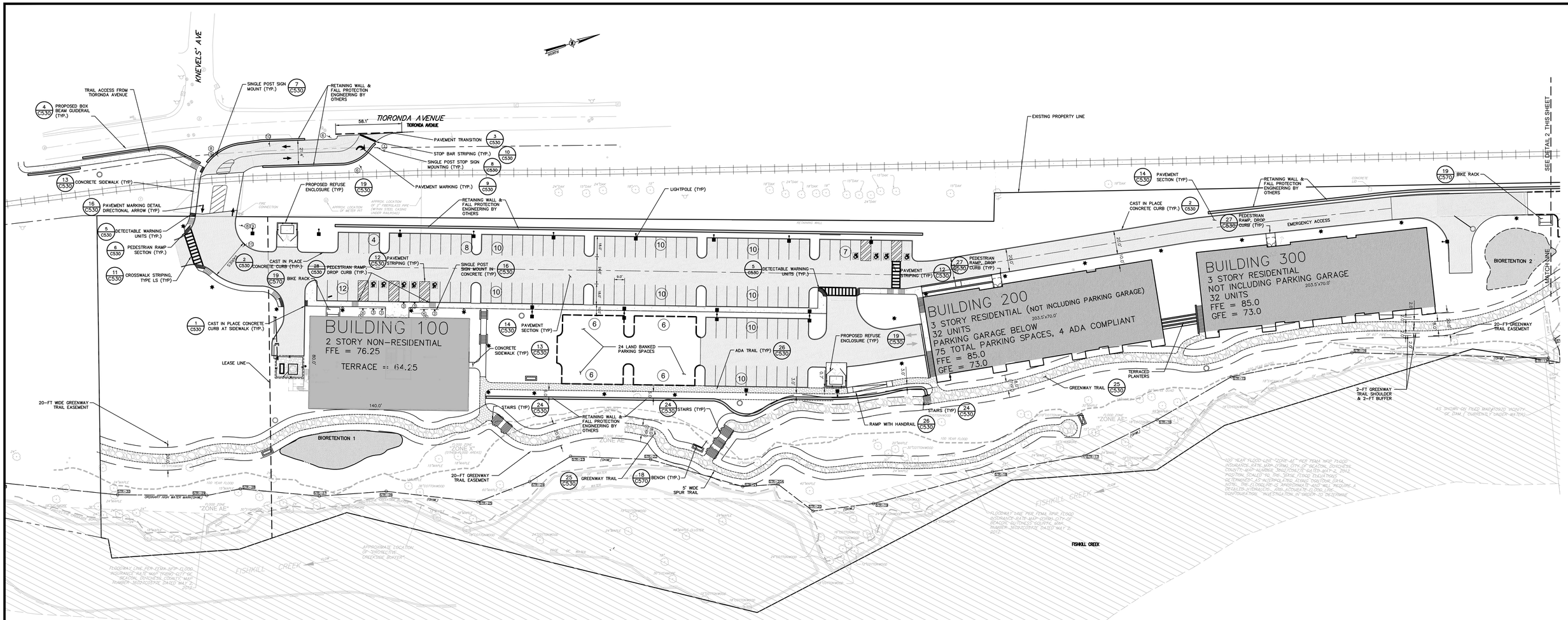
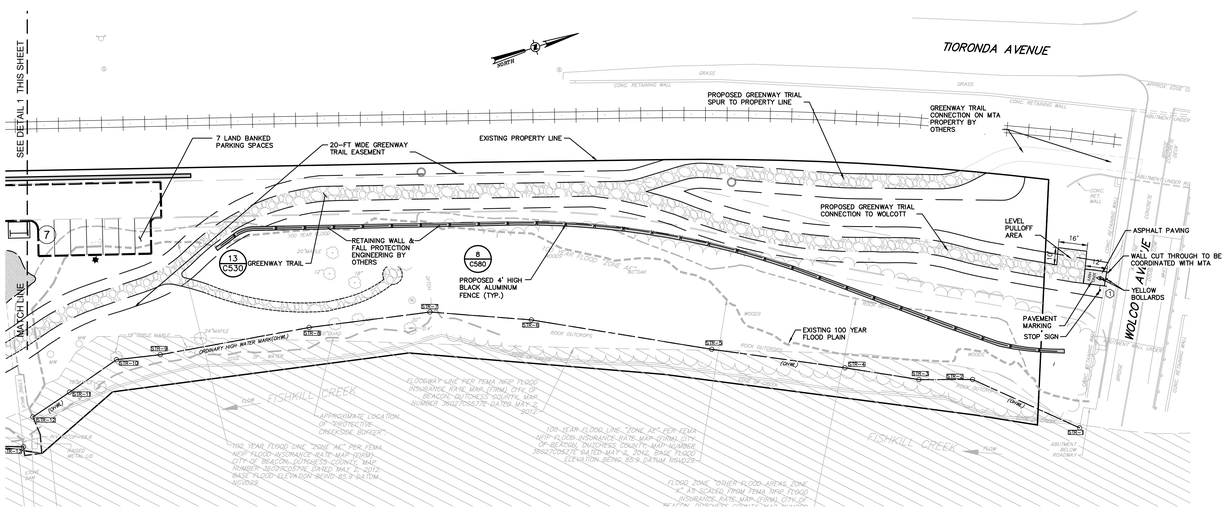
Date Printed: Oct 26, 2021, 11:37am



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



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

LEGEND:

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

MUTCD SIGN SCHEDULE

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

SITE PLAN NOTES:

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

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

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Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
9	06/29/21	SITE PLAN AMENDMENT
8	09/09/20	REVISED PER PLANNING BOARD COMMENTS
7	08/07/20	REVISED PER DOH COMMENTS
6	05/21/20	REVISED PER REGULATORY COMMENTS
5	02/25/20	REVISED PER PLANNING BOARD COMMENTS
13	09/28/21	REVISED PER PLANNING BOARD COMMENTS
12	08/31/21	REVISED PER CITY SUBMISSION
11	08/10/21	REVISED AMENDED SITE PLAN
10	07/27/21	AMENDED SITE PLAN

248 TIORONDA AVE., BEACON, N.Y.

SITE PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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

Drawing Name: Z:\proj\acts\81700-81799\81750.00 CHAI Builders 8-248\DWG\01_C130_81750-00_SITE.dwg
Xref's Attached: XBASE-ENG_81750-00; XTB_81750-00_26x48; XAERIAL_81056-00; XLAYOUT_81750-00; XUTIL_81750-00; XTB_81750_11x17-Beacon 248 Holding LLC; Greenway
Date Printed: Oct 26, 2021, 11:37am

SEE 2 SP3 THIS SHEET

LIMIT OF DISTURBANCE: ±5.95 ACRES

TIORONDA AVENUE

RETAINING WALL & FALL PROTECTION ENGINEERING BY OTHERS

LEASE LINE

BUILDING 100
2 STORY NON-RESIDENTIAL
FFE = 76.25
TERRACE =: 64.25

BUILDING 200
3 STORY RESIDENTIAL (NOT INCLUDING PARKING GARAGE)
203.5'x70.0'
32 UNITS
PARKING GARAGE BELOW
75 TOTAL PARKING SPACES, 4 ADA COMPLIANT
FFE = 85.0
GFE = 73.0

BUILDING 300
3 STORY RESIDENTIAL
NOT INCLUDING PARKING GARAGE
203.5'x70.0'
32 UNITS
FFE = 85.0
GFE = 73.0

MATCH LINE

BIORETENTION 1

FISHKILL CREEK

ZONE AE

1 C140 GRADING PLAN
SCALE: 1"=30'

SEE 1 SP3 THIS SHEET

HATCH NO PARKING AREA.

FUTURE GREENWAY TRAIL CONNECTION

BIORETENTION 2

PARKING GARAGE
203.5'x70.0'

MATCH LINE

RETAINING WALL & FALL PROTECTION ENGINEERING BY OTHERS

2 C140 GRADING PLAN
SCALE: 1"=30'

GRADING & DRAINAGE LEGEND:

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

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Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
9	07/27/21	AMENDED SITE PLAN
8	06/29/21	SITE PLAN AMENDMENT
7	09/9/20	REVISED PER PLANNING BOARD COMMENTS
6	08/07/20	REVISED PER DOH COMMENTS
5	05/21/20	REVISED PER REGULATORY COMMENTS
4	02/25/20	REVISED PER PLANNING BOARD COMMENTS
12	10/28/21	REVISED PLANNING BOARD COMMENTS
11	09/28/21	REVISED PER PLANNING BOARD COMMENTS
10	08/31/21	REVISED PER CITY SUBMISSION

248 TIORONDA AVE., BEACON, N.Y.

GRADING PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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

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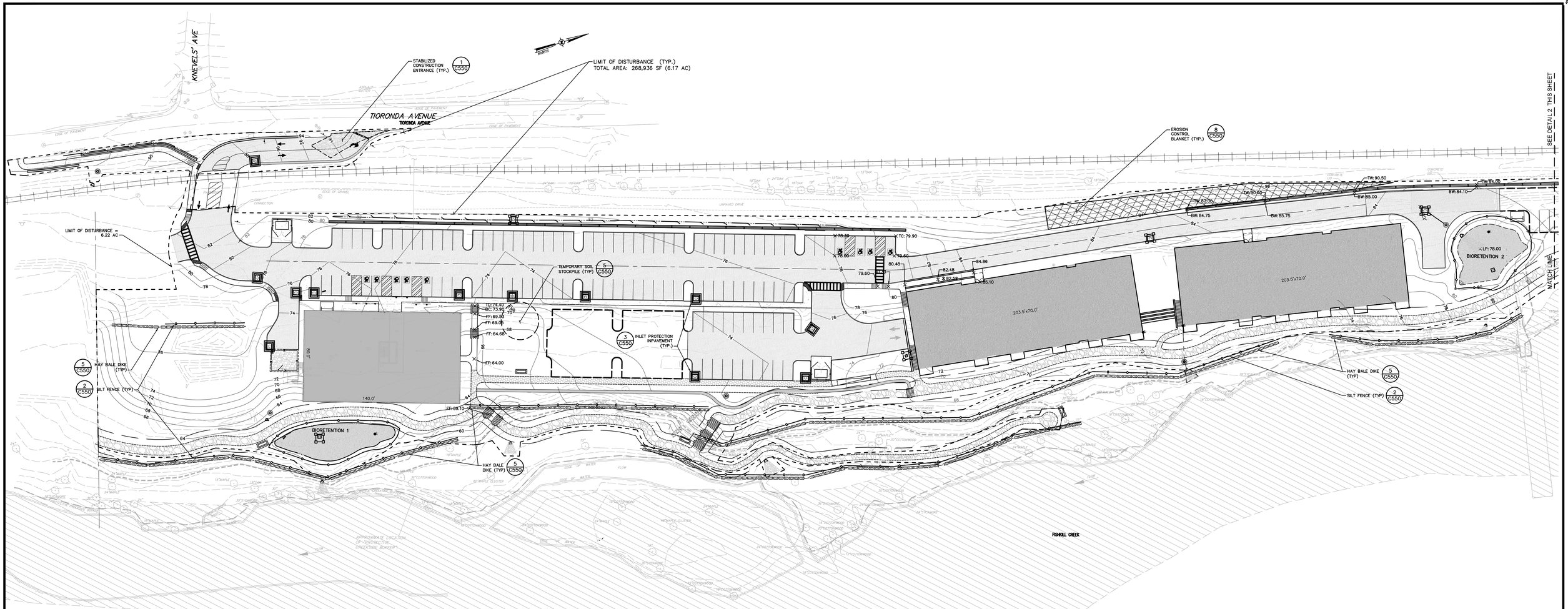
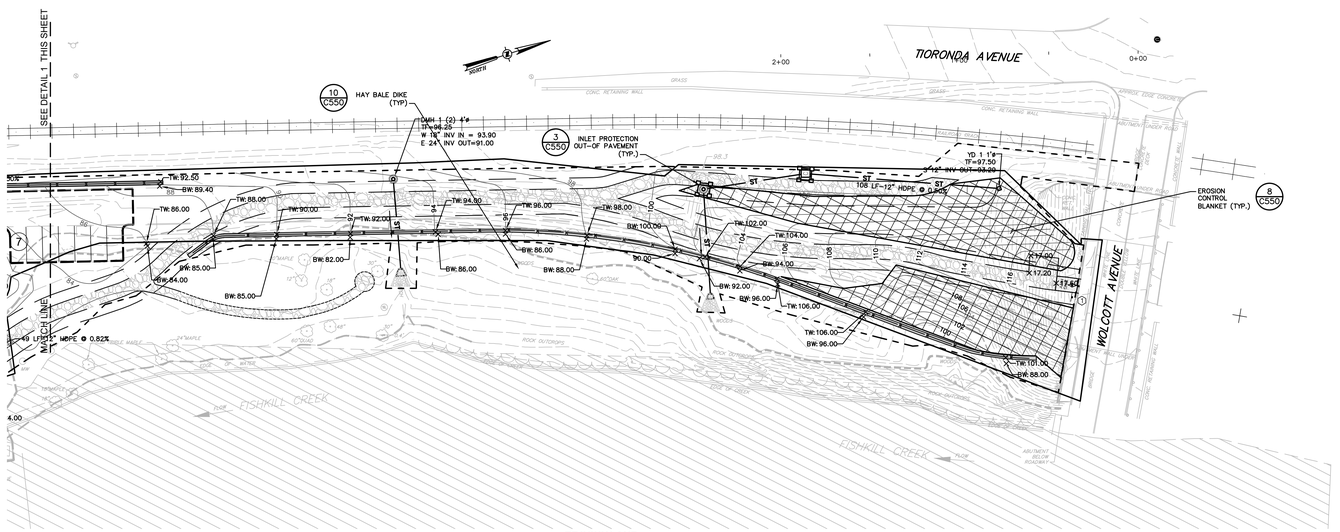
Xref's Attached: XTB_81750-00_3Bs40; XBASE-ENG_81750-00; XLAYOUT_81750-00; XGRADING_81750-00; XUTIL_81750-00
Date Printed: Oct 26, 2021, 11:36am



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



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

LEGEND:

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

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rev.	date	description
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5	07/27/21	AMENDED SITE PLAN
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3	08/07/20	REVISED PER DOH COMMENTS
2	05/21/20	REVISED PER REGULATORY COMMENTS
1	01/28/20	REVISED PER PLANNING BOARD COMMENTS

248 TIORONDA AVE., BEACON, N.Y.

EROSION AND SEDIMENT CONTROL PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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

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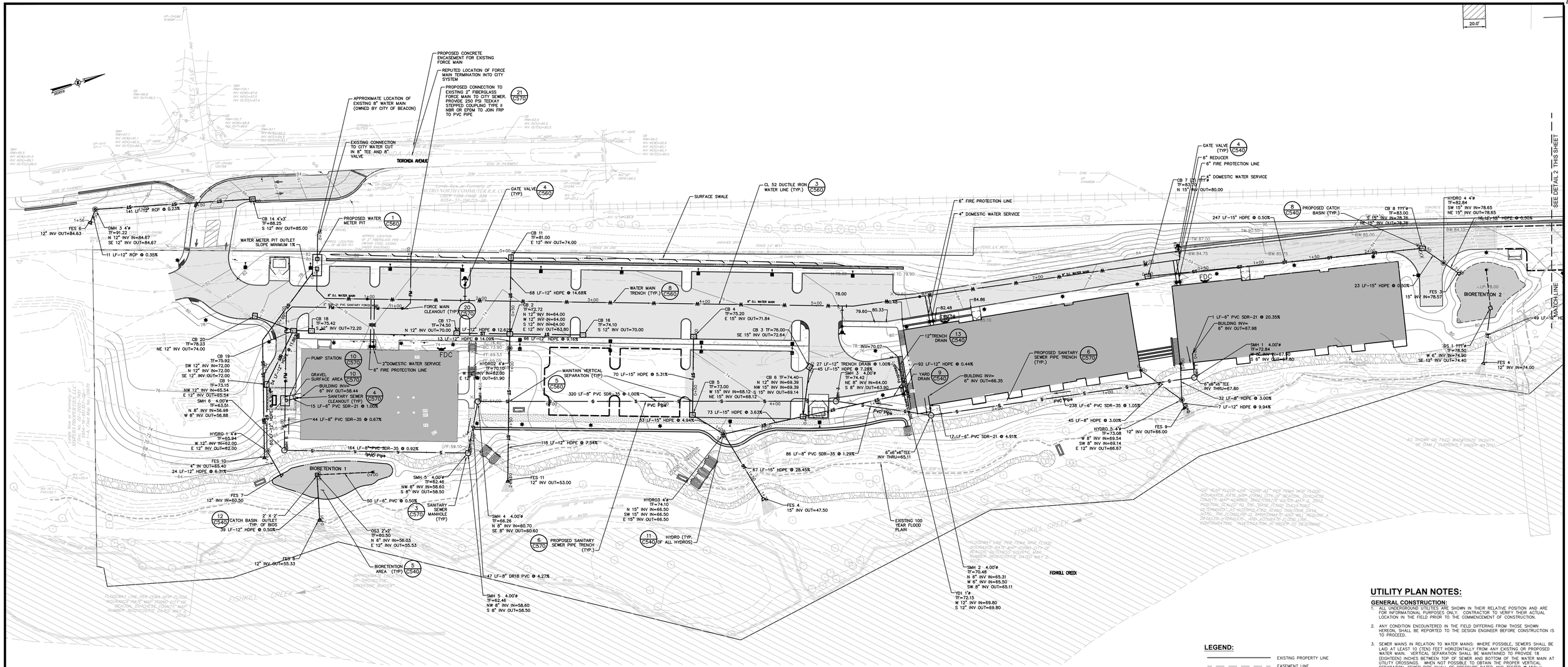
Xrefs Attached: XBASE-ENG_81750-00; XTB_81750-00_36x48; XAERIAL_81056-00; XLAYOUT_81750-00; XUTIL_81750-00; XGRADING_81750-00
Date Printed: Oct 26, 2021, 11:38am



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

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

WATER USAGE CALCULATIONS:

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

COMMERCIAL BUILDING	FLOW (GPD)
1.) BLDG SF * (0.1 GPD/SF) = 25,000 * 0.1	2500
2.) 20% REDUCTION FOR WATER SAVING PLUMBING	-500
TOTALS:	2000 GPD

COMBINED TOTAL: 12560 GPD
OR 523 GPH
OR 8.72 GPM
MAXIMUM DAILY FLOW (USING FACTOR OF 2) =
8.72 GPM x 2 = 17.44 GPM
PEAK HOURLY FLOW (USING FACTOR OF 4) =
8.72 GPM x 4 = 34.88 GPM

REFERENCE: NYSDEC DESIGN STANDARDS FOR WASTEWATER TREATMENT SYSTEMS, LATEST EDITION

LEGEND:

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

UTILITY PLAN NOTES:

GENERAL CONSTRUCTION:

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

EMERGENCY STANDBY GENERATOR:

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

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rev.	date	description
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8	09/9/20	REVISED PER PLANNING BOARD COMMENTS
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6	05/21/20	REVISED PER REGULATORY COMMENTS
5	04/09/20	REVISED PER DODOH COMMENTS
13	09/28/21	REVISED PER PLANNING BOARD COMMENTS
12	08/31/21	REVISED PER CITY SUBMISSION
11	08/24/21	REVISED PER AMENDED SITE PLAN
10	07/27/21	AMENDED SITE PLAN

248 TIORONDA AVE., BEACON, N.Y.

UTILITY PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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

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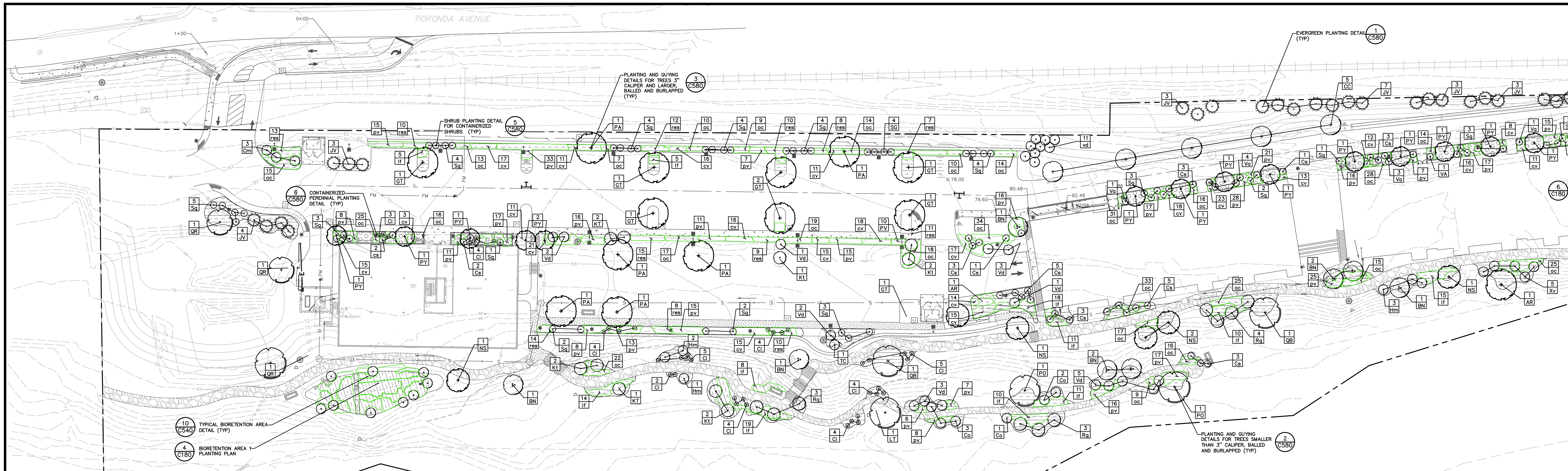


1 **LANDSCAPE PLAN**
SCALE: 1"=30'

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

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

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

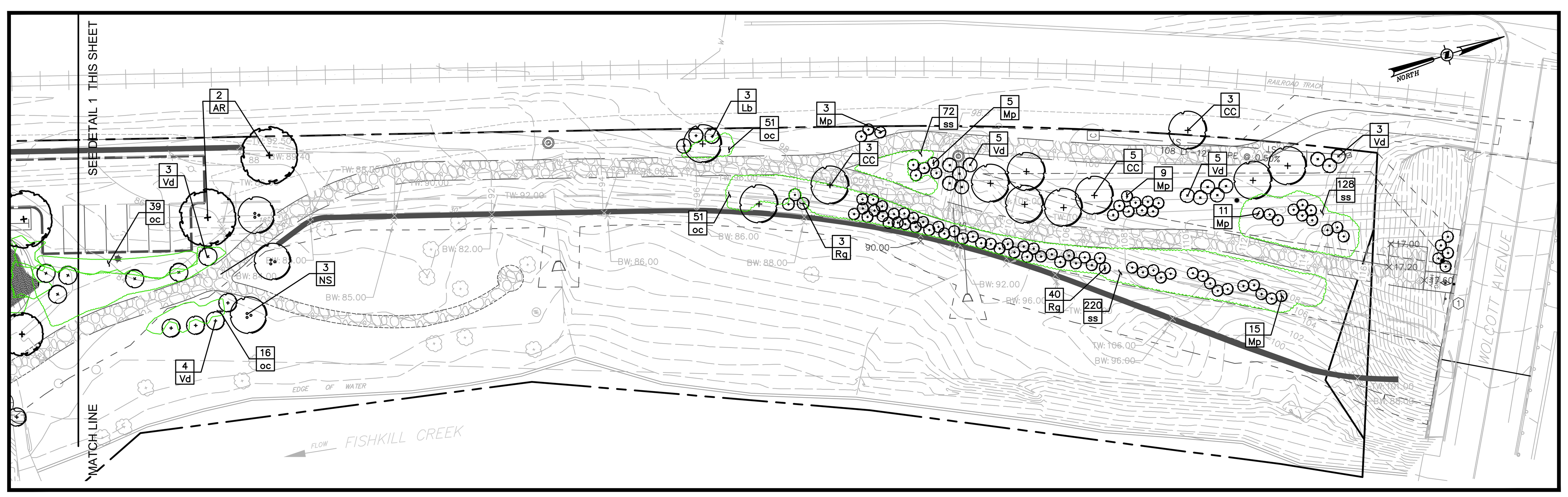
H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.

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

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

SITE LEGEND:

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



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

PLANT LIST

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

3 **OVERALL PLANT LIST**
SCALE: NTS

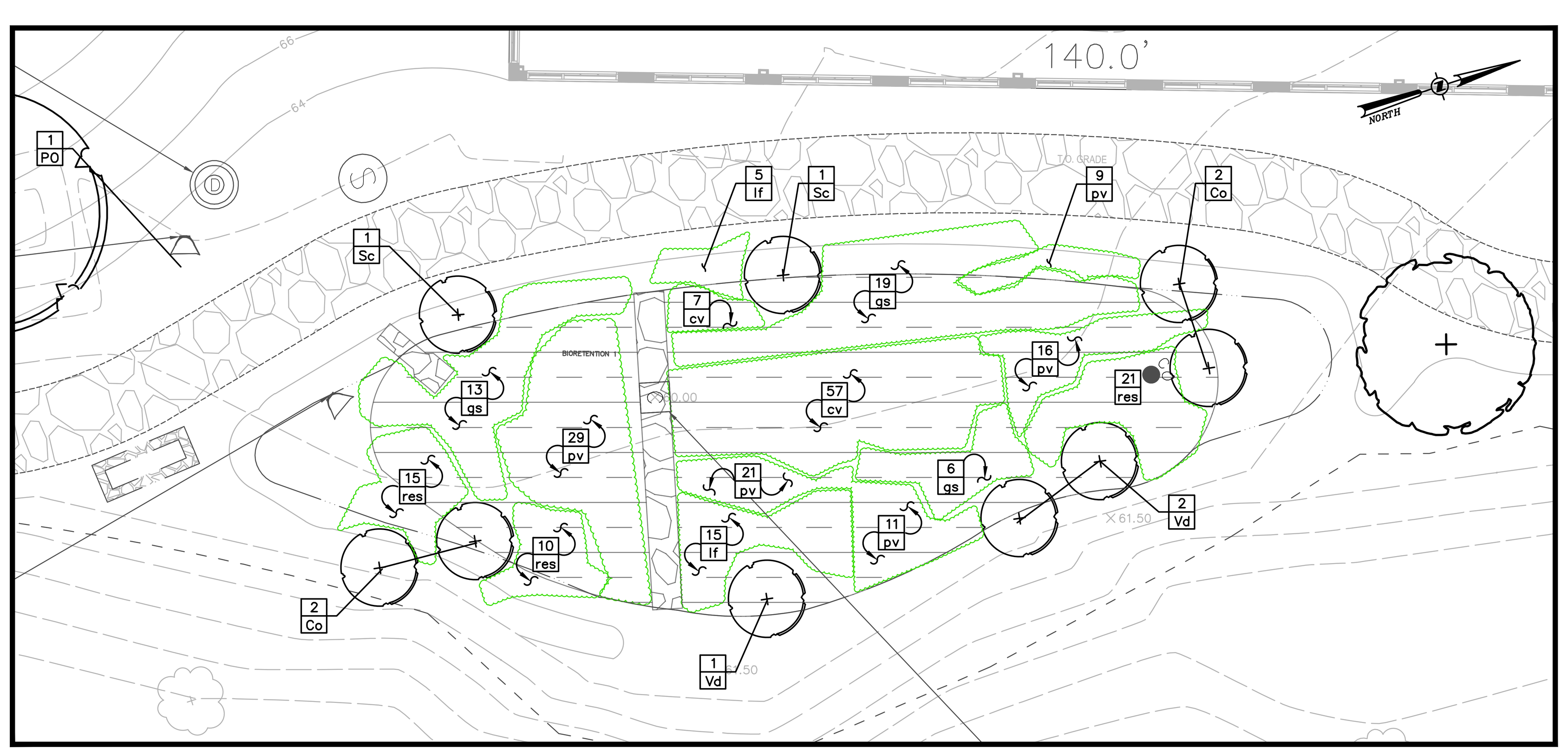
SOIL RESTORATION NOTES:

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

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

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

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

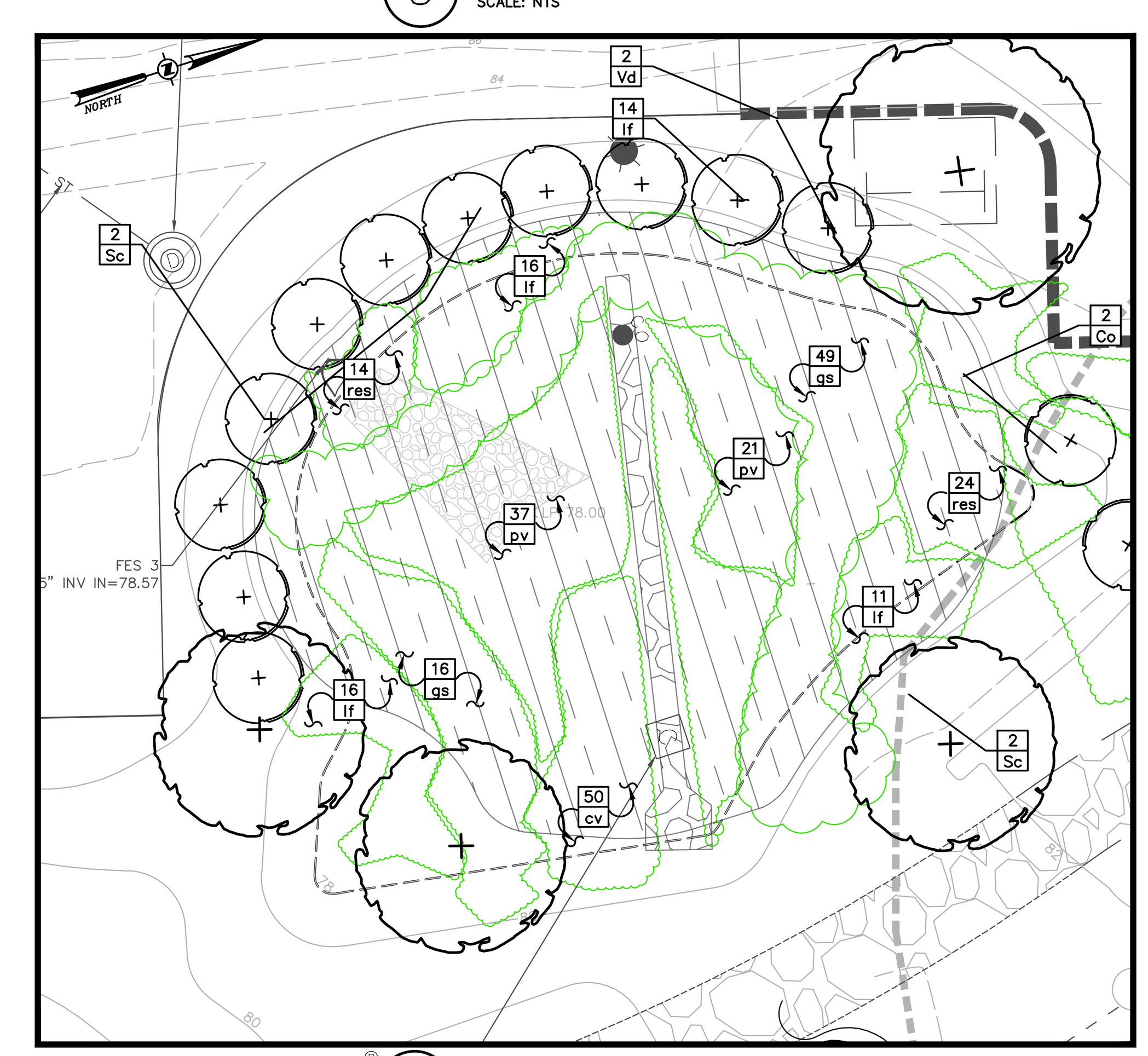


4 **BIORETENTION AREA 1 PLANTING PLAN**
SCALE: 1"=10'

PLANT LIST

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

5 **BIORETENTION AREA 1 PLANT LIST**
SCALE: NTS



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

PLANT LIST

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

7 **BIORETENTION AREA 2 PLANT LIST**
SCALE: NTS

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- Confirm Utility Response
- Respect The Marks
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North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12801, Phone:(518) 812-0513
Westchester NY Office: 1 North Broadway, Suite 803, White Plains, New York 10601, Phone: (914) 997-8510
Nashville Tennessee Office: 2416 21st Ave S. (Suite 103), Nashville, Tennessee 37212, Phone: (615) 380-1359
Chattanooga Tennessee Office: 427 E. 5TH ST. (Suite 201), Chattanooga, Tennessee 37403, Phone: (423) 241-6575

rev.	date	description
9	01/28/20	REVISED PER PLANNING BOARD COMMENTS
8	12/20/19	REVISED PER PLANNING BOARD COMMENTS
16	09/28/21	REVISED PER PLANNING BOARD COMMENTS
15	08/31/21	AMENDED SITE PLAN
14	07/27/21	AMENDED SITE PLAN
13	06/20/21	SITE PLAN AMENDMENT
12	09/09/20	REVISED PER PLANNING BOARD COMMENTS
11	08/07/20	REVISED PER CITY COMMENTS
10	05/21/20	REVISED PER PLANNING BOARD COMMENTS

248 TIORONDA AVE., BEACON, N.Y.

LANDSCAPE PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

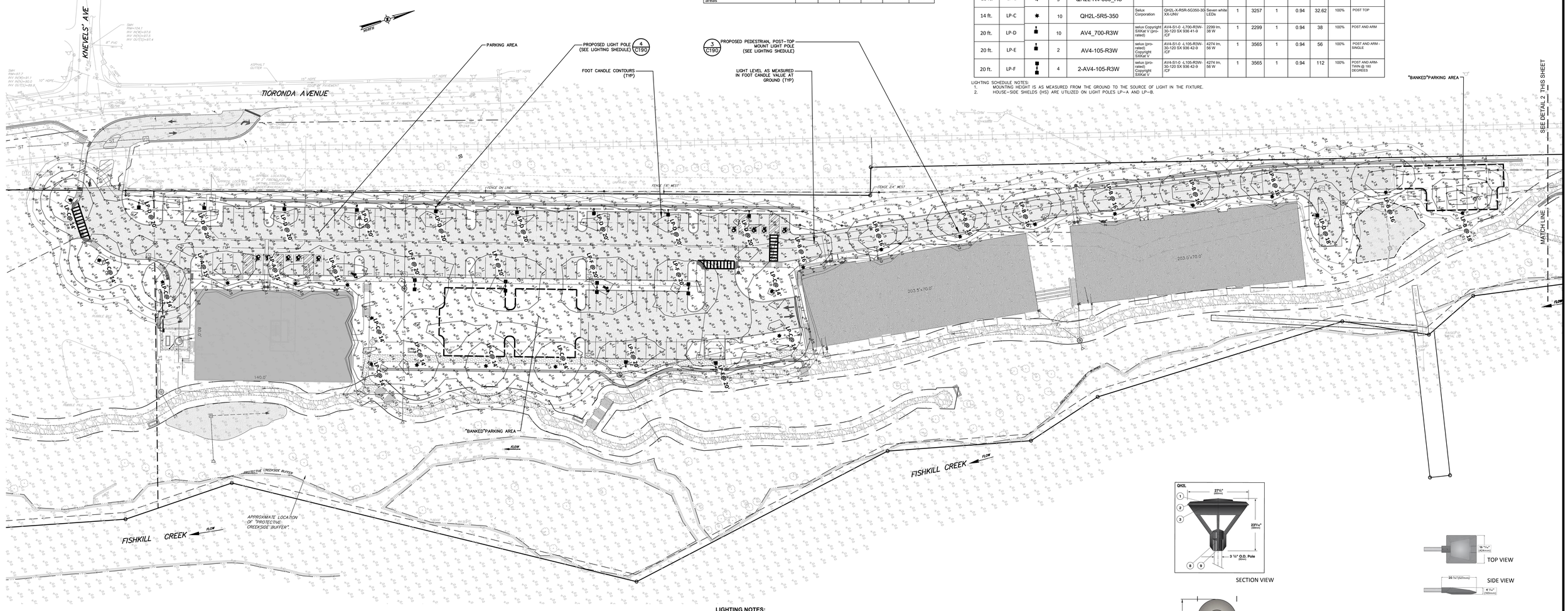
designed	checked
DCP	CL
date 09/10/18	scale 16
project no. 81750.00	
sheet no. C180	9 of 17

Drawing Name: Z:\projects\81700-81799\81750.00 CHAI Builders B-248\DWG\01_C180_81750-00_LAND.dwg
Xref's Attached: XLAYOUT_81750-00; XTB_81750-00_36x48; XAERIAL_81056-00; XUTIL_81750-00; XLANDSCAPE_81750-00; XBASE-ENG_81750-00; XGRADING_81750-00; XLANDSCAPE_BIOS_81750-00
Date Printed: Oct 26, 2021, 11:52am

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

Mount Height (ft)	PLAN DESIGN-ATION	LIGHTING SCHEDULE: Symbol	Quantity	Label	Manufacturer	Catalog Number	Lamp	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Notes
15-16ft. (SEE PLAN)	LP-A		3	QH2L-R4-530_HS	Selux Corporation	QH2L-X-R4-5GS530-30-XX-UNV-HS	Seven white LEDs	1	3119	1	0.94	49.29	100%	POST TOP -HOUSE SIDE SHIELD
16 ft.	LP-B		9	QH2L-R4-350_HS	Selux Corporation	QH2L-X-R4-5GS350-30-XX-UNV-HS	Seven white LEDs	1	2207	1	0.94	32.87	100%	POST TOP -HOUSE SIDE SHIELD
14 ft.	LP-C		10	QH2L-5R5-350	Selux Corporation	QH2L-X-R5R-5GS350-30-XX-UNV	Seven white LEDs	1	3257	1	0.94	32.62	100%	POST TOP
20 ft.	LP-D		10	AV4_700-R3W	selux Copyright SXKat V (pro-rated)	AV4-S1-0 -L700-R3W-30-120 SX 936 41-8 /CF	2299 lm, 38 W	1	2299	1	0.94	38	100%	POST AND ARM
20 ft.	LP-E		2	AV4-105-R3W	selux (pro-rated) Copyright SXKat V	AV4-S1-0 -L105-R3W-30-120 SX 936 42-9 /CF	4274 lm, 56 W	1	3565	1	0.94	56	100%	POST AND ARM - SINGLE
20 ft.	LP-F		4	2-AV4-105-R3W	selux (pro-rated) Copyright SXKat V	AV4-S1-0 -L105-R3W-30-120 SX 936 42-9 /CF	4274 lm, 56 W	1	3565	1	0.94	112	100%	POST AND ARM-TWIN @ 180 DEGREES

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



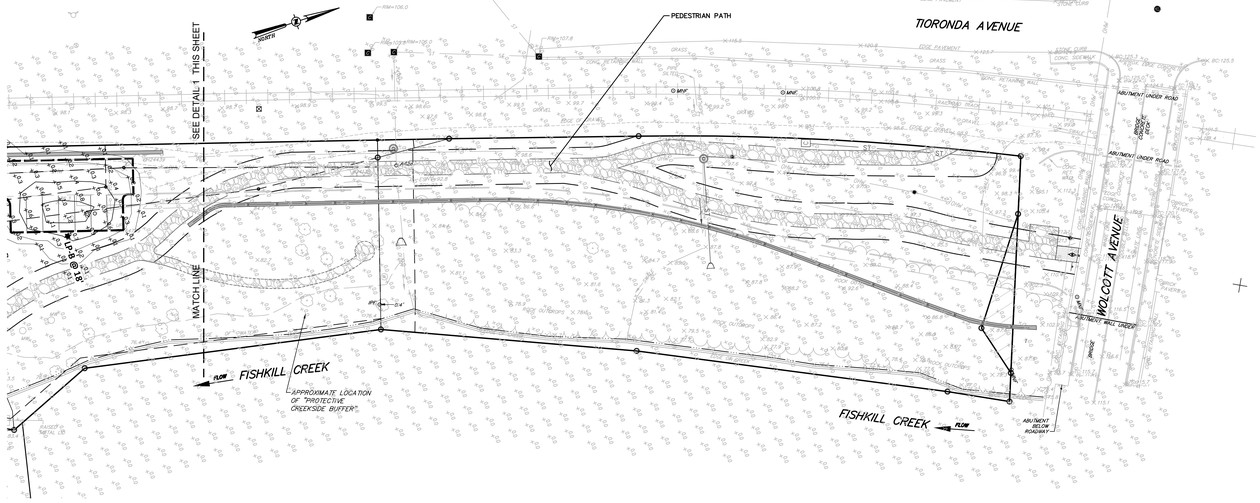
1 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'

LIGHTING NOTES:

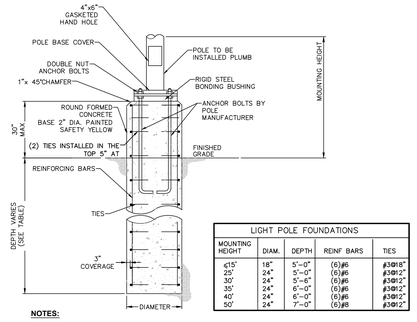
1. PROPOSED LIGHTING AS MANUFACTURED BY SELUX LIGHTING. PROPOSED POLE LENGTHS VARY, SEE LIGHTING CHART.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY THE CHAZEN COMPANIES. DETAILED DESIGN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

LIGHTING LEGEND:

PROPOSED BUILDING
POST AND LUMINAIRE
PENDANT MOUNTED LUMINAIRE / POLE



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



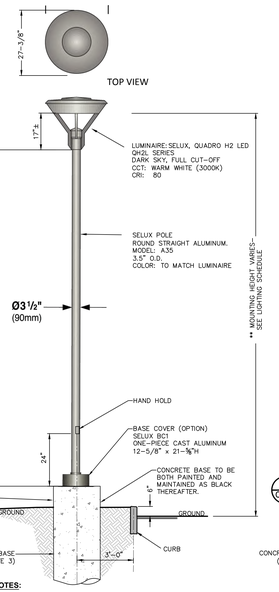
LIGHT POLE FOUNDATIONS				
MOUNTING HEIGHT	DIAM.	DEPTH	REINF BARS	TIES
≤15'	18"	5'-0"	(6)#6	#3@18"
25'	24"	5'-0"	(6)#6	#3@12"
30'	24"	5'-6"	(6)#6	#3@12"
35'	24"	6'-0"	(6)#6	#3@12"
40'	24"	6'-0"	(6)#6	#3@12"
50'	24"	7'-0"	(6)#8	#3@12"

NOTES:

1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE **4,500 PSI @** 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR **90 MPH** WIND WITH FIXTURE AREA OF **13 SF.**
5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
6. FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

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

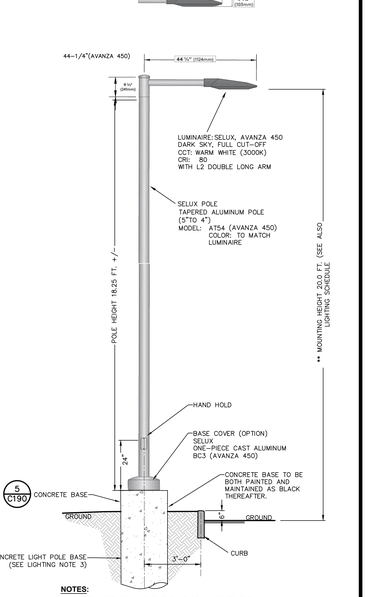
SECTION VIEW



NOTES:

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

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



NOTES:

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

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

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Nashville, Tennessee 37212
Phone: (615) 380-1359

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

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

248 TIORONDA AVE., BEACON, N.Y.

PHOTOMETRIC LIGHTING PLAN

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

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

Drawing Name: Z:\projects\81700-81799\81750.00 OHAI Builders 8-24Rf\DWG\01_C190_81750-02_PHOTOMTRC.dwg
Xrefs Attached: XTB_81750-00_36x48; XBASE-ENG_81750-00; XGRADING_81750-00; XLANDSCAPE_81750-00; XLAYOUT_81750-00; XUTIL_81750-00; XPHOTOMTRC_81750-00; POST-MSUAL-81750_2021-0623
Date Printed: Oct 26, 2021, 11:42am

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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

November 5, 2021

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

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

Dear Mr. Gunn:

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

- Correspondence dated October 26, 2021, from The Chazen Companies.
- Plans titled "Site Plan – 248 Tioronda Ave., Beacon NY – prepared for Chai Builders" as prepared by the Chazen Companies and consisting of the following sheets:
  - Sheet G001 titled "Title Sheet" with the latest revision date of October 26, 2021.
  - Sheet C101 titled "Existing Conditions" with the latest revision date of September 9, 2020.
  - Sheet C130 titled "Site Plan" with the latest revision date of September 28, 2021.
  - Sheet C140 titled "Grading Plan" with the latest revision date of October 26, 2021.
  - Sheet C150 titled "Erosion and Sediment Control Plan" with the latest revision date of September 28, 2021.
  - Sheet C160 titled "Utility Plan" with the latest revision date of September 28, 2021.
  - Sheet C180 titled "Landscape Plan" with the latest revision date of September 28, 2021.
  - Sheet C190 titled "Photometric Lighting Plan" with the latest revision date of August 31, 2021.

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

<u>Sheet G001 – Title Sheet:</u>

1. The date listed for Sheet C101 in the "Index of Drawings" should be revised to reflect the latest revision date as noted on the plan. The Index of Drawings notes the latest date of this drawing to be September 9, 2020, but the latest revision date on the plan states April 30, 2019. If Sheet C101 was updated after the last revision date noted on the plan, then the date of the last revision should be noted on this plan. If the plan was note revised after the date noted on the plan, then the Index of Drawings date for this sheet shall be revised to reflect the date the plan was last revised.

Sheet C180 – Landscape Plan:

1. The applicant notes that this plan was revised and noted the date of the latest revision to be October 26, 2021, per the Index of Drawing on the cover sheet, but the drawing itself only has the latest revision date of September 28, 2021. If the plan was revised since the last submission, then the last revision date shall appear on this sheet.

2. A "River Birch" tree is proposed to be planted directly over the proposed sewer line between the rear of Building 200 and Building 300. The tree shall be relocated.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 4, 2021
Re: **248 Tioronda Avenue, Amended Site Plan**

I have reviewed the October 26, 2021 response letter from The Chazen Companies, 8 architectural sheets by ab architekten, dated March 25, 2021, and sheets 1-6 and 9-10 of a previous 17-sheet Site Plan set from The Chazen Companies with sheets 1 and 4 dated October 26, 2021, sheets 3, 5, 6, and 9 dated September 28, 2021, Sheet 2 dated April 30, 2019, and Sheet 10 dated August 31, 2021.

Proposal

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

Comments and Recommendations

All my previous comments have been addressed, and I have no objection to adoption of an approval resolution.

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

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

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

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

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

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

WHEREAS, on June 11, 2019 the Planning Board adopted a SEQRA Negative Declaration and a Local Waterfront Revitalization Program ("LWRP") Consistency Determination, on November 18, 2019 the City Council adopted an FCD Concept Plan Approval, and on April 14, 2020 the Planning Board adopted Subdivision (lot merger) and Site Plan approval the construction of two multifamily buildings with a total of 64 dwelling units and a separate office building with 25,400 square feet along with a Greenway Trail on the Property; and

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

WHEREAS, the Planning Board is the approval authority for the Amended Site Plan pursuant to City of Beacon Code §223-41.13.G(5); and

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

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

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

Sheet	Title
G001	*Title Sheet* (last rev. 10/26/21)
C101	*Existing Conditions Plan* (last rev. 9/9/20)
C130	*Site Plan* (last rev. 10/26/21)
C140	*Grading Plan* (last rev. 10/26/21)
C150	*Erosion & Sediment Control Plan* (last rev. 9/28/21)
C160	*Utility Plan* (last rev. 9/28/21)
C180	*Landscape Plan* (last rev. 9/28/21)
C190	*Photometric Plan* (last rev. 9/28/21); and

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

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

WHEREAS, the application includes a pedestrian access ramp to Wolcott Avenue for connections between the Greenway Trail and other trail connections available from Wolcott Avenue, while maintaining Greenway Trail access to the MTA right-of-way; and

WHEREAS, the Proposed Action is an Unlisted Action, pursuant to New York State Environmental Quality Review Act, and on September 14, 2021 after hearing public comment and taking a "hard look" at the Environmental Assessment Form and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on August 10, 2021 the Planning Board opened a public hearing on the application, at which time all those interested were given an opportunity to be heard and the public hearing was continued to September 14, 2021 and October 13, 2021 and was closed on October 13, 2021; and

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

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

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

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

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

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Amended Site Plan Approval as described herein and as set forth and detailed on the plans prepared by Chazen Companies, last revised October 26, 2021, upon the following conditions:

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

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

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

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

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

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

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

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

    i. Soil vapor was not evaluated in prior investigations because the prior remediation predated the "2006 NYSDOH Guidance for Evaluating Soil Vapor Intrusion." Langan recommends the applicant should either perform sampling to determine whether soil vapor mitigation should be included in the building design, or elect to include a soil vapor barrier in the new building design and construction for cellar areas.
    ii. Langan recommends the applicant prepare a Soil Management Plan, as described in the memo. Surface soil outside of building and pavement areas should comply with "Restricted Use – Restricted Residential" standard and compliance can be demonstrated either by sampling or electing to place 2 ft of clean fill over the exposed areas of the site.

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

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

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

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

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

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee for the 64 new apartments approved herein as prescribed under the City of Beacon Code §§ 223-25.H(4) and 223-61.A(7), as per the City's Fee Schedule in effect at the time of payment. Notwithstanding the preceding sentence, the Planning Board further determines that the Greenway Trail will partially address the need for additional recreation/parkland within the City. Therefore, the Recreation Fee shall be proportionately offset by the recreation/parkland actually provided.

Accordingly, the Planning Board determines that the Applicant shall be granted a 50% credit toward the payment of the total Recreation Fee for the Project.

2. Prior to the issuance of a Certificate of Occupancy for the proposed office space or the proposed residential units, the Greenway Trail shall be completed to the satisfaction of the Building Inspector.

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

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

1. The Applicant agrees to cooperate with the City of Beacon in securing a public access trail easement from the MTA for the benefit of the City of Beacon for the portion of the Greenway Trail within the MTA right-of-way.

2. Pursuant to Section 223-41.14.B of the City Zoning Code, the proposed office space shall be built out before or concurrently with the residential development of the site.

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

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

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

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

7. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and

erosion control devices wherever and whenever deemed necessary during construction.

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

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

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

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

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

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

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

Resolution Adopted: November 9, 2021
Beacon, New York

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

Motion by _____, seconded by _____:

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

Approved ___
Denied ___

City of Beacon Planning Board Agenda
11/09/2021

Title:

Continue review of application for Subdivision, two residential lots, 14 Green Street, submitted by Thomas Rigney

ATTACHMENTS

14 Green Street Cover Letter.pdf

14 Green Street Subdivision Plat.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

14 Green Street Subdivision Approval Resolution (4892-1283-2002.2).docx

Engineering and
Land Surveying, P.C.

1533 Crescent Road
Clifton Park, NY 12065
Phone: 518.371.0799
mjelspc@mjels.com
mjels.com

October 25, 2021

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

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

Dear Chairman Gunn and Members of the Planning Board:

MJ Engineering is in receipt of the comments from John Clarke Planning and Design in a letter dated October 8, 2021, and comments from Lanc & Tully Engineering and Surveying in a letter dated October 4, 2021. We offer the following responses to the comments, with comments listed and our responses in *blue italics*:

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

1. As requested, Sheet C-101 indicates the diameter and species of existing trees over 6 inches in diameter and shows trees to be removed. Are any existing trees in the northeast corner of Lot 2 to be removed?

   Response: The trees in the northeast corner are less than 6 inches in diameter. The intent is to save the trees if possible.

2. The lot numbers, proposed setbacks, and full Zoning Analysis Table, as shown on the August Sheet CP-1, should be included on the final plans.

   Response: The plan has been revised to include the lot numbers, proposed setback, and full Zoning Analysis as previously provided.

3. All my other previous comments have been addressed.

   Response: Comment noted.

In response to Lanc & Tully's letter, we offer the following.

<u>General Comments:</u>

1. The applicant's consultant has submitted an Inflow & infiltration study of the existing site and residence. Based upon the consultant's investigation, it is believed that a trench drain located at the entrance to the basement on the existing residence may be connected to the sanitary sewer system. The "Existing Conditions and Removal Plan" of the plan set notes that this drain to be removed, and the pipe is to be capped.

Response: Comment noted

Sheet C-101- Existing Conditions & Removals:

2. The plan notes a 3-foot hedge row along the front of the proposed lot, but the hedge row is not shown. The plans shall be updated to reflect the hedge row.

   Response: There is a 3-foot hedge row along the front of the proposed lot and the northern property line. The hedge row along the front of the will be removed as part of the construction of the house and proposed stairs. The hedge row along the northern property line will remain.

Sheet C-500 Comments:

3. The "Retaining Wall Detail" notes that a licensed engineer is to prepare the design of the wall. This note shall be expanded upon to state that the design of the wall shall be submitted to the City of Beacon Building Department for review and approval prior to the construction of the wall.

   Response: The retaining wall detail notes have been revised to include that the design shall be sub submitted to the City of Beacon Building Department for review and approval prior to the construction of the wall.

Sheet C-501 Comments

4. The "Copper Service Pipe" detail shall be revised to reflect the corporation valve as a Muller compression type, as previously noted.

   Response: The "Copper Service Pipe" detail has been revised to reflect the corporation valve as a Muller compression type.

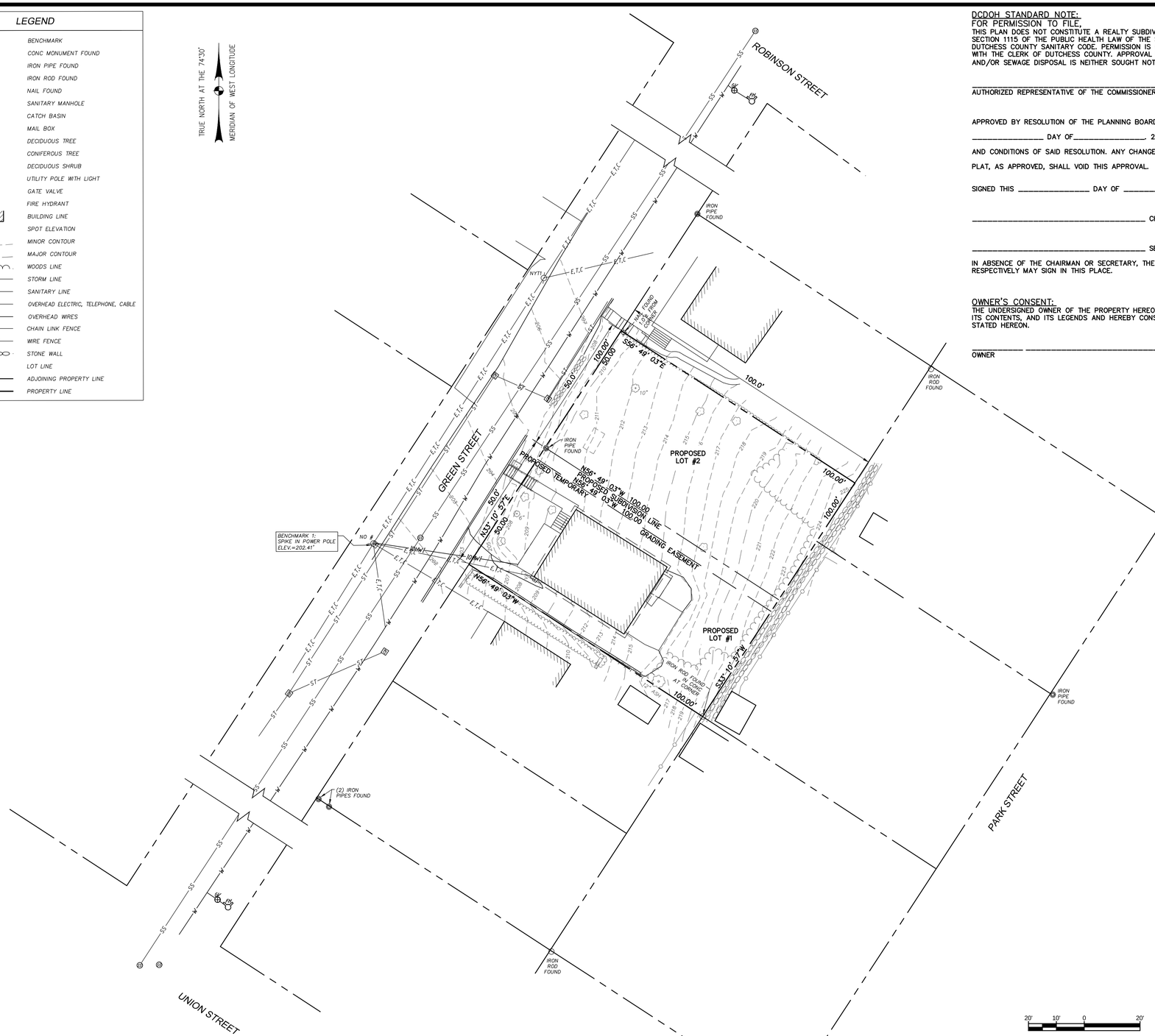
If you have any comments, questions, or need additional information, please do not hesitate to contact this office at (518) 371-0799 ext. 431.

Sincerely,

Dennis Lynch, P.E.
Managing Engineer

LEGEND

- BENCHMARK
- CONC MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- NAIL FOUND
- SANITARY MANHOLE
- CATCH BASIN
- MAIL BOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- UTILITY POLE WITH LIGHT
- GATE VALVE
- FIRE HYDRANT
- BUILDING LINE
- +214.5 SPOT ELEVATION
- 214 MINOR CONTOUR
- 215 MAJOR CONTOUR
- WOODS LINE
- ST STORM LINE
- SS SANITARY LINE
- E,T,C OVERHEAD ELECTRIC, TELEPHONE, CABLE
- OHW OVERHEAD WIRES
- CHAIN LINK FENCE
- WIRE FENCE
- STONE WALL
- LOT LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE



DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE,
THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOT GRANTED.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

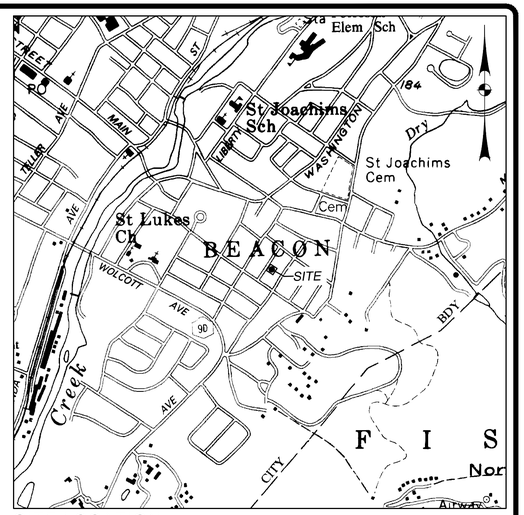
_____ SECRETARY

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

OWNER'S CONSENT:

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

_____ _____
OWNER DATE



SITE LOCATION
SCALE: 1" = 1000'

DEED REFERENCE:

1. DEED FROM TIMOTHY W. KIMMEL TO THOMAS A. RIGNEY & KRISTEN M. RIGNEY DATED APRIL 30, 1999 AND RECORDED MAY 12, 1999 IN THE DUTCHESS COUNTY CLERK'S OFFICE IN DEED BOOK 2029 PAGE 371.

MAP REFERENCE:

1. MAP OF LANDS OF JOHN J. MONELL ESQ. PROSPECT SQUARE, SITUATE AT MATTEAWAN, DUTCHESS COUNTY, NY AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MAY 23, 1873 AS MAP 266.

GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. ON JUNE 1, 2021 AND UPDATED ON JULY 15, 2021.
2. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011), NEW YORK STATE PLANE EAST ZONE (3101).
3. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. CONTOUR INTERVAL = 1 FOOT.
5. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
7. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
8. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1	09/29/2021	ADDRESSED CITY COMMENTS	DL	WL	09/29/2021
2	10/25/2021	ADDRESSED CITY COMMENTS	DL	WL	10/25/2021

PROJ. MANAGER:	JF
CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

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

RIGNEY SUBDIVISION

PRELIMINARY SUBDIVISION PLAT

CITY OF BEACON
DUTCHESS COUNTY NEW YORK

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

C-100

LEGEND

- BENCHMARK
- CONC MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- NAIL FOUND
- SANITARY MANHOLE
- CATCH BASIN
- MAIL BOX
- DECIDUOUS TREE
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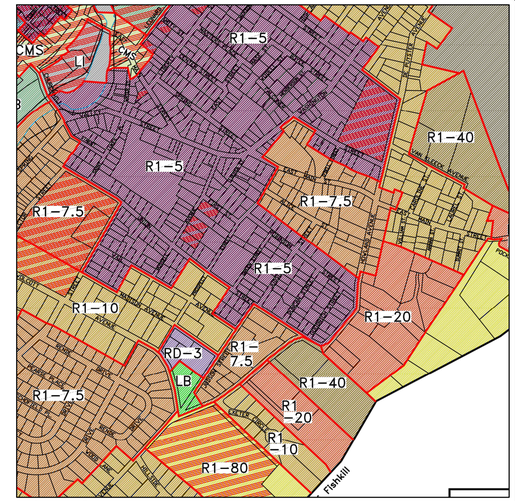
- 215 MAJOR CONTOUR
- WOODS LINE
- ST STORM LINE
- SS SANITARY LINE
- E,T,C OVERHEAD ELECTRIC, TELEPHONE, CABLE
- OHW OVERHEAD WIRES
- CHAIN LINK FENCE
- WIRE FENCE
- STONE WALL
- LOT LINE
- ADJOINING PROPERTY LINE
- PROPERTY LINE





ZONING MAP

SCALE: 1" = 600'

RESIDENTIAL DISTRICTS

R1-120	One Family	120,000 sq.ft./dwelling	RD-6	Designed Residence	6,000 sq.ft./dwelling
R1-80	One Family	80,000 sq.ft./dwelling	RD-5	Designed Residence	5,000 sq.ft./dwelling
R1-40	One Family	40,000 sq.ft./dwelling	RD-4	Designed Residence	4,000 sq.ft./dwelling
R1-20	One Family	20,000 sq.ft./dwelling	RD-3	Designed Residence	3,000 sq.ft./dwelling
R1-10	One Family	10,000 sq.ft./dwelling	RD-1.8	Designed Residence	1,800 sq.ft./dwelling
R1-7.5	One Family	7,500 sq.ft./dwelling	RD-1.7	Designed Residence	1,700 sq.ft./dwelling
R1-5	One Family	5,000 sq.ft./dwelling	RMF-1.5	Multi-Family	1,500 sq.ft./dwelling
RD-7.5	Designed Residence	7,500 sq.ft./dwelling	RMF-.8	Multi-Family	800 sq.ft./dwelling

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6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
7. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
8. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.

OWNER'S CONSENT:

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

OWNER _____ DATE _____

20' 10' 0 20'

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1	09/29/2021	ADDRESSED CITY COMMENTS	DL	WL	09/29/2021
2	10/25/2021	ADDRESSED CITY COMMENTS	DL	WL	10/25/2021

PROJ. MANAGER:	JF
CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

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

RIGNEY SUBDIVISION

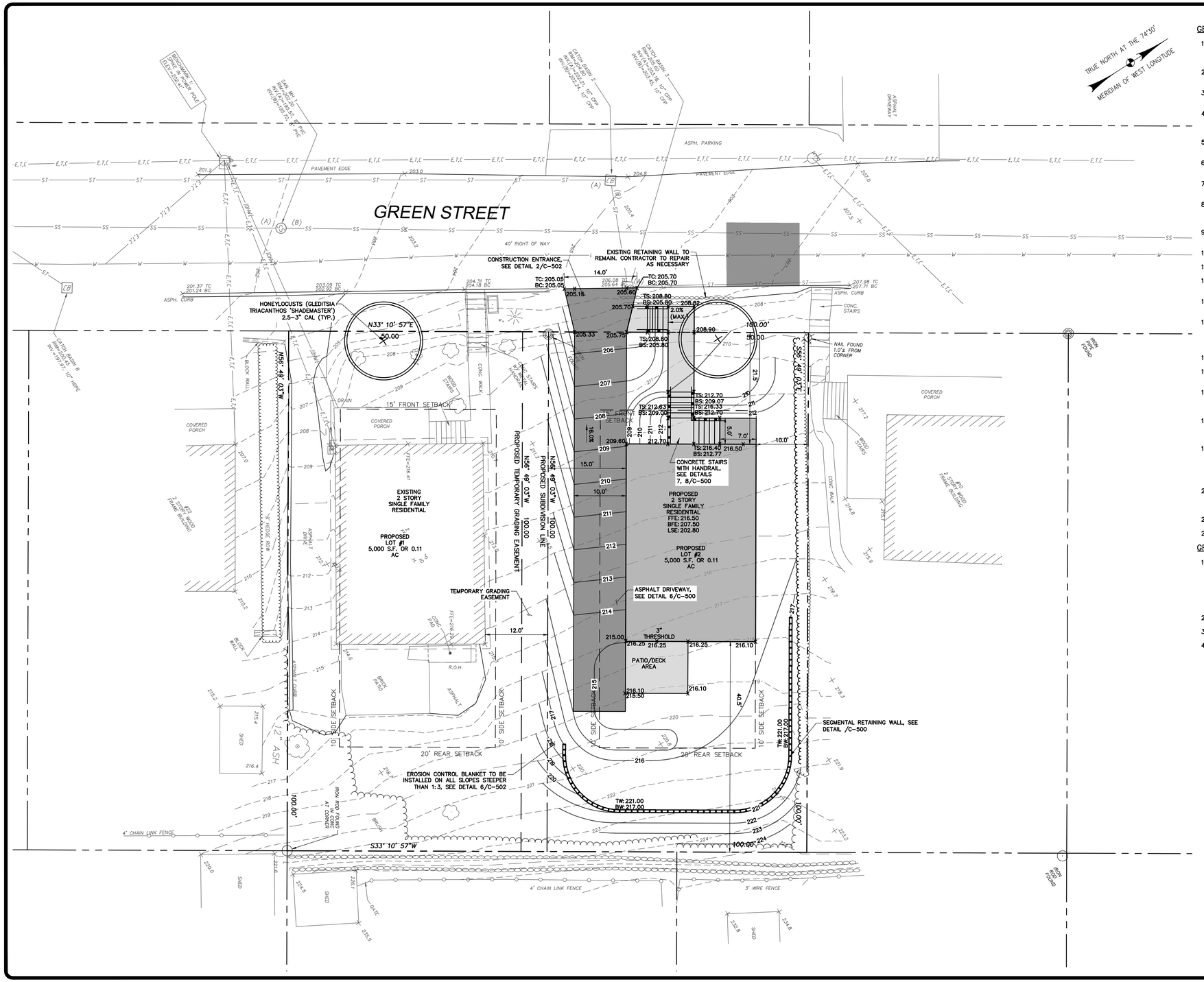
EXISTING CONDITIONS AND REMOVALS PLAN

CITY OF BEACON

DUTCHESS COUNTY NEW YORK

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

C-101



GENERAL CONSTRUCTION NOTES:

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

GRADING NOTES:

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

ZONING ANALYSIS TABLE					
ZONING DISTRICT	R1–5 ONE FAMILY				
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	VARIANCE
MINIMUM LOT AREA	5000.0 SF	10000.0 SF	5000.0 SF	5000.0 SF	NO
MINIMUM LOT WIDTH	50.0 FT	100.0 SF	50.0 FT	50 FT	NO
MINIMUM LOT DEPTH	100.0 FT	100.0 SF	100.0 FT	100 FT	NO
MINIMUM FRONT SETBACK	15.0 FT	21.4 FT	21.4 FT	21.5 FT	NO
MINIMUM SIDE SETBACK	10.0 FT	9.1 FT	9.1 FT	10.00 Ft	NO
MINIMUM REAR SETBACK	20.0 FT	39.8 FT	39.8 FT	40.5 FT	NO
MAXIMUM BUILDING HEIGHT (STORIES/HEIGHT)	2.5 / 35.0 FT	N/A	2 / 20FT	<2.5 / <35.0 FT	NO
MINIMUM GREEN SPACE	–	76.0%±	52.0%	64.4 %	NO
MAXIMUM BUILDING COVERAGE	–	10.6%±	21.2%±	19.2%±	NO

SUBMITTAL / REVISIONS

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

RIGNEY SUBDIVISION

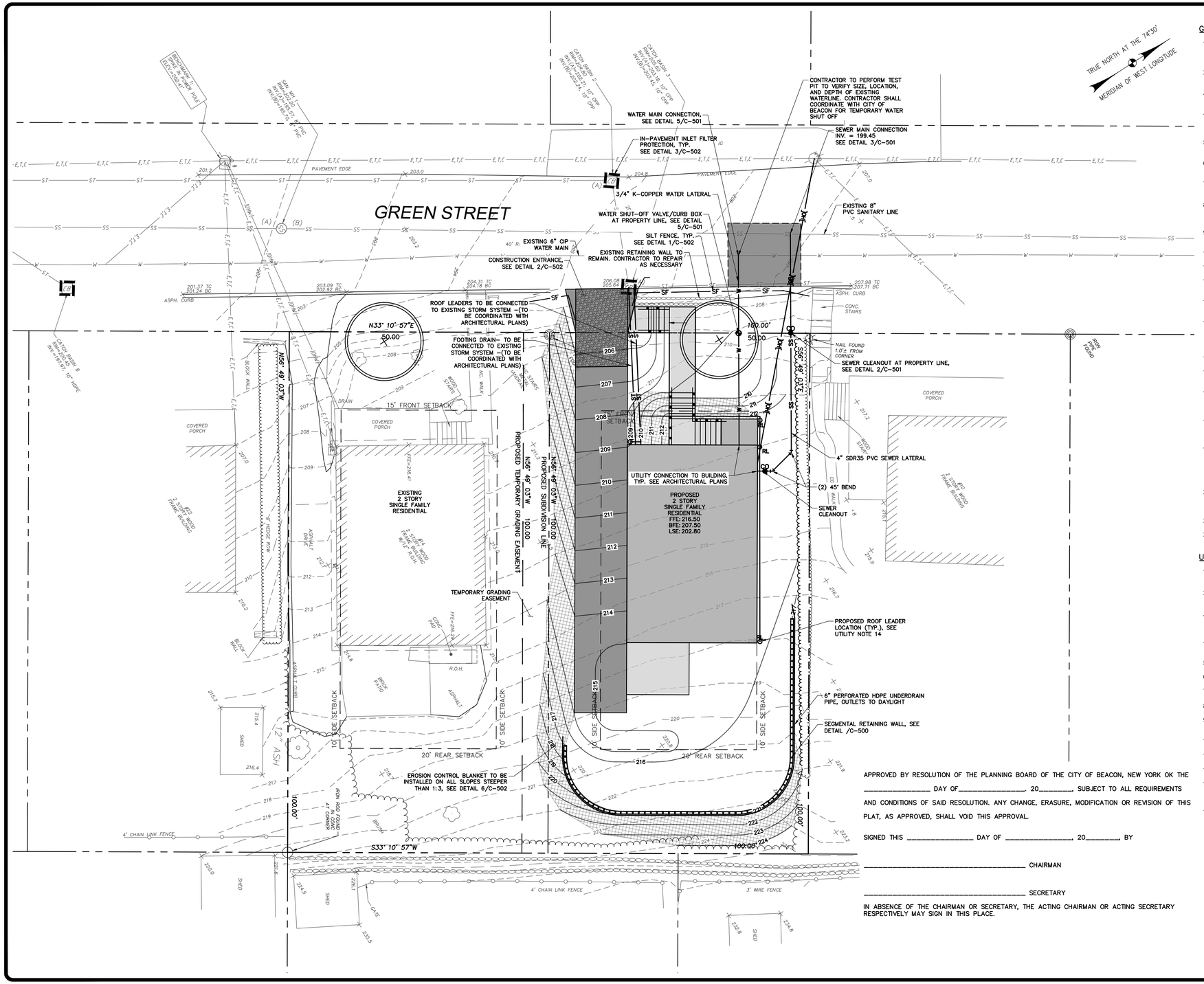
LAYOUT, AND GRADING PLAN

CITY OF BEACON

DUTCHESS COUNTY NEW YORK

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

C-102



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22. ALL EARTHWORK GRADING SHALL BE BLENDED SMOOTHLY AND EVENLY INTO EXISTING CONDITIONS.

UTILITY NOTES:

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO CONTACT UFPO AS REQUIRED.
2. CONTRACTOR TO TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
3. ALL UTILITY WORK INVOLVING CONNECTIONS TO THE EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO AN EXISTING SYSTEM.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR TEMPORARY POLE SUPPORT DURING CONSTRUCTION AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TEMPORARY UTILITY SUPPORT.
5. CONTRACTOR TO COORDINATE WITH MUNICIPALITY FOR TEMPORARY SHUTOFF OF MUNICIPAL WATER MAINS.
6. ALL WATER MAINS, HYDRANTS, VALVES, AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH MUNICIPAL LAW.
7. 5'–0" MINIMUM COVER TO BE PROVIDED OVER ALL WATERMAINS.
8. PIPE SHALL BE RESTRAINED 50 FEET IN BOTH DIRECTIONS OF ALL FILL AREAS WITH "FIELD LOK".
9. THE PROPOSED BUILDING SHALL BE SET AT SUCH AN ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN; PROPER COVER MUST BE MAINTAINED FOR ALL SEWER LATERALS.
10. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE CITY SEWER SYSTEM.
11. THE WATER SERVICE LINE SHALL BE 0.75" K–COPPER.
12. THE SEWER SERVICE LINE SHALL BE 4" SDR 35 PVC PIPE.
13. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
14. ROOF LEADER LOCATIONS TO BE COORDINATED WITH THE ARCHITECTURAL PLANS. ROOF LEADERS TO BE CONNECT TO THE EXISTING STORM SEWER SYSTEM IN GREEN STREET WHERE PRACTICAL.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

10' 5' 0 10'

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1	09/29/2021	ADDRESSED CITY COMMENTS	DL	WL	09/29/2021
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PROJ. MANAGER:	JF
CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

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

RIGNEY SUBDIVISION

UTILITY, AND SEDIMENT CONTROL PLAN

CITY OF BEACON

DUTCHESS COUNTY NEW YORK

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

C-103



LENGTH OF SIGHT TRIANGLE LEG		
ZONE CRITERIA	REQUIRED*	PROVIDED
SIGHT DISTANCE – RIGHT	140 FT	199 FT
SIGHT DISTANCE – LEFT	140 FT	317 FT
*BASE ON A DESIGN SPEED OF 30 MPH		

20' 10' 0 20'

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
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Engineering and Land Surveying, P.C.
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RIGNEY SUBDIVISION

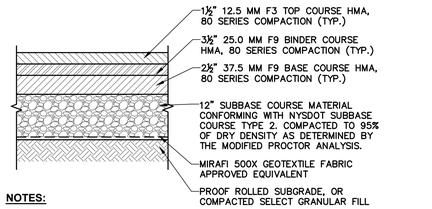
DRIVEWAY SIGHT DISTANCE PLAN

CITY OF BEACON
DUTCHESS COUNTY NEW YORK

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

C-104

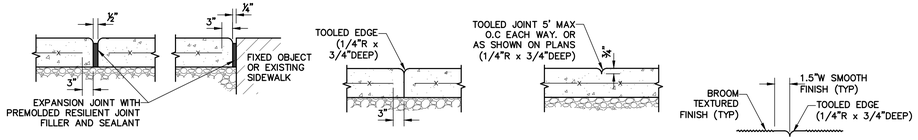
File Name: F:\MJ1570.01 Rigney Subdivision\MJ1570.01_XENG.dwg (Layout: C-104)
Date: Mon, Oct 25, 2021 - 11:24 AM (Name: dlynch)



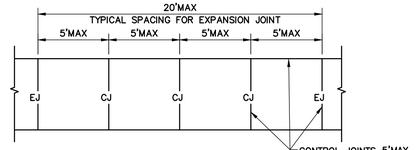
NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
2. SUBBASE MATERIAL SHALL NYSDOT ITEM NO. 304.12 (TYPE II SUBBASE MATERIAL) AND CONFORM WITH SECTION 304
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400–HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 403–HOT MIX ASPHALT (HMA) PAVEMENTS FOR MUNICIPALITIES.
4. APPLY TACK COAT BETWEEN ALL HMA PAVEMENT LIFTS PRIOR TO PLACING HMA MIXTURE REGARDLESS OF TIME PERIOD BETWEEN LIFTS PER NYS DOT 402–3.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

1 ASPHALT PAVEMENT SECTION
SCALE: **N.T.S.**

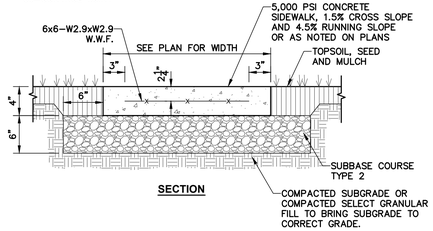


EXPANSION JOINT | CONSTRUCTION JOINT | CONTROL JOINT | TOOLED EDGE



EJ=EXPANSION JOINT
CJ=CONTROL JOINT

PLAN



SECTION

NOTES:

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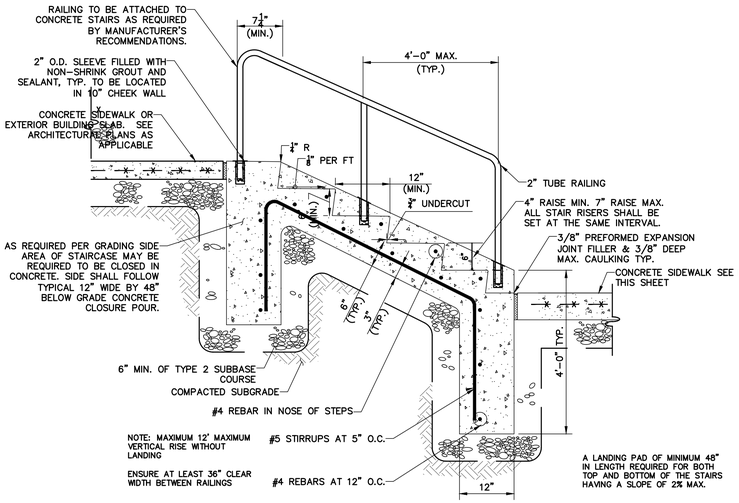
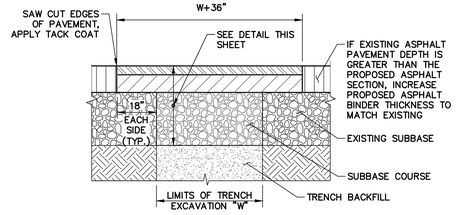
2. ALL CONCRETE SHALL BE 5,000 PSI CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
4. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1–1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
5. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
6. JOINTS SHALL NOT BE SAW CUT.
7. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
9. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

4 CONCRETE SIDEWALK
SCALE: **N.T.S.**



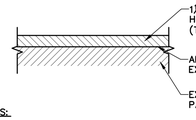
7 CONCRETE STAIRS WITH HAND RAIL
SCALE: **N.T.S.**



NOTES:

1. SAW CUT AS INDICATED, 18" BEYOND EXCAVATION.
2. FURNISH, PLACE AND COMPACT SURFACE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

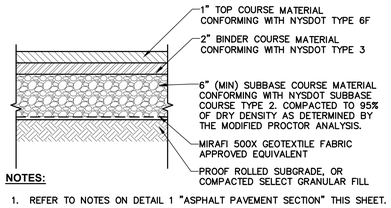
2 TRENCH SURFACE RESTORATION IN ASPHALT PAVEMENT
SCALE: **N.T.S.**



NOTES:

1. MATERIALS PREPARE EXISTING ASPHALT PAVEMENT IN ACCORDANCE WITH N.Y.S D.O.T. SECTION 633 "CONDITIONING EXISTING PAVEMENT"
2. MILL EXISTING ASPHALT CONCRETE TO DESIRED DEPTH, CLEAN SURFACE TO BE REPAVED. APPLY TACK COAT AND TOP COURSE.

3 ASPHALT PAVEMENT MILLING AND RESURFACING
SCALE: **N.T.S.**



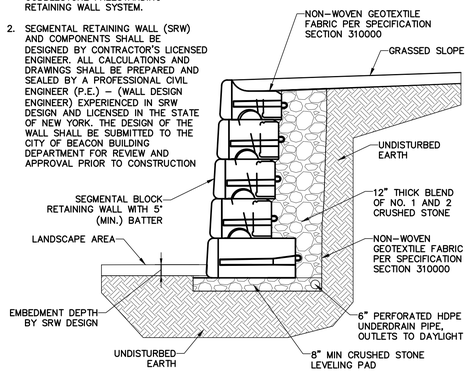
NOTES:

1. REFER TO NOTES ON DETAIL 1 "ASPHALT PAVEMENT SECTION" THIS SHEET.

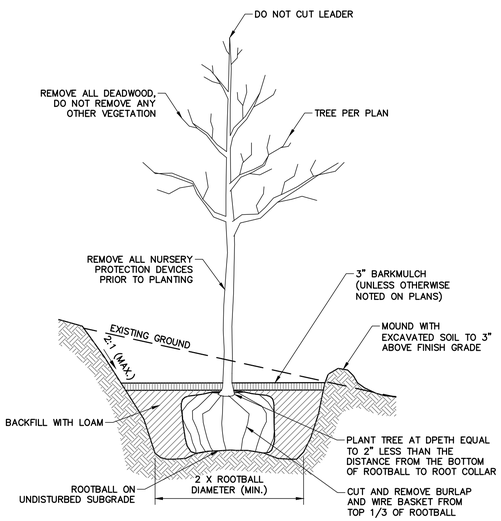
5 ASPHALT PAVEMENT SECTION - DRIVEWAY
SCALE: **N.T.S.**

NOTES:

1. BASIS OF DESIGN: REDI ROCK COBBLESTONE FREESTANDING RETAINING WALL SYSTEM.
2. SEGMENTAL RETAINING WALL (SRW) AND COMPONENTS SHALL BE DESIGNED BY CONTRACTOR'S LICENSED ENGINEER. ALL CALCULATIONS AND DRAWINGS SHALL BE PREPARED AND SEALED BY A PROFESSIONAL CIVIL ENGINEER (P.E.) – (WALL DESIGN ENGINEER) EXPERIENCED IN SRW DESIGN AND LICENSED IN THE STATE OF NEW YORK. THE DESIGN OF THE WALL SHALL BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION



6 RETAINING WALL SECTION
SCALE: N.T.S.



NOTES:

1. EXISTING SOIL: SCARIFY AND LOOSEN PIT BOTTOM.

TREE AND SHRUB PLANTING NOTES:

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

8 TREE PLANTING DETAIL
SCALE: **N.T.S.**

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CHIEF DESIGNER:	JF
DESIGNED BY:	JF
DRAWN BY:	AB
CHECKED BY:	WL

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RIGNEY SUBDIVISION

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CITY OF BEACON
DUTCHESS COUNTY NEW YORK

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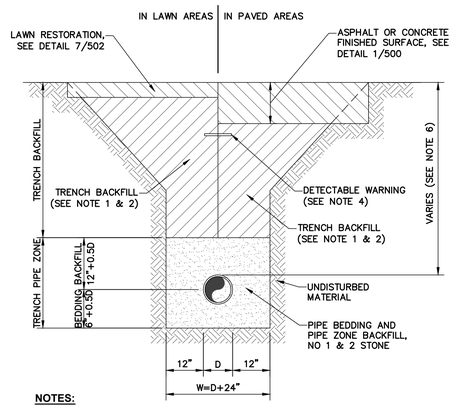
MJ PROJ. No.: 1570.01
DATE: AUGUST 2021

C-500



NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

2. ON-SITE EXCAVATED TRENCH MATERIAL MAY BE USED FOR TRENCH BACKFILL IF MEETING THE REQUIREMENTS OF SELECT FILL MATERIAL. ALL BACKFILL WITHIN THE CITY RIGHT-OF-WAY SHALL BE NYSDOT ITEM No. 304.12.
3. D=OUTSIDE PIPE DIAMETER.
4. PLACE DETECTABLE WARNING TAPE 6" BELOW SUBBASE IN PAVED AREAS AND 12" BELOW FINISHED GRADE IN LAWN OR LANDSCAPING AREAS.
5. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.
6. THE MINIMUM DEPTH TO TOP OF UTILITY PIPE SHALL BE:

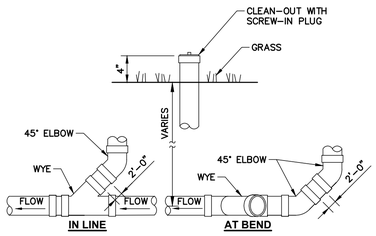
   POTABLE WATER: 5'-0"
   SANITARY SEWER: 4'-0"
   STORM SEWER: 2'-0"

7. COMPACT EACH LAYER OF FILL AND BACKFILL FOR THE FOLLOWING AREA CLASSIFICATIONS TO THE PERCENTAGE OF MAXIMUM DENSITY SPECIFIED BELOW AND AT A MOISTURE CONTENT SUITABLE TO OBTAIN THE REQUIRED DENSITIES, BUT AT NOT LESS THAN THREE PERCENT DRIER OR MORE THAN TWO PERCENT WETTER THAN THE OPTIMUM CONTENT AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR).

   PIPE BEDDING AND PIPE ZONE BACKFILL: 95%
   TRENCH BACKFILL BELOW PAVEMENT OR WALKS: 95%
   TRENCH BACKFILL BELOW LANDSCAPED AREAS: 90%

1 PIPE TRENCH AND BEDDING

SCALE: **N.T.S.**

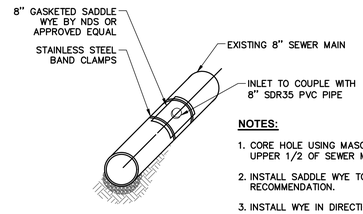


NOTES:

1. SEWER PIPE FITTINGS TO BE ASTM D-3033 OR D-3034 SDR-35.
2. TO BE USED FOR GRAVITY PORTION OF SANITARY SYSTEM AS WELL AS THE SANITARY ROOF DRAINAGE SYSTEM.

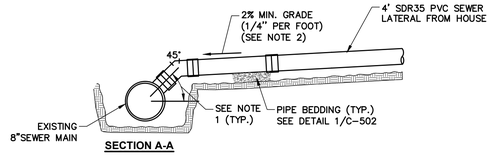
2 CLEAN OUT - NON TRAFFIC AREAS

SCALE: **N.T.S.**

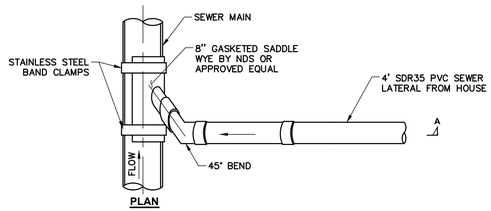


NOTES:

1. CORE HOLE USING MASONRY BIT IN UPPER 1/2 OF SEWER MAIN.
2. INSTALL SADDLE WYE TO MANUFACTURERS RECOMMENDATION.
3. INSTALL WYE IN DIRECTION OF FLOW.



SECTION A-A



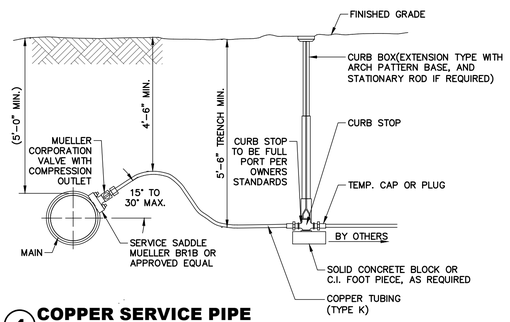
PLAN

NOTES:

1. OPTIMUM ANGLE IS 45°. THE ENGINEER MAY CALL FOR OTHER ANGLES TO SUIT JOB CONDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE SEWER LATERAL AS CONFIGURED AT THE MINIMUM SLOPE OR STEEPER, AND FOR ESTABLISHING THE ELEVATION AT THE POINT OF THE CONNECTION. IF EXISTING UTILITIES OR OTHER FEATURES PREVENT INSTALLATION IN THAT MANNER. THE ENGINEER SHALL BE CONSULTED PRIOR TO INSTALLATION.

3 STANDARD SEWER SERVICE CONNECTION PLAN

SCALE: **N.T.S.**



4 COPPER SERVICE PIPE

SCALE: **N.T.S.**

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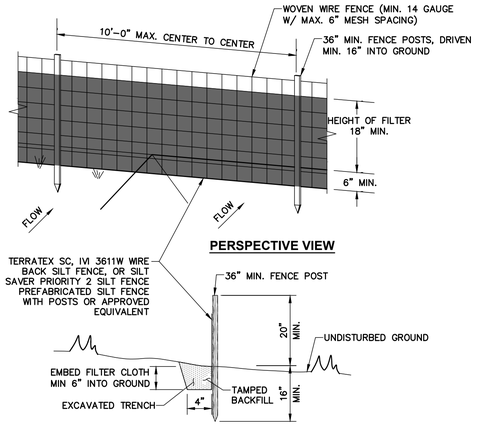
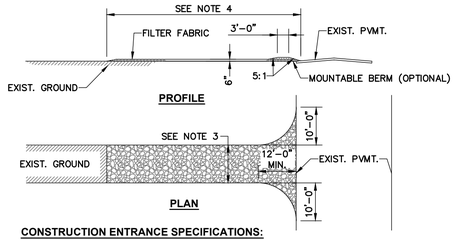


NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX. MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.

1 SILT FENCE INSTALLATION

SCALE: **NTS**.S.

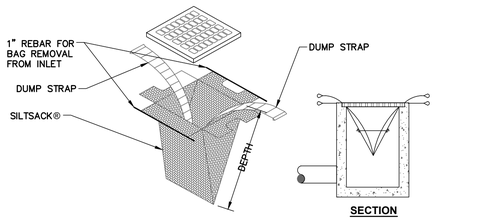


CONSTRUCTION ENTRANCE SPECIFICATIONS:

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

2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: **NTS**.S.

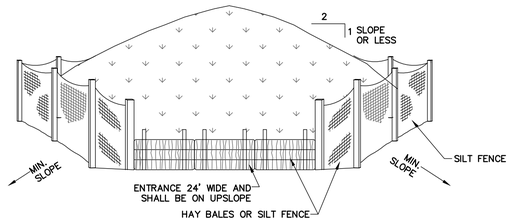


NOTES:

1. PORE OPENING SHALL BE IN BETWEEN 200 & 700 SIEVE.
2. INLET FILTER IS TYPICAL FOR ALL RECTANGULAR AND SQUARE YARD INLETS ONSITE.

3 INLET FILTER

SCALE: **NTS**.S.

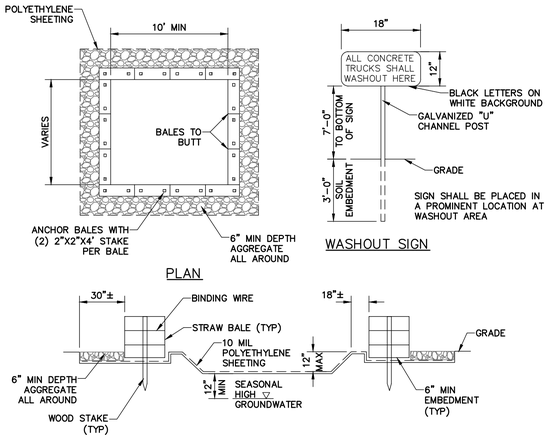


NOTES:

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

4 TEMPORARY SOIL STOCKPILE

SCALE: **NTS**.S.

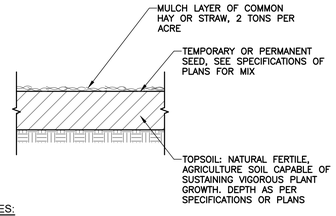


NOTES:

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

5 CONCRETE WASHOUT AREA

SCALE: **NTS**.S.

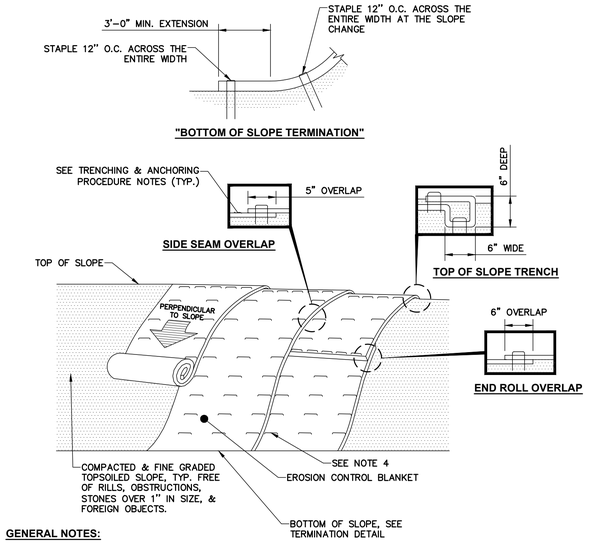


NOTES:

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

7 TOPSOIL, SEED AND MULCH

SCALE: **N.T.S.**



GENERAL NOTES:

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

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

6 EROSION CONTROL BLANKET INSTALLATION

SCALE: **NTS**.S.

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CITY OF BEACON
DUTCHESS COUNTY NEW YORK

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

C-502

File Name: C:\Users\dlynch\AppData\Local\Temp\AcPublish_16960\MJ1570.01_DET.dwg (Layout: C-502)
Date: Mon, Oct 25, 2021 - 11:11 AM (Name: dlynch)

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 4, 2021
Re: **14 Green Street Subdivision**

I have reviewed the response letter from MJ Engineering and a 7-sheet Preliminary Subdivision Plan set, all dated October 25, 2021.

Proposal

The applicant is proposing to subdivide a 10,000 square foot parcel with one existing house into two lots for the construction of an additional house. Parcels 1 and 2 would each have 5,000 square feet. The parcel is in the R1-5 zoning district.

Comments and Recommendations

All my previous comments have been addressed, and I have no objection to adoption of an approval resolution.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Walt Lippmann, P.E., MJ Engineering and Land Surveying P.C.

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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

November 4, 2021

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

RE: Rigney Subdivision
14 Green Street
Tax No. 6054-47-282572
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the above application:

- Correspondence dated October 25, 2021, from MJ Engineering and Land Surveying, P.C.
- Plan set titled "Rigney Subdivision", having the latest revision date of October 25, 2021, and consisting of the following sheets:
  - Sheet C-100 – Preliminary Subdivision Plat
  - Sheet C-101 – Existing Conditions and Removals Plan
  - Sheet C-102 – Layout and Grading Plan
  - Sheet C-103 – Utility and Sediment Control Plan
  - Sheet C-104 – Driveway Sight Distance Plan
  - Sheet C-500 – Site Details
  - Sheet C-501 – Site Details
  - Sheet C-502 – Site Details

The proposed subdivision is located at 14 Green Street, which is located in the R1-5 Zone, and entails the subdivision of a 0.23± acre (10,000 square feet) parcel into 2 parcels, with Lot 1 being 5,000 square feet and the Lot 2 being 5,000 square feet in size. Based upon our review of the submitted documents and plans, we offer the following comments:

<u>Sheet C-100 – Preliminary Subdivision Plat:</u>

1. The title of the plan should be revised to remove the word "Preliminary" or replace the word with the word "Final".

2. The metes and bounds for the temporary grading easement shall be provided on the plan.

3. The proposed subdivision line should be made darker so that it stands out.

Sheet C-101 – Existing Conditions & Removals:

1. The Zoning Map represented in the upper right corner of the sheet should be updated to reflect the last Zoning Map adopted by the City of Beacon.

2. As previously noted, the plan notes a 3-foot hedge row along the front of the proposed lot, but the hedge row is not shown. The plan shall be updated to show the hedge row.

Sheet C-102 – Layout and Grading Plan:

1. Note No. 16 under the "General Construction Notes" states that blasting may be required and that the contractor would coordinate with the Village of Victory. This note should be revised to reflect the City of Beacon, not the Village of Victory. The note should also note that any blasting would be performed in accordance with Chapter 111 – Explosives of the City Code. If blasting were to occur, a pre-blast survey would need to be conducted of the neighboring dwellings and seismograph recordings would need to be conducted during the blast at the neighboring dwellings.

Sheet C-103 – Utility and Sediment Control Plan:

1. Note No. 16 under the "General Construction Notes" shall be revised as per Comment No. 1 for Sheet C-102 above.

2. A note shall be added under the "General Construction Notes" that states "The Contractor(s) shall apply for and obtain a road opening permit from the City of Beacon prior to any work occurring within the road right-of-way."

3. A clean out should be added on the roof leader line running across the front of the house at the point where it connects to the drain line running out to the catch basin.

4. The plan shall show where the under drains for the proposed retaining wall shall run. Water shall not be directed onto neighboring parcels.

Sheet C-104 – Driveway Sight Distance Plan:

1. Plan shall clearly note the measured sight distance that is achievable in each direction. Currently the plan only shows sight lines with no distances.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR
14 GREEN STREET

Parcel ID#6054-47-282572

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals from Thomas Rigney (the "Applicant") for a 2-lot residential subdivision (the "Project" or "Proposed Action") on an 0.23-acre parcel located at 14 Green Street and designated on the Tax Map of the City of Beacon as Parcel ID# **6054-47-282572** in the R1-5 One-Family Residence ("R1-5") Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to subdivide an 0.23-acre parcel with one existing house into two lots for the construction of an additional single-family house; and

WHEREAS, Proposed Lot 1 would consist of approximately 5,000 square feet and Proposed Lot 2 would consist of approximately 5,000 square feet; and

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

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

WHEREAS, the subdivision is shown on the drawings, entitled "Rigney Subdivision," Sheets 1-7, dated August 2021, last revised October 25, 2021, as prepared by MJ Engineering and Land Surveying, as follows:

Sheet	Title
C-100	*Preliminary Subdivision Plat*
C-101	*Existing Conditions and Removals Plan*
C-102	*Layout, Utility and Grading Plan*
C-103	*Driveway Sight Distance Plan*
C-500	*Site Details*
C-501	*Site Details*
C-502	*Site Details*; and

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

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

WHEREAS, on October 13, 2021 the Planning Board, as Lead Agency, adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the EAF and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on October 13, 2021, the Planning Board opened and closed the duly noticed public hearing on the application for Subdivision Approval, at which time all those interested were given an opportunity to be heard; and

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

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

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

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

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

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

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

3. The comments contained in the City Engineer's letter to the Planning Board dated November 4, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

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

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

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

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

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

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

4. As used herein, the term "Applicant" shall include Thomas Rigney, and its heirs, successors and assigns.

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

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

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

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

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

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

Resolution Adopted: November 9, 2021
Beacon, New York

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

Preliminary & Final Subdivision Approvals
14 Green Street

Motion by _____, seconded by _____:

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

Resolution:

City of Beacon Planning Board Agenda
11/09/2021

Title:

Zoning Board of Appeals - November meeting

ATTACHMENTS

City of Beacon Planning Board Agenda
11/09/2021

Title:

Consider request for two 90-day extensions of Subdivision Approval, 416-420 Main Street, submitted by 416 Main Street Beacon, LLC and 420 Main Street, LLC, dba 420 Main St. Beacon, LLC

ATTACHMENTS

416-420 Main Street Subdivision Extension Request.pdf

CUDDY +FEDER LLP

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Fishkill, New York 12524
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F 845 896 3672
cuddyfeder.com

Taylor M. Palmer
tpalmer@cuddyfeder.com

October 25, 2021

BY FEDERAL EXPRESS
AND E-MAIL

Hon. John Gunn, Chairman
& Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: 416-420 Main Street LLC & 420 Main Street, LLC (d/b/a 420 Main St., LLC)
Request for Extension of Site Plan, Subdivision & Certificate of Appropriateness Resolution
Property: 416-420 Main Street, Beacon, New York 12508

Dear Chairman Gunn and Planning Board Members:

On behalf of 416-420 Main Street, LLC and 420 Main Street, LLC (d/b/a 420 Main St., LLC) (the "Applicant"), we are writing to request two (2) 90-day extensions of the May 11, 2021 Preliminary & Final Subdivision Plat, Site Plan and Certificate of Appropriateness Approval Resolution (the "Approval Resolution").[1] This request is timely, as 180 days (six (6) months) have not elapsed since the date of the adopted Approval Resolution.

As this Board is aware, following the adoption of the Approval Resolution the Applicant appeared before this Board in connection with the Certificate of Appropriateness review and approval for the proposed live/work building on the Property, which was approved on September 14, 2021 in satisfaction of condition A.7 of the Planning Board's Approval Resolution.[2] Now that the Certificate of Appropriateness is approved, the Applicant continues to work with the project consultants, City Staff and the Dutchess County Department of Behavior and Community Health in order to satisfy each of the prerequisite Conditions provided in the May 11th Approval Resolution in order for the Final Subdivision Plat to be signed by the Planning Board Chairman and subsequently recorded in the Dutchess County Clerk's Office.

Given the particular circumstances noted above, we respectfully submit this formal request for two (2) 90-day extensions (180 days) of the Final Subdivision Approval, thus extending to May 6, 2022, the date by which the Applicant must satisfy the remaining conditions set forth in the May 11, 2021 Approval Resolution in order for the Final Subdivision Plat to be signed by the Chairman of the Planning Board.

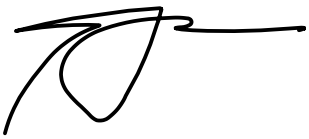
[1] A copy of the May 11, 2021 Approval Resolution is attached to this letter as **Exhibit A**.

[2] A copy of page 6 of the September 14, 2021 Planning Board Meeting minutes is attached to this letter as **Exhibit B**.

This Board has the authority to grant the requested extension pursuant to City of Beacon Code Section 195-14(D).

We respectfully request that you please place this matter on the next available Planning Board Agenda for consideration of the Applicant's request for two (2) 90-day extensions. Thank you in advance for your consideration in this matter.

Very truly yours,



Taylor M. Palmer

Enclosures
cc: Jennifer L. Gray, Esq. – Planning Board Attorney

Exhibit A

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION PLAT
SITE PLAN AND CERTIFICATE OF APPOPRIATENESS APPROVALS FOR
416-420 MAIN STREET

PARCEL ID NOS: 6054-29-056780 & 6054-29-056774

WHEREAS, the Beacon Planning Board received an application for approval of a Special Use Permit, Preliminary and Final Subdivision Plat, Site Plan and Certificate of Appropriateness from 416 Main Street Beacon, LLC & 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC (the "Applicant") to construct an 11,715 square foot, four (4) story, mixed-use building fronting on Main Street, comprised of 4,295 square feet of ground-floor retail space, as well as 6,635 square feet of commercial office space on the second and third floors, containing one (1) apartment unit on the stepped back fourth floor and to construct a 1,017 square foot live/work building (the "Proposed Action") on property located at 416-420 Main Street in the Central Main Street (CMS) District, the Transition (T) District and the Historic District Landmark Overlay (HDLO) Zone, said premises being known and designated on the tax map of the City of Beacon as **6054-29-056780** and **6054-29-056774** (the "Property"); and

WHEREAS, the entire Property is located in the HDLO Zone, and the proposed 11,715 square foot mixed-use building is proposed for the area of the Property located in the Central Main Street (CMS) District and the proposed 1,017 square foot live/work building is proposed for the area of the Property located in the Transition (T) District; and

WHEREAS, the applicant seeks to consolidate the parcels to create one 0.245 parcel as shown on the Subdivision Plat referenced below; and

WHEREAS, the City Council is the approval authority for the Special Use Permit to allow a fourth story on a CMS parcel located in the HDLO Zone pursuant to City of Beacon Code § 223-41.18.E(7); and

WHEREAS, the Planning Board is the approval authority for the Subdivision (lot merger) and Site Plan pursuant to City of Beacon Code §§ 195-2 and 223-25; and

WHEREAS, the Proposed Action includes a request for a Certificate of Appropriateness from the Planning Board pursuant to the criteria set forth in § 134-7 of the City of Beacon Code; and

WHEREAS, the application consists of application forms, correspondence, and the Full Environmental Assessment Form ("EAF"); and

WHEREAS, the Subdivision is shown on the drawing, entitled "Preliminary Subdivision Plat - 416 Main Street," prepared Hudson Land Design Professional Engineering, P.C. and Tom Cerchiara, PLS, last revised March 30, 2021; and

WHEREAS, the Site Plan is shown the following drawings, generally entitled "Site Plan Application-416-420 Main Street," prepared by Aryeh Siegal Architect, Hudson Land Design Professional Engineering P.C. and Maser Engineering, last revised April 27, 2021:

Sheet	Title
1 of 11	*Site Plan*
2 of 11	*Existing Conditions & Demolition Plan*
3 of 11	*Landscape Plan & Planting Schedule*
4 of 11	*Building Plans*
5 of 11	*Building Elevations & Renderings*
6 of 11	*Grading & Utility Plan*
7 of 11	*Erosion and Sediment Control Plan*
8 of 11	*Utility Profiles*
9 of 11	*Construction Details*
10 of 11	*Construction Details*
11 of 11	*Signing & Striping Plan*; and

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

WHEREAS, on August 11, 2020, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts associated with the Proposed Action and continued the hearing to September 9, 2020, and October 14, 2020, at which time the (SEQRA) public hearing was closed; and

WHEREAS, after taking a "hard look" at each of the relevant areas of environmental concern through review of the Environmental Assessment Form and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration on October 14, 2020; and

WHEREAS, the Planning Board issued a report to the City Council dated October 15, 2020, in support of the Special Permit; and

WHEREAS, the Proposed Action originally included 1,046 square feet of Central Public Green Space; in response to comments from the City Council, the Applicant revised the Proposed Action to include a Central Public Green Space area of approximately 2,315 square feet; and

WHEREAS, on March 1, 2021, the City Council approved the Special Use Permit application by 416 Main Street Beacon, LLC & 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC to construct a stepped back fourth story on an 11,715 square foot mixed-use

building fronting on Main Street with 2,315 square feet of Central Public Green Space, on property located at 416-420 Main Street in the CMS District, T District and HDLO Zone after finding that the Proposed Action complies with the City of Beacon Code §§ 223-18.B, 223-41.18.E(7) and 134-7; and

WHEREAS, on March 9, 2021 the Planning Board opened a duly noticed public hearing on the application for Subdivision and Site Plan approvals concerning the Proposed Action and continued the public hearing to April 13, 2021 and May 11, 2021, at which time all those interested were given an opportunity to be heard and the public hearing was closed on May 11, 2021; and

WHEREAS, due to public health and safety concerns related to the current COVID-19 pandemic, all public meetings and hearings on this application were duly noticed in accordance with notice requirements of the Zoning Code of the City of Beacon, and held by videoconference in accordance with the Governor's Executive Orders which suspend the "in-person" requirements of the NYS Open Meetings Law and provide alternative means by which to conduct public meetings and hearings remotely; and

WHEREAS, the City of Beacon Code requires the Applicant to install three (3) on-site parking spaces for the proposed residential use and 20 parking spaces for the proposed commercial use, therefore a total of 23 on-site parking spaces are required for the site: and

WHEREAS, the Applicant proposed to provide two (2) parking spaces for the proposed residential uses and requests a waiver of the remaining 21 on-site parking spaces required; and

WHEREAS, City of Beacon Code § 223-41.18.G(3) authorizes the Planning Board to modify the minimum quantity of required on-site parking spaces where there is sufficient public parking available within 800 feet of the site and within the CMS District to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use; and

WHEREAS, the following public parking lots are located within 800 feet of the Property:

- Churchill Street Parking Lot
- Van Nydeck Avenue Parking Lot (Behind Brothers Restaurant)
- Van Nydeck Avenue Parking Lot (Behind Fire House)
- Henry Street Parking Lot; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the proposed mixed-use building at the corner of Main Street and Schenk Avenue 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 be consistent with the historic character of the surrounding area and compatible with the design standards of the Historic District Landmark Overlay Zone and accordingly, the Planning Board hereby grants a Certificate of Appropriates for the Proposed Action, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval (lot merger) for the Proposed Action, as shown on the plan entitled "Preliminary Subdivision Plat-416 Main Street," prepared Hudson Land Design Professional Engineering, P.C. and Tom Cerchiara, PLS, last revised March 30, 2021.

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

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval (lot merger), as shown on the plan entitled "Preliminary Subdivision Plat-416 Main Street," prepared Hudson Land Design Professional Engineering, P.C. and Tom Cerchiara, PLS, last revised March 30, 2021, subject to the conditions and modifications set forth herein.

BE IT FURTHER RESOLVED, that the pursuant to City of Beacon Code § 223-41.18.G(3), the Planning Board finds that there is sufficient public parking available within 800 feet of the site in the CMS District to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use and accordingly, hereby waives the requirement to provide an additional 21 on-site parking spaces.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval as set forth and detailed on the plans prepared by prepared by Aryeh Siegal Architect, Hudson Land Design Professional Engineering P.C. and Maser Engineering, last revised April 27, 2021, subject to the following conditions set forth below and any other requirements which must be met by law:

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

1. All application review fees shall be paid in full.
2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.
3. The comments contained in the City Engineer's letter to the Planning Board dated May 7, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated May 6, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner, except Comment No. 1.b of the City Planner's letter.

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

6. The Applicant shall submit a performance guaranty in a form satisfactory to the City Attorney in an amount of $119,430.00 as determined by the cost estimates submitted by the Applicant's engineer and reviewed by the City Engineer to secure the performance of all public improvements.

7. The Applicant shall return to the Planning Board for approval of a Certificate of Appropriateness for the live/work building.

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

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

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

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

3. The comments contained in the City Engineer's letter to the Planning Board dated May 7, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated May 6, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. A note shall be added to the plans to state:

All landscaping shown on the Site Plan, including any plantings located within the City right-of-way, shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner. In the event the sidewalk adjacent to the Central Public Green Space is widened by the City and the plantings within the City right-of-way are removed, the property owner shall replace such plantings on the owner's property to the maximum extent practicable without impeding the primary public use of the Central Public Green Space, as determined by the City Building Inspector.

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

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

1. Pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the public improvements in the amount of $7,166.00 which is the equivalent of 6% of the amount of the required performance guaranty.

2. The Applicant shall return to the Planning Board for final approval of the signage for the Central Public Green Space.

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. The Planning Board hereby determines that Central Public Green Space which consists of approximately 20% of the overall lot area is an adequate size and in an appropriate location to satisfy the requirement for providing recreation/parkland pursuant to Section 223-25.H of the City Code. Therefore, the Applicant shall not be required to pay a

Recreation Fee for the two (2) new dwelling units as prescribed under Section 223-25.H(4) of the City Code.

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

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

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

5. The Applicant shall construct at least 2,315 feet of Central Public Green Space to serve the residents of and visitors to the City of Beacon.

6. The Central Public Green Space, as shown on the Site Plan, shall be open from dawn until dusk, seven (7) days a week.

7. The Applicant shall install a wooden sign, as shown on the Site Plan, to notify the public that it has access to that Central Public Green Space. As proposed by the Applicant, the sign shall say "welcome", shall state that the park is open dawn till dusk and shall state the park is open to the public. Such signage shall not overhang the sidewalk. No sooner than one year after the Central Public Green Space is first opened to the public, the Applicant may submit written request to the Planning Board to modify the signage to omit language stating the area is open to the public, but regardless of the signage the Central Public Green Space shall remain open to the public and be used primarily for public purposes pursuant to the City Council's Special Permit Resolution dated March 1, 2021.

8. The Applicant shall not install dedicated seating for exclusive use by businesses in the Central Public Green Space. The Applicant may only install seating for the exclusive use of the tenant businesses in the areas of the Property designated on the site plan as Main Street Building Private Area.

9. The Applicant may install sculptures in the Central Public Green Space, which sculptures may be updated from time to time.

10. Condition 10 of the Resolution adopted by the City Council on March 1, 2021 granting a Special Use Permit for the construction of a partial fourth floor on the proposed building states that the Central Public Green Space shall be used primarily for public purposes. The City Council directed the Planning Board to consider when access to the Central Public Green Space can be restricted and used solely by the private tenants of the Property. Accordingly, the

tenants in the live/work building and the mixed-use building may exclusively utilize the Central Public Green Space on a limited basis, such as for events, after providing at least ten (10) days written notice to the City of Beacon Building Inspector and City Administrator.- Upon receipt of such notice, the City of Beacon Building Inspector may, at his or her discretion, deem such exclusive use of the Central Public Green Space to be in violation of the requirement that it shall be used primarily for public purposes based on the frequency of such events, in which case the Building Inspector may invoke Condition 17 of the City Council's Special Permit Resolution.

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

12. The approvals granted by this resolution do not supersede the authority of any other entity.

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

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

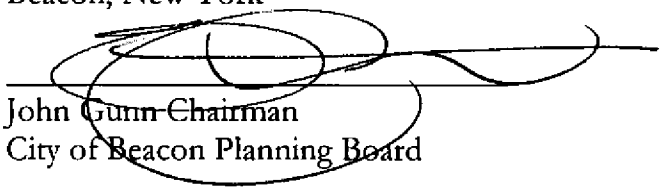
15. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary.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

16. The Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

17. Any proposed revision to the approved Subdivision or Site Plan Drawings, except revisions determined by the Building Inspector and City Engineer to be

field changes, shall be submitted to the Planning Board. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

Resolution Adopted: May 11, 2021
Beacon, New York



John Gunn Chairman
City of Beacon Planning Board

MAY 13th, 2021
Date

Motion by Ms. Reynolds, seconded by Mr. Byrne:

Kevin Byrne	Voting: AYE	Leonard Warner	.YE
J.C. Calderon	Voting: AYE	J. Randall Willian	.XCUSED
Karen Quiana	Voting: AYE	John Gunn, Chai	ıYE
Jill Reynolds	Voting: AYE		

Received in the Office of the
City Clerk
May 13, 2021

Exhibit B

ITEM NO. 5 PUBLIC HEARING ON APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL, ACCESSORY APARTMENT, 10 HERBERT STREET, SUBMITTED BY KATHARINE BAKER & GAMBLE STAEMPFLI

Aryeh Siegel explained this project was granted a variance needed to continue with the accessory apartment at 10 Herbert Street and plans were updated accordingly. Mr. Clarke pointed out a minor discrepancy and Mr. Russo had no comments.

There were no further comments and after careful consideration, Mr. Byrne made a motion to adopt the resolution of Special Use Permit and Site Plan Approval as drafted, seconded by Ms. Reynolds. All voted in favor. Motion carried.

ITEM NO. 6 PUBLIC HEARING ON APPLICATION FOR SUBDIVISION APPROVAL, TWO RESIDENTIAL LOTS, 32 NORTH CEDAR STREET, SUBMITTED BY MLM PROPERTY MANAGEMENT, LLC

Mike Bodendorf of Hudson Land Design summarized his client's proposal to subdivide a .33-acre parcel at 32 North Cedar Street with an existing house into two lots for the construction of a new single-family house on the newly created parcel.

There were no comments from the board and fter careful review, Mr. Williams made a motion to adopt the resolution of Subdivision Approval as drafted, seconded by Ms. Quiana. All voted in favor. Motion carried.

ITEM NO. 7 REVIEW ELEVATIONS FOR CERTIFICATE OF APPROPRIATENESS RELATED TO SPECIAL USE PERMIT AND SITE PLAN APPROVAL, 416-420 MAIN STREET, MIXED-USE COMMERCIAL, OFFICE & RESIDENTIAL DEVELOPMENT, SUBMITTED BY 416 MAIN STREET BEACON, LLC & 420 MAIN STREET, LLC (D/B/A 420 MAIN ST., LLC)

Attorney Taylor Palmer, was joined by architect Aryeh Siegel, engineer Mike Bodendorf, and principal Ben Giardullo to continue architectural review of the Live/Work building part of the development at 416-420 Main Street. The knee wall was increased from 8- to 12-inches, which resulted in a 20% increase in the non-glass portion of the building. The Building Inspector approved the 12-inch knee wall height.

Discussion took place regarding the intent of the law and that this building design is still mostly glass. Most felt the knee wall was a way of getting around the spirit of the law. Members questioned why one would want to live in a space totally exposed. Mr. Byrne thought it would not be much to make an exception however Mr. Clarke explained the Building Inspector interprets the law and only the Zoning Board of Appeals can make exceptions. In this case, Building Inspector Dave Buckley advised the applicant that 12-inches was adequate to meet the requirements of the law. After a lengthy discussion about the determination, City Attorney Drew Gamils reported it was only verbal and was repeated on the pre-conference call.

After some consideration Mr. Williams made a motion to issue a Certificate of Appropriateness for the Artist Live/Work building that is part of the 416-420 Main Street project, seconded by Mr. Byrne. All voted in favor with the exception of Ms. Reynolds. Motion carried; 5-1.

City of Beacon Planning Board Agenda
11/09/2021

Title:

City Council request to review Local Law regarding Accessory Apartments

ATTACHMENTS

Accessory Apartments Local Law.pdf

LOCAL LAW NO. ____ OF 2021

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND CHAPTER 223, SECTION 24.1 AND SECTION 14, AND . CHAPTER 223 ATTACHMENT 2:2 OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223, Section 24.1 and Section 14, and . Chapter 223 Attachment 2:2 of the Code of the City of Beacon concerning accessory apartments.

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BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223, Section 24.1 of the Code of the City of Beacon entitled "Accessory Apartments" is hereby amended as follows:

§ 223-24.1 Accessory Apartments.

A. Purpose and intent. It is the purpose and intent of allowing accessory apartments on all existing single-family properties ~~in all residence districts~~ to provide the opportunity and encouragement for the development of small, rental housing units designed to meet the special housing needs of single persons, couples, other small households, the young, the elderly, persons of low and moderate income and relatives of families presently living in Beacon. It is the further purpose and intent of this provision to allow the more efficient use of the City's existing stock of dwellings and accessory buildings, to provide economic support for present resident families of limited income and to otherwise help to protect and preserve property values.

B. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.

C. Location on the lot. An accessory apartment may be located either in or attached to a detached single-family dwelling or in an accessory building on such a single-family lot.

D. Apartment size. The floor area of an accessory apartment shall not exceed 50% of the total floor area of the single-family dwelling in which it is located. In no case shall the

total square footage of the accessory apartment exceed a maximum of 1,000 square feet or be less than a minimum of 200 square feet. Notwithstanding the foregoing, ~~The minimum floor area for an accessory apartment within a detached single-family dwelling shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located. For an accessory apartment located in an accessory building, the minimum floor area shall be 300 square feet, and the maximum shall be 600 square feet, except that~~ the Planning Board may permit a smaller or larger accessory apartment where appropriate in an existing accessory building constructed prior to August 1, 1989. There shall be no more than one accessory apartment permitted per single-family lot. ~~There shall be no more than one accessory apartment permitted per single-family lot. However, in the case of a lot which contains an existing accessory building or buildings that comply with the minimum required setbacks required for a principal building in the zoning district in which the lot is located and that were constructed prior to August 1, 1989, one accessory apartment shall be permitted in each such accessory building in addition to the one permitted in the detached single-family dwelling; the area of such lot shall be at least 100% larger than the minimum lot area required in the district in which the lot is located for each accessory apartment in excess of the first one.~~

E. Exterior appearance. If an accessory apartment is located in a detached single-family dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the exterior appearance of the building will remain that of a single-family residence.

F. Off-street parking. A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot. The Planning Board may, in its discretion, waive all parking requirements when deemed appropriate.

G. The accessory apartment shall not be used for short term rentals as defined in § 223-26.5.

~~G. Renewal inspections. Each accessory apartment shall be inspected by the Building Department every two years in order to determine whether the apartment remains in compliance with this section. Upon a satisfactory inspection report, the accessory apartment owner shall be reissued a certificate of occupancy. In the event that the inspection indicates that the apartment is no longer in compliance, the certificate of occupancy shall be revoked until the violations are cured.~~

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H. The Building Inspector shall have approval authority for accessory apartments entirely contained within an existing single-family dwelling and meeting all the provisions of this section. All other proposed accessory apartments, including any accessory apartments requiring exterior additions, conversions of existing accessory buildings, or new accessory buildings, shall require site plan approval from the Planning Board.

Section 2. Chapter 223, Section 14 of the Code of the City of Beacon entitled "Accessory buildings on residential lots" is hereby amended to add a new subsection (4) as follows:

§ 223-14 Landscaping, lighting, and miscellaneous regulations.

…

E. Accessory buildings on residential lots.

…

(4) This subsection shall not apply to accessory apartments.

Section 3. Chapter 223 Attachment 2:2 of the Code of the City of Beacon, entitled "Section 223-17, City of Beacon Schedule of Use Regulations" shall be amended to permit accessory apartment as-of-right in all Zoning Districts in the City of Beacon, subject to site plan review by the City Planning Board.

SEE ATTACHED CHART

Section 4. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein the Code of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. 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

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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 6. 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 7. Effective Date

This local law shall take effect immediately filing with the Office of the Secretary of State.

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