COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
THE PLANNING BOARD WILL MEET IN THE MUNICIPAL CENTER COURTROOM AT 7:00 P.M. A WORK SESSION WILL TAKE PLACE AT 7:00 P.M. FOR A TRAINING WORKSHOP, DISCUSSION OF AGENDA ITEMS AND/OR TOPICS OF INTEREST TO THE PLANNING BOARD. THE REGULAR MEETING WILL BEGIN IMMEDIATELY THEREAFTER, BUT NO LATER THAN 7:30 P.M.

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
David Jensen
Chair John Gunn

**February 15, 2023**
**7:00 PM**
**Planning Board Agenda**

**Regular Meeting**

1. Continue Public Hearing on application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC
2. Public hearing on application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc.
3. Continue Review of application for Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC and referred to Planning Board by City Council
4. Continue review of application for Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 393 Fishkill Ave, 397 Fishkill Ave, and 7 Conklin St, submitted by 397 Fishkill Ave LLC
5. Review application for Site Plan Approval, 3-story Retail/Commercial, 536 Main Street, submitted by HRSM LLC
6. Review applications for Subdivision Approval, 3-lot residential, 44 Kent Street, submitted by Hardy Homes, LLC (adjourned at the request of the applicant)

**Miscellaneous Business**

1. City Council request to review Local Law to Create Chapter 106, Article V of the Code of the City of Beacon to require the electrification of residential and commercial buildings

**Architectural Review**

1. Certificate of Appropriateness - 259 Main St; Signage
2. Certificate of Appropriateness - 9 Rombout Ave; Change facade color

**City of Beacon Planning Board Agenda**
**02/15/2023**

**Title:**

Continue Public Hearing on application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC

**ATTACHMENTS**

Site Plans 1-31-23.pdf

1-31-23 Supplemental Planning Board Submission 1113 Wolcott - Cover Letter.pdf

Exhibit A - Response to Comments Memo prepared by Aryeh Siegel dated January 31, 2023.pdf

Exhibit B - Response to Comments Memo prepared by Hudson Land Design dated January 31, 2023.pdf

Exhibit C - Response to Comments Memo prepared by Colliers Engineering & Design dated January 30, 2023.pdf

Exhibit D - Acoustical Supplemental Report prepared by B. Laing Associated dated January 31, 2023-.pdf

Exhibit E - Hotel Space_Cafe Management Plan prepared by Prophecy Theatre, LLC revised January 31, 2023.pdf

Exhibit F - Alternative Analysis for Event Space and Reductions in Hours, Capacity, Number and Types of Events 1-31-23.pdf

Exhibit G - Traffic & Parking Management Plan prepared by Colliers Engineering dated January 30, 2023.pdf

1113 Public Comment Camins.pdf

1113 Wolcott Public Comment Joseph.pdf

Engineer Review 1113 Wolcott 02-09-23 review.pdf

Planner Review 1113 Wolcott Av 2.10.23.pdf

Beacon - Prophecy Theater Acoustical Analysys Feb 13 2023.pdf

Traffic Comments 1113 Wolcott Avenue_Rev 11.pdf

1113 Wolcott Public Comment Pietrzak.pdf

1113 Wolcott Public Comment LaRocco.pdf

1113 Wolcott Public Comment Green.jpg

1113 Wolcott Public Comment Jaffe.pdf

1113 Wolcott Public Comment River Ridge Board.pdf

1113 Wolcott Public Comment Comito.pdf

1113 Wolcott Public Comment Colish Joyce.pdf

1113 Wolcott Public Comment Wall.pdf

1113 Wolcott Public Comment River Ridge 1.pdf

1113 Wolcott Public Comment Nowillo.pdf

1113 Wolcott Public Comment Hering.pdf

1113 Wolcott Public Comment Wais.pdf

1113 Wolcott Public Comment Hammond Plaza 1.pdf

1113 Wolcott Public Comment Simmons Bloom.pdf

1113 Wolcott Public Comment View RRV Hammond.pdf

1113 Wolcott Public Comment Bummele.pdf

1113 Wolcott Public Comment Stanard.pdf

1113 Wolcott Public Comment Bloom.pdf

1113 Wolcott Public Comment Romano.pdf

1113 Wolcott Public Comment Rivkind.pdf

1113 Wolcott Public Comment Samardge.pdf

1113 Wolcott Public Comment Tighe Dewey.pdf

1113 Wolcott Public Comment Brooks.pdf

## Bulk Zoning Regulations Table

| | Mininum Lot Size Required | Actual Lot Size | Minumum Width | Actual Width | Minimum Depth | Actual Depth | Required Setbacks | | | Actual & Proposed Setbacks | | | Minimum Distance Between Buildings Same Lot | Allowable Building Height | Proposed Building Height | Maximum Building Coverage | Proposed Building Coverage |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Front | Side | Rear | Front | Side | Rear | | | | | |
| **Zoning District** | | | | | | | | | | | | | | | | | |
| **R1-40** | 40,000 sf | 99,316.8 sf | 150' | 197.67' at street | 150' | 518.34' varies | | | | | | | | | | 15% | 1% |
| *Existing Church Building* | | | | | | | 40' | 25' | 50' | 85.57' | 26.73' | 310.03' | NA | 2.5 stories / 35' | Existing | | |
| *Proposed Hotel Building* | | | | | | | 40' | 25' | 50' | 22.39'* | 12.15'* | 72.07' | NA | 2.5 stories / 35' | 2.5 Stories / 35' | | |
| | | | | | | | | | | | 133.97'* | | | | | | |

* Existing Condition to remain



## Location Map

Scale: 1" = 400'




## Site Plan

Scale: 1" = 20'

### Zoning Summary

| | |
|---|---|
| Zoning District: | R1-40 |
| Tax Map No.: | 5954-26-651901 |
| Lot Area: | 2.28 Acres |
| Building Footprint: | 10,279 square feet (existing church building + proposed hotel building) |
| Historical Overlay District: | Yes |
| Parking Overlay District: | No |
| Existing Use: | Church / Rectory |
| Proposed Use: | Hotel, Cafe accessory to the Hotel Use |

### Parking & Loading

| Use & Parking Requirements | 1964 Units | 1964 Parking Requirement | Proposed Units | Current Parking Requirement |
|---|---|---|---|---|
| **Church** | | | | |
| *1964 - 1 space per 5 seats* | 336 occupants | 68 parking spaces | | |
| **Rectory** | | | | |
| *1964 - 1 space per dwelling unit* | 1 dwelling unit | 1 parking space | | |
| *Conference / Event Space* | | | | |
| *1 space for each 4 seats or pew spaces or, in place without seats, 1 space for each 100 square feet of floor space used for public assembly.* | | | 130 occupants (Note 5) | 33 parking spaces |
| **Cafe** | | | | |
| *1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater.* | | | 50 occupants | 17 parking spaces |
| **Hotel** | | | | |
| *Present - 1 space per room plus one space per employee for the maximum number of employees at any one time* | | | 30 rooms plus 5 employees maximum at any one time | 35 parking spaces |
| ***Total Required Parking Spaces*** | | ***69 Parking Spaces*** | | ***85 Parking Spaces (Note 1)*** |
| **Total Proposed Parking Spaces** | | | | **33 Parking Spaces** |

**Notes:**

1. Pursuant to the parking exception provided within Zoning Code Section 223-26.B and based on the church and rectory uses and associated parking requirements for the Premises in 1964, no parking is required to be provided when the proposed uses are less than 25% greater intensity that the parking required for the uses in 1964. The proposed occupancies generate an increase in the intensity of use of approximately 23%. Therefore, no parking is required.
2. 33 parking spaces are provided and are intended to serve the Hotel use.
3. The existing uses on the Property in 1964 was a rectory and church with 336 seats, which occupancy was confirmed by the City's Building Inspector on April 29, 2021.
4. Business Hours. Hotel: All hours. Cafe: Sun-Thurs 7 a.m. - 9 pm. Fri-Sat 7 a.m. -10 pm. Events on Thursday, Sunday, and holidays preceding workdays will end by 9:00 PM, while Friday, Saturday, and holiday eve events will end by 10:00 PM. Holidays include Memorial Day, Independence Day, Labor Day, Indigenous People's Day, and Veterans Day.
5. The proposed uses on the Property include a hotel and accessory conference / event space and café. The Café will be closed to the public if there is an Event with more than 130 people. In those cases, the seating at the rear of the Event Space will be opened to a maximum seating capacity of 180 people. If there is an event with fewer than 130 people, the upper 3 rows of seating will be gated off and will remain unused for the event, and the Café can remain open with a maximum occupancy of 50 people. In no case will there be more than 180 people total in the Event Space and Café at any time
6. The cafe will be closed to the public for any event at the premises over 130 occupants.
7. When the cafe is open to the public at least three rows of seats in the event space, which rows contain a total of 54 seats, will be secured with a gate or other physical barrier so as to prohibit their use.

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## Index of Drawings


| | |
|---|---|
| Sheet WZTC-1 | Work Zone Traffic Control Plan |
| Sheet 1 of 15 | Site Plan |
| Sheet 2 of 15 | Full Site Plan |
| Sheet 3 of 15 | Existing Conditions & Demolition Plan |
| Sheet 4 of 15 | Landscape & Lighting Plan |
| Sheet 5 of 15 | Hotel Building Plans & Elevations |
| Sheet 6 of 15 | Conference / Event Plans |
| Sheet 7 of 15 | Conference / Event Plans 2 |
| Sheet 8 of 15 | Conference Center Elevations |
| Sheet 9 of 15 | Grading & Utility Plan |
| Sheet 10 of 15 | Erosion & Sediment Control Plan |
| Sheet 11 of 15 | Vehicle Tracking Plan |
| Sheet 12 of 15 | Site Construction Details |
| Sheet 13 of 15 | Stormwater Construction Details |
| Sheet 14 of 15 | Water & Sewer Construction Details |
| Sheet 15 of 15 | Erosion & Sediment Control Details |


# Special Use Permit Application

**Sheet 1 of 15 - Site Plan**


*Owner:*
**Prophecy Theater, LLC**
36 South Brett Street
Beacon, NY 12508

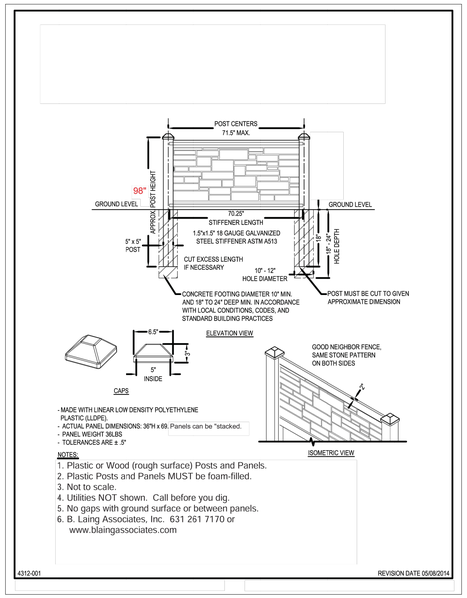
*Architect:*
**Aryeh Siegel, Architect**
84 Mason Circle
Beacon, New York 12508

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

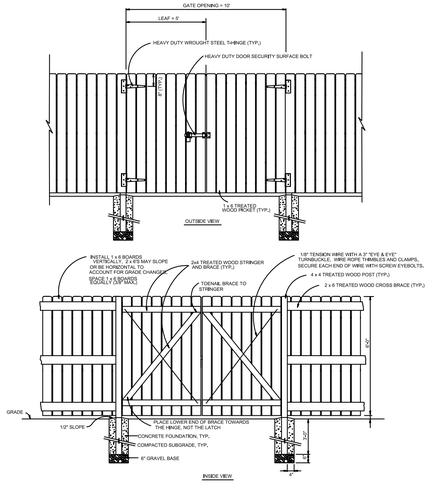
*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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

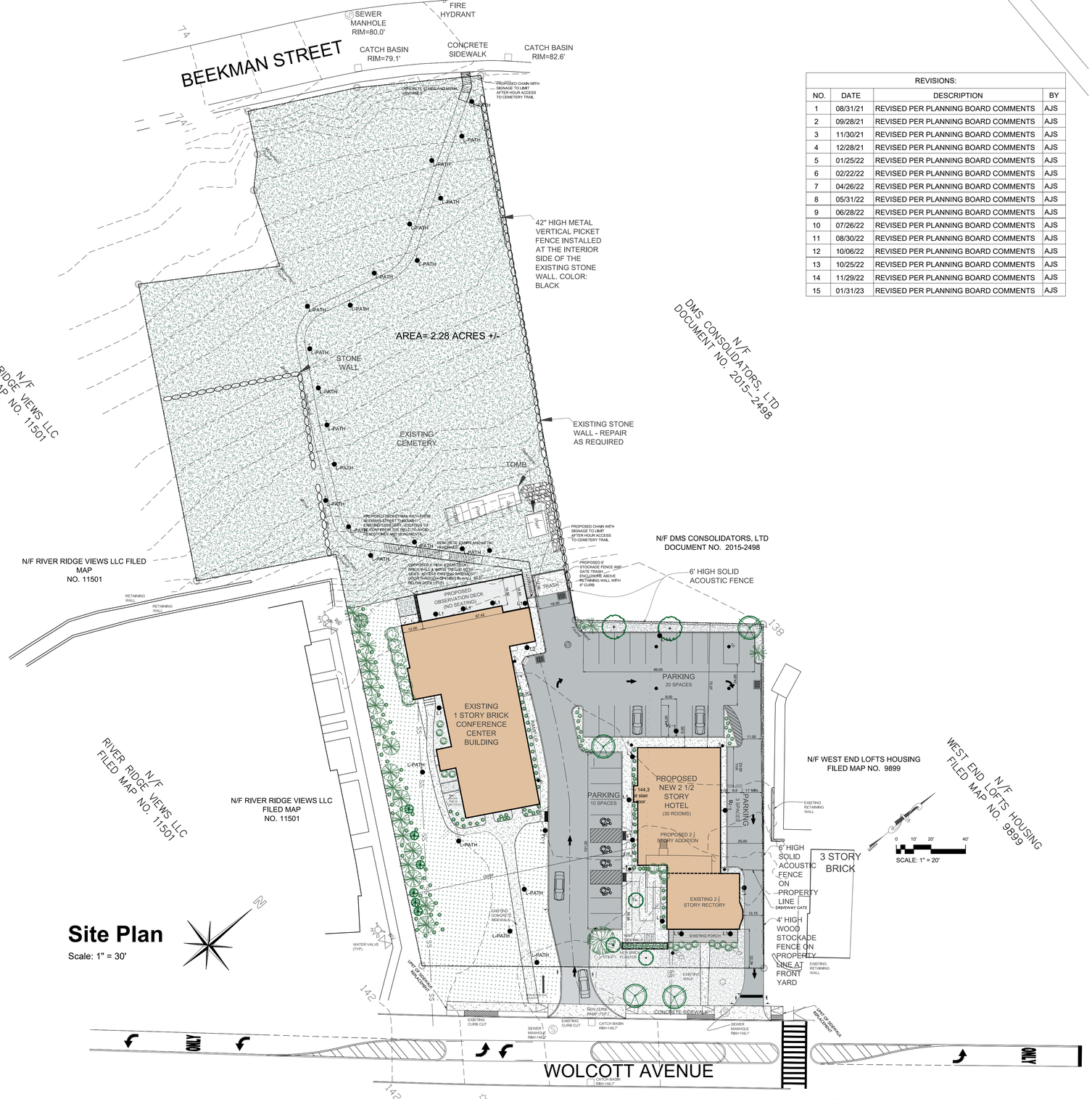

**1113 Wolcott Avenue**
Beacon, New York
Scale: 1" = 20'
June 29, 2021




## Acoustic Fence Details




## Stockade Fence Details




## Site Plan

Scale: 1" = 30'

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# Special Use Permit Application

**Sheet 2 of 15 - Full Site Plan**


*Owner:*
**Prophecy Theater, LLC**
36 South Brett Street
Beacon, NY 12508

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

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

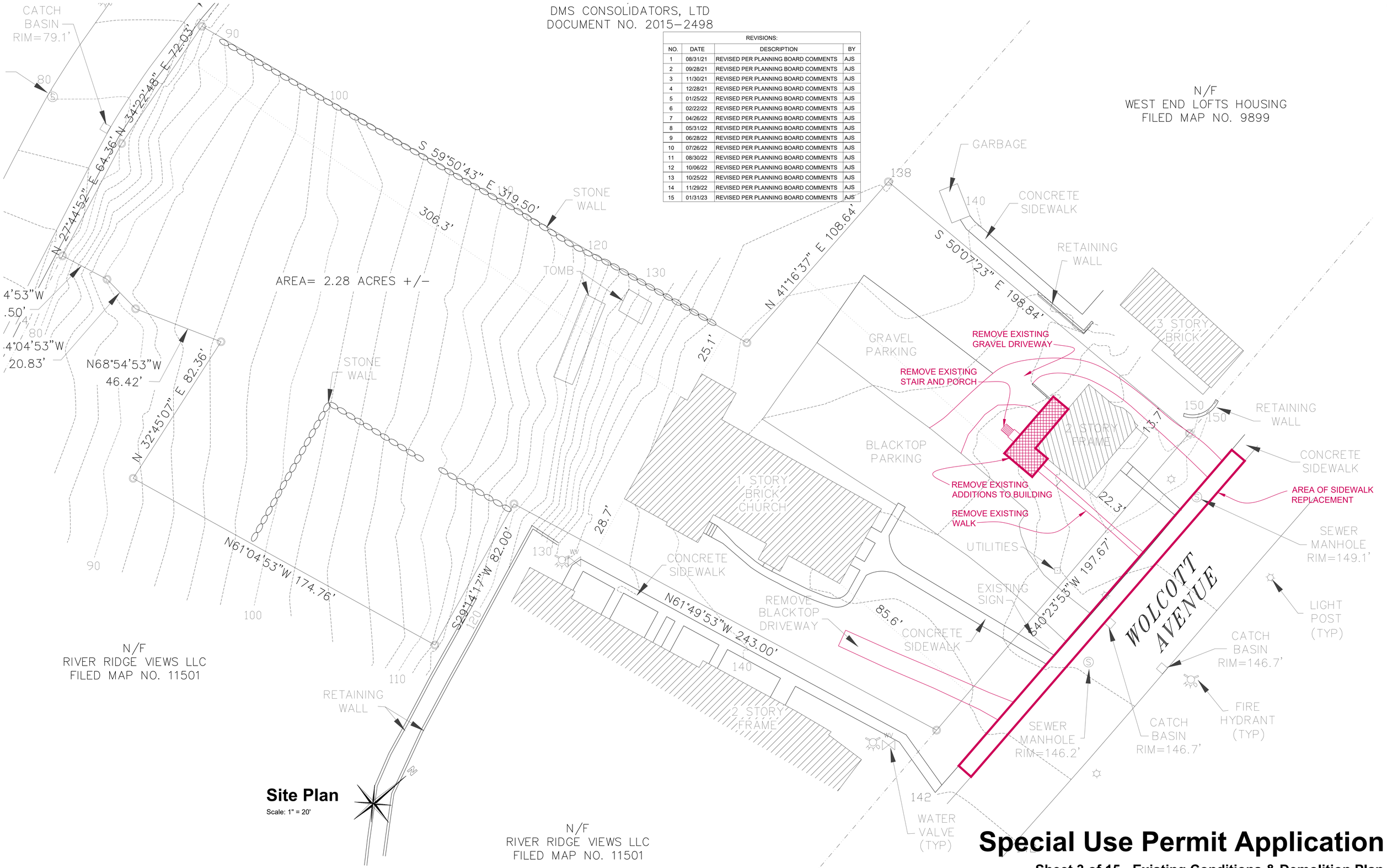
*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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


**1113 Wolcott Avenue**
Beacon, New York
Scale: 1" = 30'
June 29, 2021

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

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| 15 | 01/31/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |




## Site Plan
Scale: 1" = 20'

# Special Use Permit Application

**Sheet 3 of 15 - Existing Conditions & Demolition Plan**


*Owner:*
**Prophecy Theater, LLC**
36 South Brett Street
Beacon, NY 12508

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

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

*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

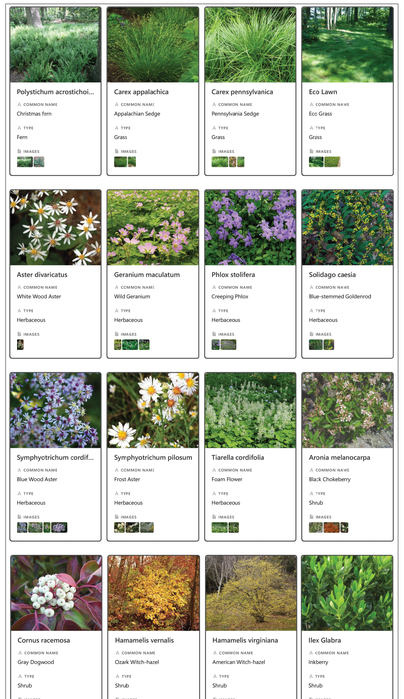
*Landscape Designer:*
**Landscape Restorations**
7 Creek Drive
Beacon, New York 12508


**1113 Wolcott Avenue**
Beacon, New York
Scale: 1" = 20'
June 29, 2021

# Planting Schedule

| Symbol | Quantity | Type | Common Name | Botanical Name | Size | Planting Time |
|---|---|---|---|---|---|---|
| T-Ar | 4 | Tree | Red Maple | Acer rubrum | 7'-8' | Spring/Fall |
| T-Bp | 3 | Tree | Grey Birch | Betula populifolia | 7'-8' | Spring/Fall |
| T-Cc | 2 | Tree | Eastern Redbud | Cercis canadensis | 6'-7' | Spring/Fall |
| T-Cf | 1 | Tree | Flowering Dogwood | Cornus florida | 6'-7' | Spring/Fall |
| T-Ns | 2 | Tree | Blackgum | Nyssa sylvatica | 7'-8' | Spring/Fall |
| T-Ps | 12 | Tree | White Pine | Pinus strobus | 7'-8' | Spring/Fall |
| T-Pp | 1 | Tree | Wild Red Cherry | Prunus pensylvanica | 7'-8' | Spring/Fall |
| T-Qi | 2 | Tree | Bear Oak | Quercus illicifolia | 7'-8' | Spring/Fall |
| T-To | 14 | Tree | Arborvitae 'Nigra' | Thuja occidentalis 'Nigra' | 7'-8' | Spring/Fall |
| S-Am | 5 | Shrub | Black Chokeberry | Aronia melanocarpa | 3 Gallon | Spring/Fall |
| S-Cr | 7 | Shrub | Gray Dogwood American | Cornus racemosa | 3 Gallon | Spring/Fall |
| S-Hve | 15 | Shrub | Ozark Witch-hazel | Hamamelis vernalis | 3 Gallon | Spring/Fall |
| S-Hv | 9 | Shrub | Witch-hazel | Hamamelis virginiana | 3 Gallon | Spring/Fall |
| S-Ig | 64 | Shrub | Inkberry | Ilex glabra | 3 Gallon | Spring/Fall |
| S-Ra | 33 | Shrub | Low-grow Sumac | Rhus aromatica | 3 Gallon | Spring/Fall |
| H-S/F/W | 15 | Fern | Christmas Fern | Polystichum arostichoides | 1 Gallon | Spring, Summer or Fall |
| H-S/F/W | 20 | Herbaceous | White Wood Aster | Aster divaricatus | Plugs | Spring, Summer or Fall |
| H-S/F/W | 20 | Herbaceous | Wild Geranium | Geranium maculatum | Plugs | Spring, Summer or Fall |
| H-S/F/W | 20 | Herbaceous | Creeping Phlox | Phlox stolifera | Plugs | Spring, Summer or Fall |
| H-S/F/W | 20 | Herbaceous | Blue-stemmed Goldenrod | Solidago caesia | Plugs | Spring, Summer or Fall |
| H-S/F/W | 20 | Herbaceous | Blue Wood Aster | Symphyotrichum cordifolia | Plugs | Spring, Summer or Fall |
| H-S/F/W | 20 | Herbaceous | Frost Aster | Symphyotrichum pilosum | Plugs | Spring, Summer or Fall |
| V-Db | 25 | Vine | Climbing Hydrangea | Decumaria barbara | Plugs | Spring, Summer or Fall |
| V-Ls | 25 | Vine | Trumpet Honeysuckle | Lonicera sempervirens | Plugs | Spring, Summer or Fall |
| G-Ca | 100 | Grass | Appalachian Sedge | Carex appalachica | Plugs | Spring, Summer or Fall |
| G-Cp | 100 | Grass | Pennsylvania Sedge | Carex pennsylvanica | Plugs | Spring, Summer or Fall |
| G-Eg | 10 | Grass | Eco Grass | Eco Lawn | Seed | Spring/Fall |

# Illustrated Plant List




# Planting and Landscape 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 to succeed.



POLE MOUNTED LIGHT (L1A)

KING LUMINAIRE "K-595 ARISTOCRAT" POLE MOUNTED 3000K LED FIXTURE. LOW GLARE CUTOFF SHIELD, DARK SKY COMPLIANT. CRI 80-100 RANGE. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BLACK ALUMINUM POLE = 12 FEET



WALL MOUNTED HOUSE LIGHT (L1)

HUBBARDTON FORGE WALL MOUNTED FIXTURE. MODEL "Hood Outdoor Dark Sky Wall Sconce", 60W, 2700K. CRI 80-100 RANGE. COLOR: COASTAL BLACK, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE



WALL MOUNTED HOUSE LIGHT (L2)

MATCH EXISTING BUILDING MOUNTED LIGHTS ON CHURCH. PROVIDE CUSTOM FABRICATED LIGHTING IF A SUITABLE MATCH CANNOT BE FOUND FROM AVAILABLE MANUFACTURERS.



PATH LIGHT (L-PATH)

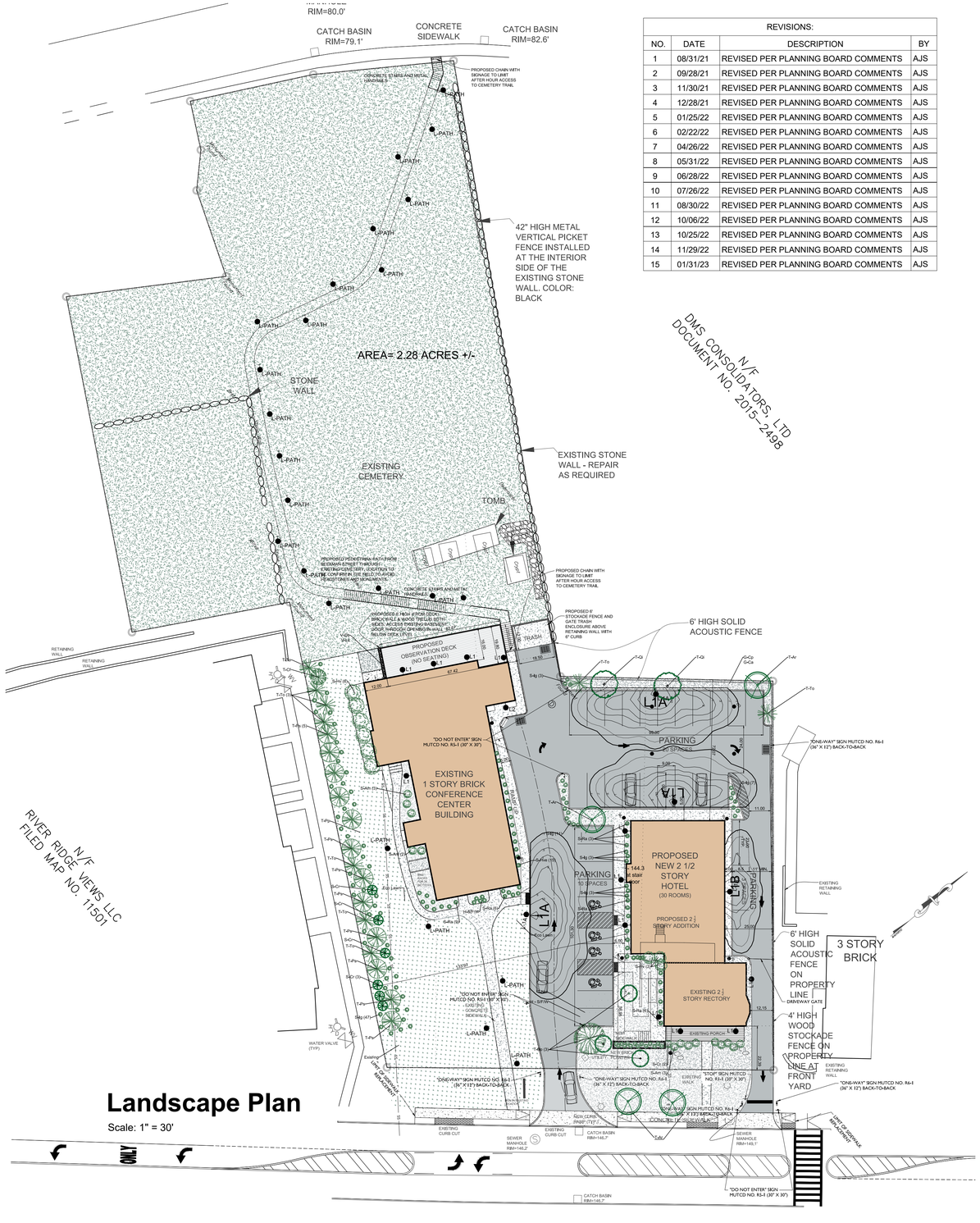
VOLT Estate Colonial Brass Path Light. 25 watt, 2700K, COLOR: BRASS, OR APPROVED EQUAL. DARK SKY COMPLIANT. CRI 80-100 RANGE.30" HIGH POST MOUNTED. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE



POLE MOUNTED LIGHT (L1B)

GREENSHINE "L30" ARM MOUNTED 3000K LED FIXTURE. LOW GLARE CUTOFF SHIELD, DARK SKY COMPLIANT. CRI 80-100 RANGE. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BUILDING = 10 FEET

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.




# Landscape Plan

Scale: 1" = 30'

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
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| 14 | 11/29/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 15 | 01/31/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |

# Special Use Permit Application

## Sheet 4 of 15 - Landscape and Lighting Plan

*Owner:*
**Prophecy Theater, LLC**
36 South Brett Street
Beacon, NY 12508

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

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

*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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

**1113 Wolcott Avenue**
Beacon, New York
Scale: 1" = 30'
June 29, 2021



## Elevation: Side Facing Church

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



## Elevation: Rear

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



## Elevation: Side

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



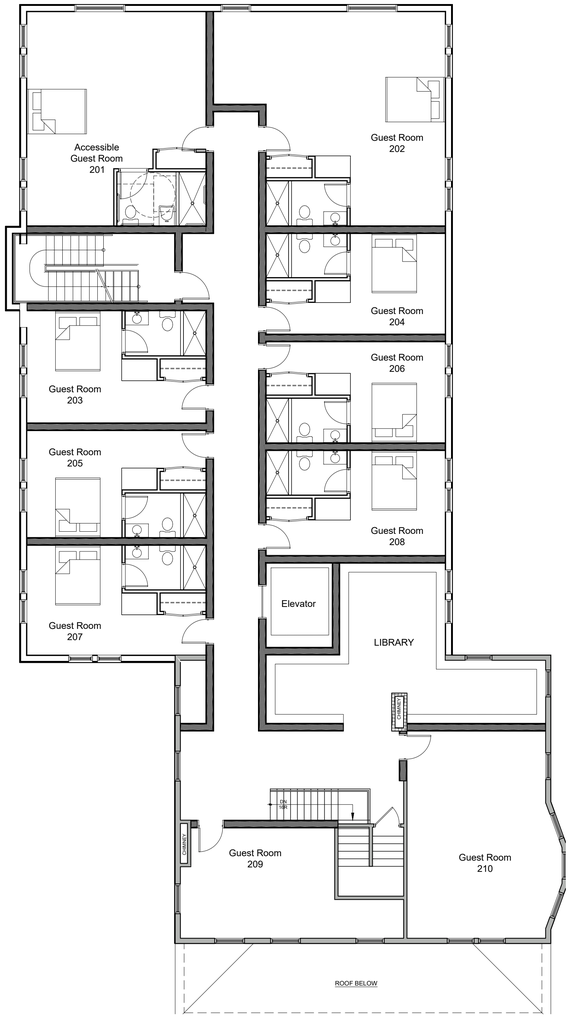
## Elevation: Front - Facing Wolcott

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




## 3rd Floor Plan: Hotel

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




## 2nd Floor Plan: Hotel

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




## 1st Floor Plan: Hotel

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



## View



## View

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| 15 | 01/31/23 | NO CHANGE | AJS |

# Special Use Permit Application

**Sheet 5 of 15 - Hotel Plans & Elevations**

# 1113 Wolcott Avenue

Beacon, New York
Scale: AS NOTED
April 29, 2021

*Owner:*
**Prophecy Theater, LLC**
36 South Brett Street
Beacon, NY 12508

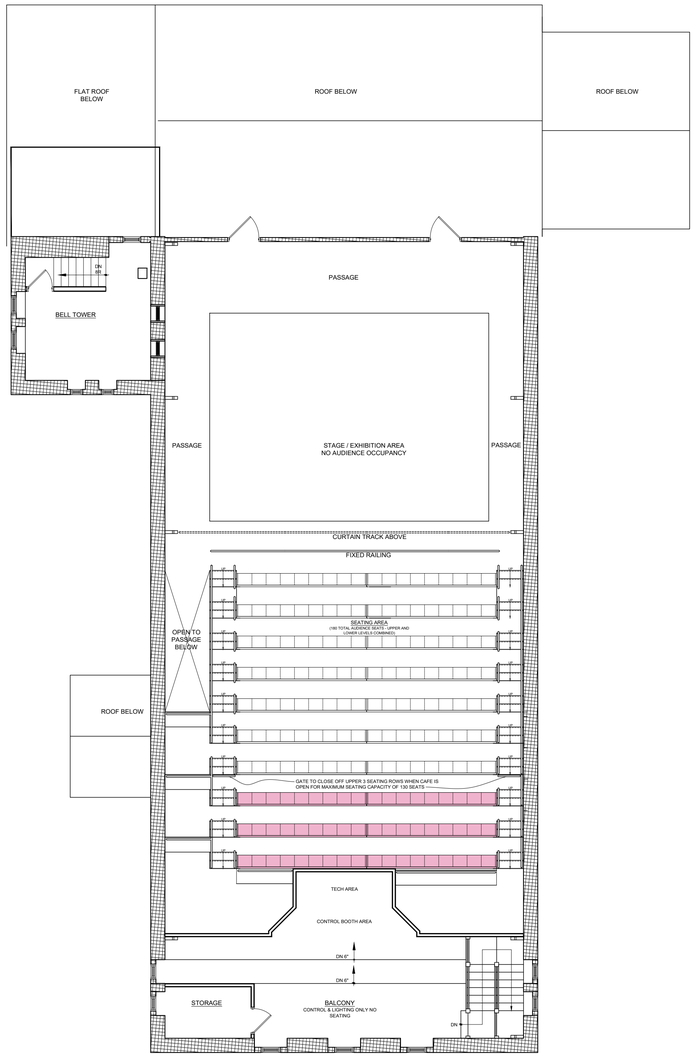
*Architect:*
**Aryeh Siegel, Architect**
84 Mason Circle
Beacon, New York 12508

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

*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

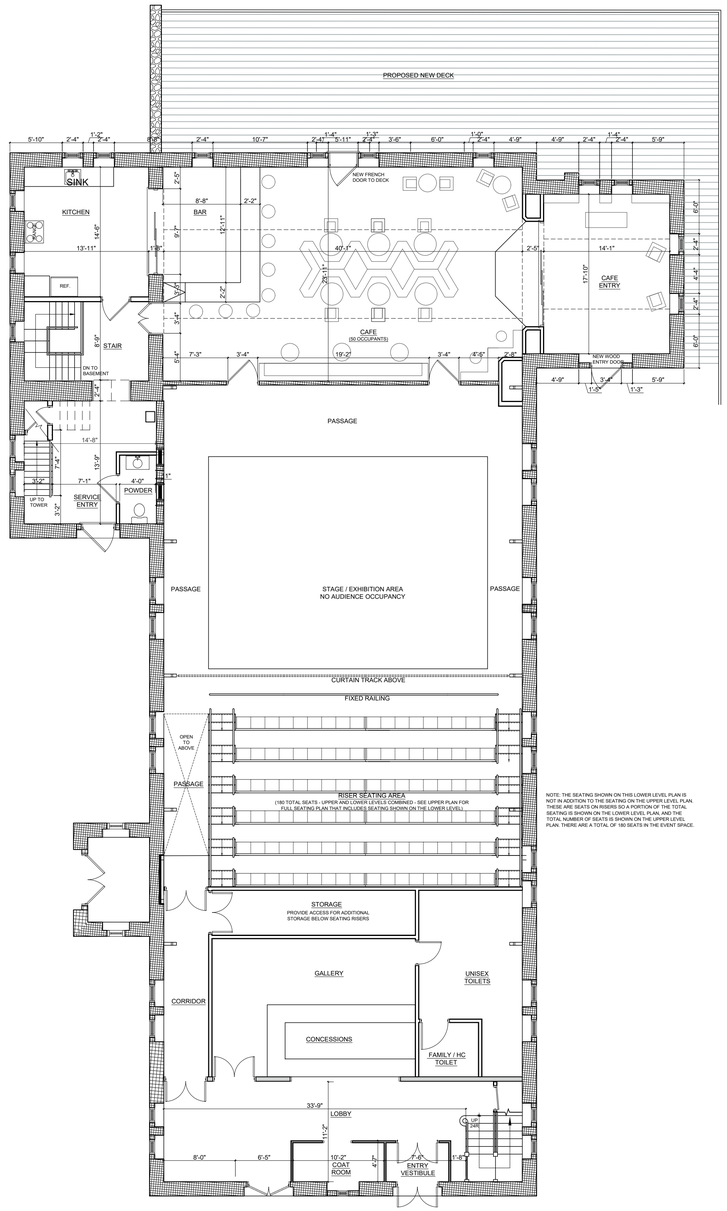
*Landscape Designer:*
**Landscape Restorations**
7 Creek Drive
Beacon, New York 12508

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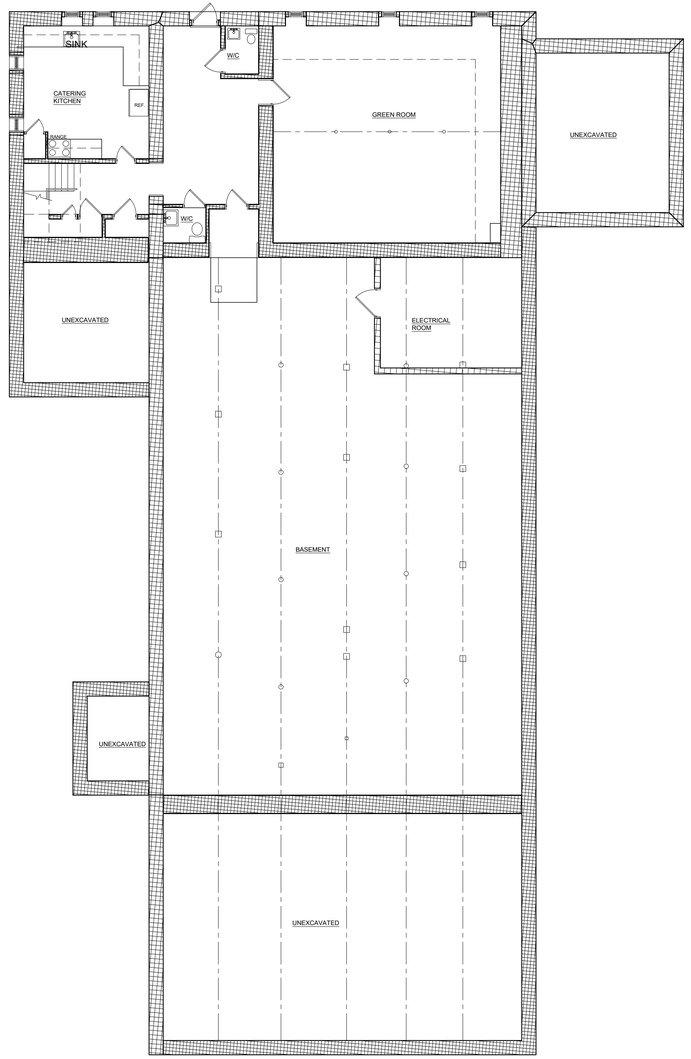

## Upper Level Plan: Conference Center: Stage and Seating Configuration

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




## Main Level Plan: Conference Center: Stage and Seating Configuration

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




## Basement Plan: Conference Center

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

# Special Use Permit Application

**Sheet 6 of 15 - Conference Center Plans - Stage and Seating Option**

*Owner:*
**Prophecy Theater, LLC**
36 South Brett Street
Beacon, NY 12508

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

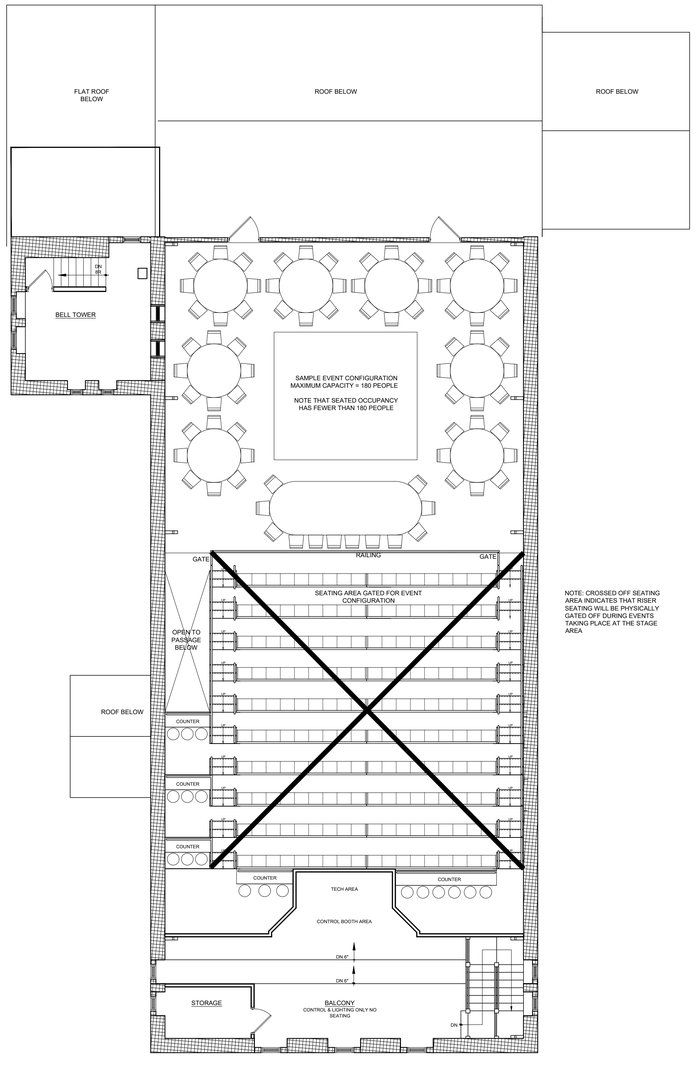
*Site / Civil Engineer:*
**Hudson Land Design**
174 Main Street
Beacon, New York 12508

*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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

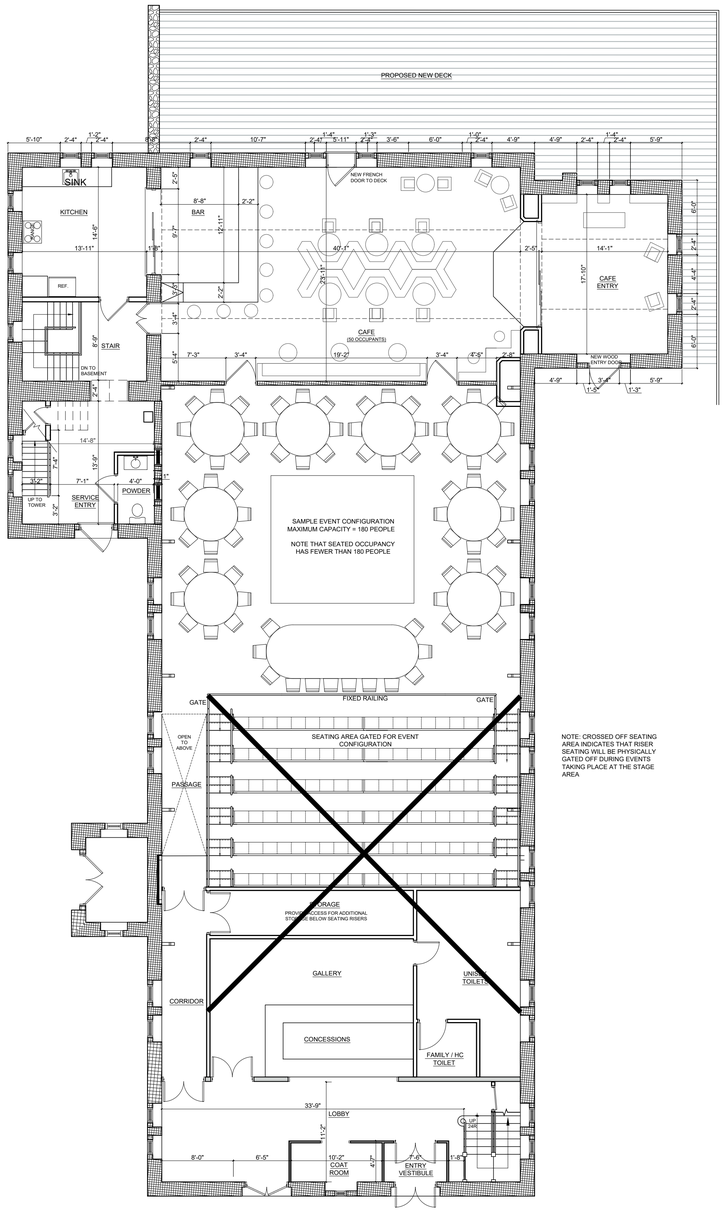
**1113 Wolcott Avenue**
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
April 29, 2021

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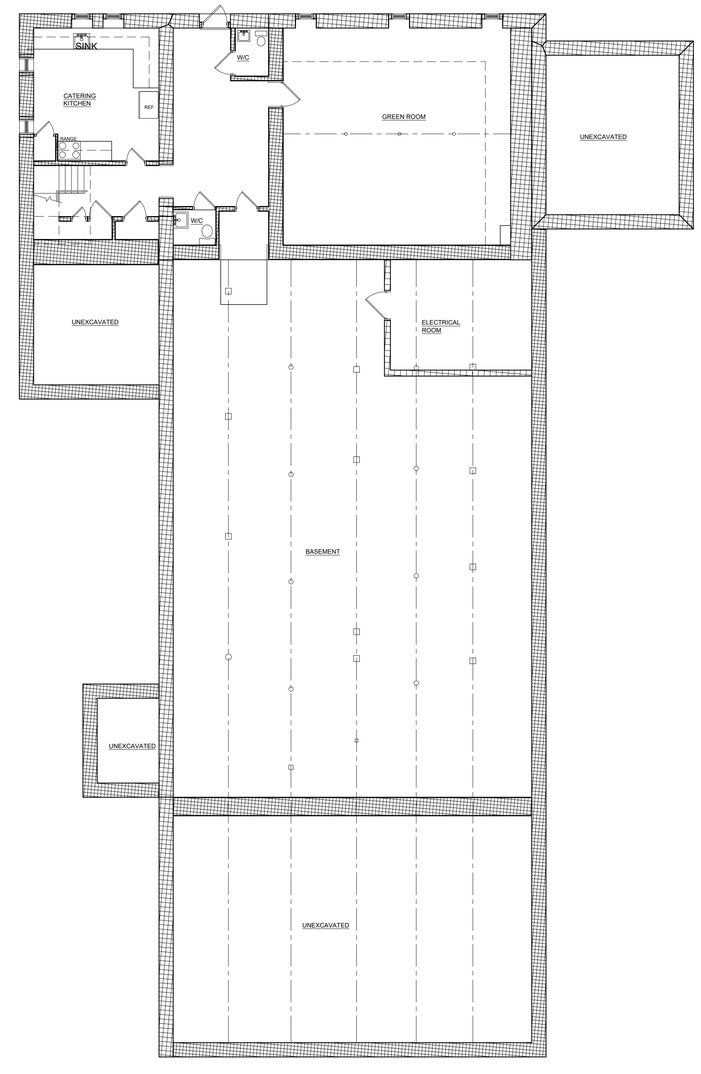

## Upper Level Plan: Conference Center: Event Configuration

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




## Main Level Plan: Conference Center: Event Configuration

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




## Basement Plan: Conference Center

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

# Special Use Permit Application

**Sheet 7 of 15 - Conference Center Plans - Event Configuration Option**

*Owner:*
**Prophecy Theater, LLC**
36 South Brett Street
Beacon, NY 12508

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

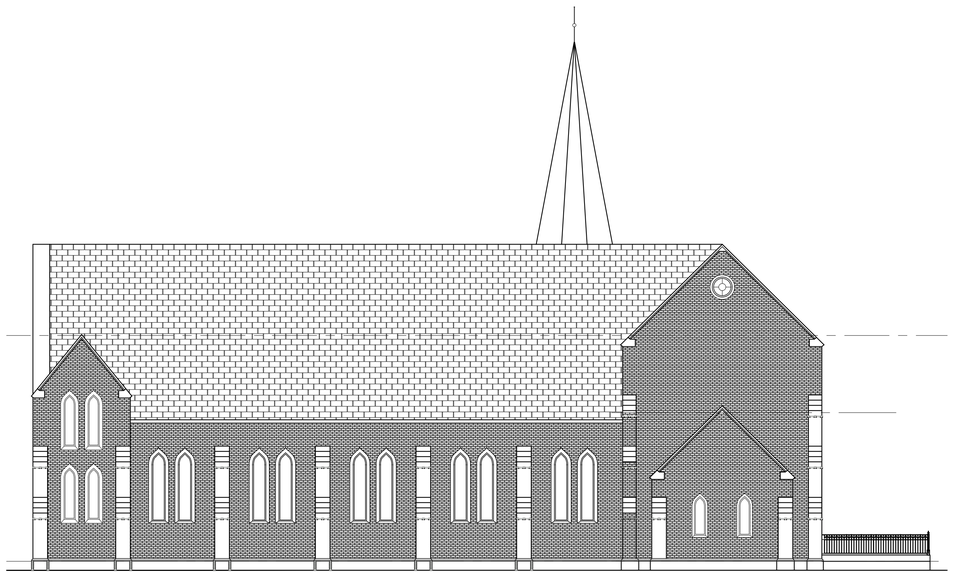
*Site / Civil Engineer:*
**Hudson Land Design**
174 Main Street
Beacon, New York 12508

*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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

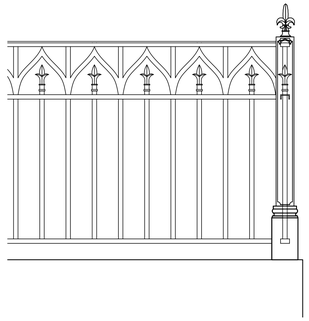
**1113 Wolcott Avenue**
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
April 29, 2021

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| NO. | DATE | DESCRIPTION | BY |
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| 15 | 01/31/23 | NO CHANGE | AJS |



## Elevation: Conference Center Building - North

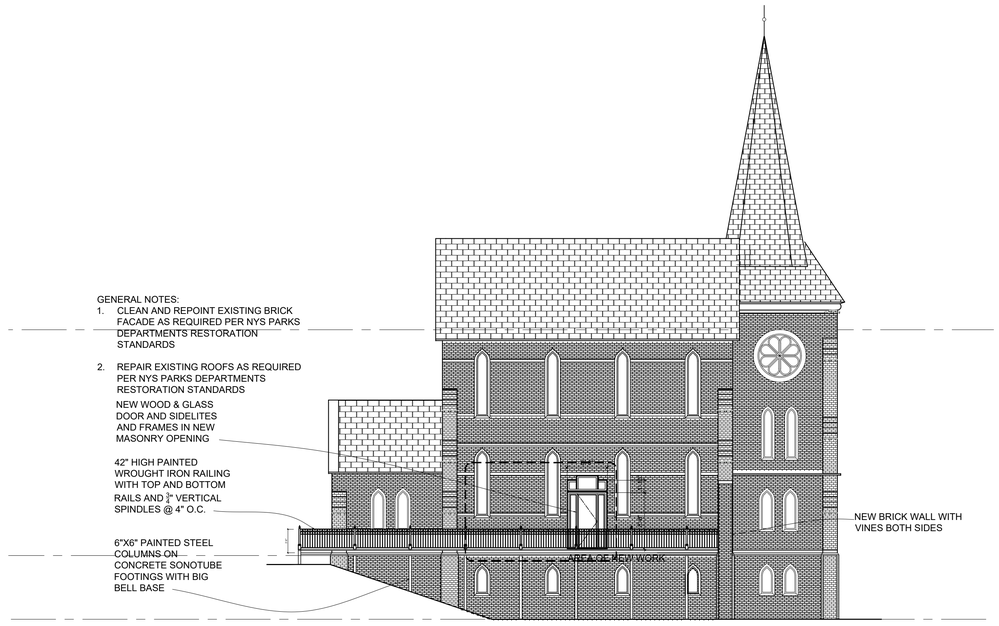
Scale: $\frac{3}{32}$" = 1'-0"



## Enlarged View: Railing

Scale: 1" = 1'-0"

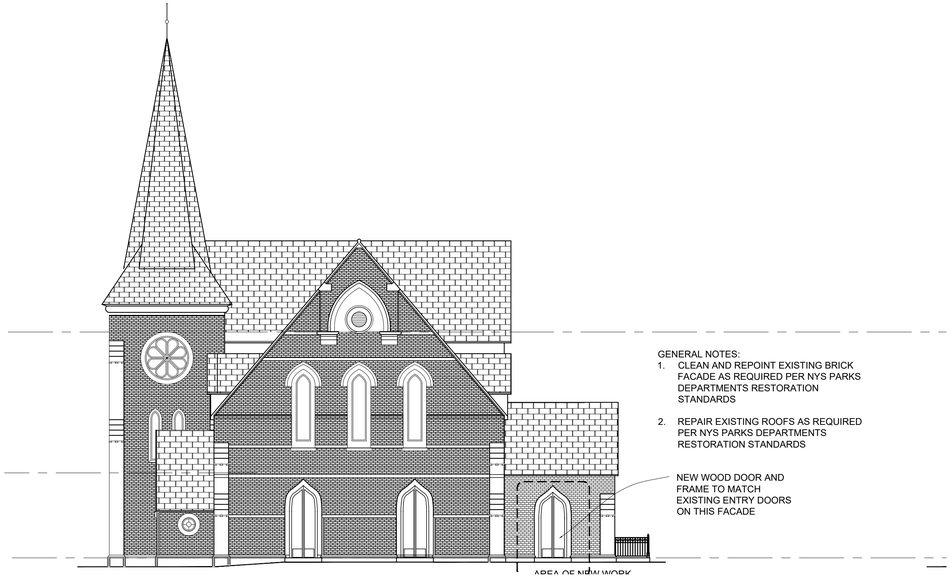
NOTE: THE RAILING CONFIGURATION WILL BE SIMILAR TO THE RAILING SHOWN, BUT MAY DIFFER IN FINAL DETAILING DEPENDING ON THE FABRICATOR SELECTED.




ELEVATION: WEST

## Elevation: Conference Center Building - West

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




## Elevation: Conference Center Building - East

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




## Elevation: Conference Center Building - South

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

# Special Use Permit Application

**Sheet 8 of 15 - Conference Center Elevations**

*Owner:*
**Prophecy Theater, LLC**
36 South Brett Street
Beacon, NY 12508

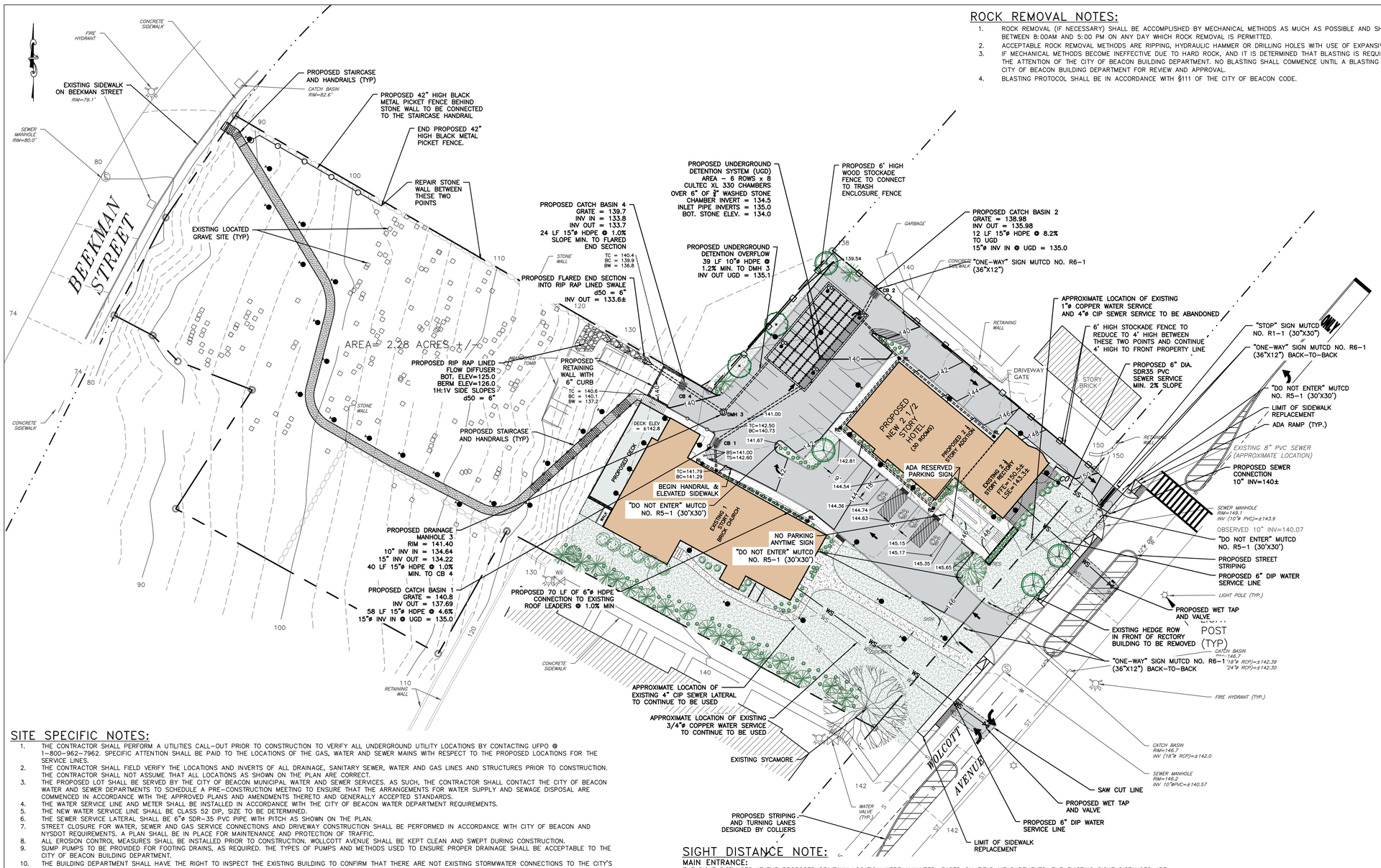
*Architect:*
**Aryeh Siegel, Architect**
84 Mason Circle
Beacon, New York 12508

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

*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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

**1113 Wolcott Avenue**
Beacon, New York
Scale: $\frac{3}{32}$" = 1'-0"
April 29, 2021




## ROCK REMOVAL NOTES:

1. ROCK REMOVAL (IF NECESSARY) SHALL BE ACCOMPLISHED BY MECHANICAL METHODS AS MUCH AS POSSIBLE AND SHALL ONLY BE PERMITTED BETWEEN 8:00AM AND 5:00 PM ON ANY DAY WHICH ROCK REMOVAL IS PERMITTED.
2. ACCEPTABLE ROCK REMOVAL METHODS ARE RIPPING, HYDRAULIC HAMMER OR DRILLING HOLES WITH USE OF EXPANSIVE TOOLS AND/OR WEDGES.
3. IF MECHANICAL METHODS BECOME INEFFECTIVE DUE TO HARD ROCK, AND IT IS DETERMINED THAT BLASTING IS REQUIRED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF BEACON BUILDING DEPARTMENT. NO BLASTING SHALL COMMENCE UNTIL A BLASTING PROTOCOL IS SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
4. BLASTING PROTOCOL SHALL BE IN ACCORDANCE WITH §111 OF THE CITY OF BEACON CODE.

## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

## INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

RIP RAP OUTLET PROTECTION AND FLOW DIFFUSER:

RIP RAP OUTLET PROTECTION SHALL BE INSPECTED AFTER EACH STORM AND CLEARED OF ANY SEDIMENT AND/OR DEBRIS. IF THE RIP RAP STONE BECOMES SILTED WITH SEDIMENT, IT MAY REQUIRE REMOVAL OF THE RIP RAP STONE SO THAT THE SEDIMENT CAN BE REMOVED PROPERLY. REPLACE RIP RAP STONE AS REQUIRED.

UNDERGROUND DETENTION:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND INFILTRATION SYSTEM IS A COMBINATION OF THE FOLLOWING:

1. PROPER MAINTENANCE OF THE INLET ROW,
2. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
3. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. ANY FUTURE LAND DISTURBANCE ASSOCIATED WITH MAINTENANCE OF THE BUILDINGS AND GROUNDS SHALL CAREFULLY PREPARE AN EROSION AND SEDIMENT CONTROL PLAN TO LIMIT TRANSPORT OF SEDIMENT LADEN RUNOFF TO THE COLLECTION SYSTEM.

THE CULTEC SYSTEM SHALL BE EQUIPPED WITH AN INSPECTION PORT LOCATED ON THE INLET ROW. THE INSPECTION PORT IS A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR. WHEN THE LID IS REMOVED, A 6-INCH PIPE WITH A SCREW-IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE CULTEC CHAMBER ROW BELOW. FROM THE SURFACE, THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. ADDITIONALLY, CCTV INSPECTION OF THIS ROW CAN BE DEPLOYED THROUGH THIS ACCESS PORT TO DETERMINE IF ANY SEDIMENT HAS ACCUMULATED. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN THIS ROW SHOULD BE CLEANED WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM STRUCTURES. THE INLET ROW IS PLACED ON A POLYETHYLENE LINER TO PREVENT SCOURING OF THE WASHED STONE BENEATH THIS ROW. THIS FACILITATES THE FLUSHING OF THIS ROW WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THE NOZZLE IS DEPLOYED THROUGH THE UPSTREAM STRUCTURE AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK-FLUSHED INTO THE STRUCTURE WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

MAINTENANCE GUIDELINES:

1. THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
2. THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
3. MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
4. DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

SUGGESTED MAINTENANCE SCHEDULE (TO BE RE-ASSESSED BY THE OPERATOR PERIODICALLY BASED ON SITE CONDITIONS AND EVALUATION OF SYSTEM FUNCTIONALITY):

1. YEAR 1: INSPECT INLETS AND OUTLETS MONTHLY FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
2. YEAR 2 AND AFTER: INSPECT INLETS AND OUTLETS EVERY SPRING AND FALL FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
3. 2 YEARS AFTER COMMISSIONING: INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
4. 9 YEARS AFTER COMMISSIONING, AND EVERY 9 YEARS THEREAFTER (OR AS MAY BE NEEDED): CLEAN STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
5. 45 YEARS AFTER COMMISSIONING: A PROFESSIONAL ENGINEER SHALL ASSESS THE REMAINING LIFE EXPECTANCY OF THE STORMWATER MANAGEMENT CHAMBERS AND RECOMMEND ACTIONS TO REHABILITATE, RESTORE OR REPLACE THE STORMWATER MANAGEMENT CHAMBERS AS MAY BE REQUIRED.
6. ANNUALLY: CONFIRM THAT NO UNAUTHORIZED MODIFICATIONS HAVE BEEN PERFORMED TO THE SITE THAT MAY IMPACT THE ADEQUATE FUNCTIONING OF THE SYSTEM.
7. PERIODICALLY: MONITOR WATER LEVELS IN THE CHAMBER SYSTEM FOLLOWING SIGNIFICANT STORM EVENTS. DEWATERING OF THE SYSTEM SHOULD TAKE NO LONGER THAN 24 HOURS.

THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE SWPPP, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER CONTROL MEASURES. THE INSPECTING PROFESSIONAL SHALL PREPARE AND SUBMIT TO THE CITY OF BEACON WITHIN 30 DAYS OF THE INSPECTION BUT NOT LATER THAN JUNE 1 OF EACH YEAR, A WRITTEN REPORT OF THE FINDINGS INCLUDING RECOMMENDATIONS FOR THOSE ACTIONS NECESSARY FOR THE CONTINUATION OF THE STORMWATER CONTROL MEASURES.

## UNDERGROUND DETENTION INFILTRATION NOTES:

1. INFILTRATION TESTING SHALL BE CONDUCTED AT THE PROPOSED BOTTOM OF THE UNDERGROUND DETENTION SYSTEM DURING CONSTRUCTION TO VERIFY IF THE EXISTING SUB SOILS HAVE INFILTRATIVE CAPACITY. THE INFILTRATION RESULTS SHALL BE PROVIDED TO THE CITY OF BEACON BUILDING DEPARTMENT. THE RESULTS OF THE TESTING SHALL ALSO BE PROVIDED TO THE CITY ENGINEER AND ANY INFILTRATION TESTING CONDUCTED SHALL BE COORDINATED WITH THE CITY ENGINEER FOR JOINT TESTING.

## SNOW REMOVAL AND STORAGE NOTES:

1. SNOW SHALL BE REMOVED WITHIN 8 HOURS AFTER A SNOW EVENT.
2. THE PEDESTRIAN PATH THROUGH THE CEMETERY SHALL BE MAINTAINED NO KEPT CLEAR OF SNOW AND ICE DURING THE WINTER MONTHS.

## SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE SHALL BE CLASS 52 DIP, SIZE TO BE DETERMINED.
6. THE SEWER SERVICE LATERAL SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN.
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON AND NYSDOT REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. WOLCOTT AVENUE SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
11. WATER AND SEWER FOR THE RECTORY WILL BE ABANDONED IN ACCORDANCE WITH CITY REQUIREMENTS.
12. IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM THE SAME AREAS NOT TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAECIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES.
13. THE EXISTING SEWER LINE FOR THE RECTORY SHALL BE ABANDONED BY CUTTING THE PIPE, AND SEAL AND CAP AT THE ROW LINE WITH WOLCOTT AVENUE.
14. THE EXISTING WATER SERVICE LINES TO THE BUILDINGS SHALL BE ABANDONED BY REMOVING UP TO THE CORPORATION STOP.

## SIGHT DISTANCE NOTE:

MAIN ENTRANCE:

THE SIGHT DISTANCES AT THE PROPOSED DRIVEWAY LOCATION WERE ANALYZED. BASED ON FIELD MEASUREMENTS, THE EXISTING SIGHT DISTANCES ARE APPROXIMATELY 433 FEET LOOKING LEFT (NORTH) AND 544 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. EXISTING STOPPING SIGHT DISTANCES ARE APPROXIMATELY 336 FEET LOOKING LEFT (NORTH) AND 534 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. SIGHT DISTANCES ARE BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) CRITERIA THE STOPPING SIGHT DISTANCE (200 FEET) AND INTERSECTION SIGHT DISTANCE (335 FEET) FOR THE 30 MPH POSTED SPEED LIMIT ALONG ROUTE 9D WILL BE SATISFIED. AVAILABLE NYSDOT SPEED DATA FOR ROUTE 9D IN THIS AREA INDICATES THAT THE 85TH PERCENTILE SPEEDS ARE APPROXIMATELY 37 TO 38 MPH. FOR A 40 MPH DESIGN SPEED, AASHTO REQUIRES A MINIMUM 305 FOOT STOPPING SIGHT DISTANCE, 385 FEET MINIMUM INTERSECTION SIGHT DISTANCE LEFT, 445 FEET MINIMUM INTERSECTION SIGHT DISTANCE RIGHT. AND TO ALLOW FOR THE SAFE OPERATION OF THE INTERSECTION. THIS REQUIRED STOPPING SIGHT DISTANCE WILL ALSO BE SATISFIED. THE HEDGE ROW IMMEDIATELY NORTH OF THE PROPOSED DRIVEWAY LOCATION ON THE WEST SIDE OF ROUTE 9D SHALL BE REMOVED IN ORDER TO MAXIMIZE THE SIGHT DISTANCE LOOKING TO THE NORTH FROM THE SITE DRIVEWAY.

SOUTHERLY EGRESS ONLY LOOP:

THE SIGHT DISTANCES AT THE PROPOSED DRIVEWAY LOCATION WERE ANALYZED. BASED ON FIELD MEASUREMENTS, THE EXISTING SIGHT DISTANCES ARE APPROXIMATELY 389 FEET LOOKING LEFT (NORTH) AND 536 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. EXISTING STOPPING SIGHT DISTANCES ARE APPROXIMATELY 331 FEET LOOKING LEFT (NORTH) AND 501 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. SIGHT DISTANCES ARE BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) CRITERIA THE STOPPING SIGHT DISTANCE (200 FEET) AND INTERSECTION SIGHT DISTANCE (335 FEET) FOR THE 30 MPH POSTED SPEED LIMIT ALONG ROUTE 9D WILL BE SATISFIED. AVAILABLE NYSDOT SPEED DATA FOR ROUTE 9D IN THIS AREA INDICATES THAT THE 85TH PERCENTILE SPEEDS ARE APPROXIMATELY 37 TO 38 MPH. FOR A 40 MPH DESIGN SPEED, AASHTO REQUIRES A MINIMUM 305 FOOT STOPPING SIGHT DISTANCE, 385 FEET MINIMUM INTERSECTION SIGHT DISTANCE LEFT, 445 FEET MINIMUM INTERSECTION SIGHT DISTANCE RIGHT. AND TO ALLOW FOR THE SAFE OPERATION OF THE INTERSECTION. THIS REQUIRED STOPPING SIGHT DISTANCE WILL ALSO BE SATISFIED.

| PREVIOUS REVISIONS: | | | |
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| 1 | 8/31/21 | PER PLANNING BOARD COMMENTS | CMB |
| 2 | 11/30/21 | PER PLANNING BOARD COMMENTS | MAB |
| 3 | 12/28/21 | PER PLANNING BOARD COMMENTS | MAB |
| 4 | 1/25/22 | PER PLANNING BOARD COMMENTS | CMB |
| 5 | 2/22/22 | PER PLANNING BOARD COMMENTS | CMB |
| 6 | 4/26/22 | PER PLANNING BOARD COMMENTS | CMB |

DRAWN BY: ESR | CHECKED BY: MAB

REVISIONS: | REVISIONS:

| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
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| 7 | 5/31/22 | PER PLANNING BOARD COMMENTS | CMB | 13 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB |
| 8 | 6/28/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 9 | 7/26/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 10 | 10/7/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 11 | 10/25/22 | PER CLIENT COMMENTS | CMB | | | | |
| 12 | 11/29/22 | PER PLANNING BOARD COMMENTS | MAB | | | | |

GRADING & UTILITY PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

STATE OF NEW YORK MICHAEL A. BOSKOVSKI 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

GRADING & UTILITY PLAN

# 1113 WOLCOTT AVENUE

1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

| | |
|---|---|
| JOB #: | 2021:022 |
| DATE: | 6/29/2021 |
| SCALE: | 1" = 30' |
| TITLE: | GU-1 |
| SHEET: | 9 OF 15 |

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




## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION ENTRANCE

## INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CHECK DAM:
(IF REQUIRED) INSPECT CHECK DAMS EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. IF SIGNIFICANT EROSION OCCURS BETWEEN STRUCTURES, A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF THE PROJECT ENGINEER.

EROSION CONTROL BLANKET:
(IF REQUIRED) INSPECT THE BLANKET EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

SEDIMENT TRAP:
(IF REQUIRED) SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN A PROTECTED AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

## EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE CITY AND QUALIFIED PROFESSIONAL.
14. UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) AND SUBSEQUENTLY THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER(S) SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE. REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.

## SOIL RESTORATION NOTES:

1. THE CONSTRACTOR SHALL EMPLOY SOIL RESTORATION TO ALL DISTURBED AREAS THAT WILL REMAIN LANDSCAPED.
2. FOR HEAVY TRAFFIC AREAS, FULL SOIL REASTORATION WILL BE REQUIRED. FULL SOIL RESTORATION CONSISTS OF USE OF A BULLDOZER WITH A DEEP RIPPER ATTACHED TO IT. THE RIPPING SHALL BE DONE TO A DEPTH OF 12"-24". COMPOST IS PLACED OVER THE RIPPED SOIL, THEN WORKED INTO THE SOIL WITH A DEEP SUB-SOILER.
3. FOR LIGHT TRAFFIC AREAS, SOIL RESTORATION MAY BE ACCOMPLISHED BY MEANS OF TILLING THE SOIL WITH A DISK TYPE TILLER PULLED BY A TRACTOR OR PLACEMENT OF TOPSOIL OVER THE EXISTING SOIL A.O.B.E..

| DRAWN BY: ESR | | | | CHECKED BY: MAB | | | |
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| 8 | 6/28/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 9 | 7/26/22 | NO CHANGE THIS SHEET | CMB | | | | |
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| 11 | 10/25/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 12 | 11/29/22 | NO CHANGE THIS SHEET | MAB | | | | |

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

STATE OF NEW YORK MICHAEL A. BODENMAN LICENSED PROFESSIONAL ENGINEER 084469
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

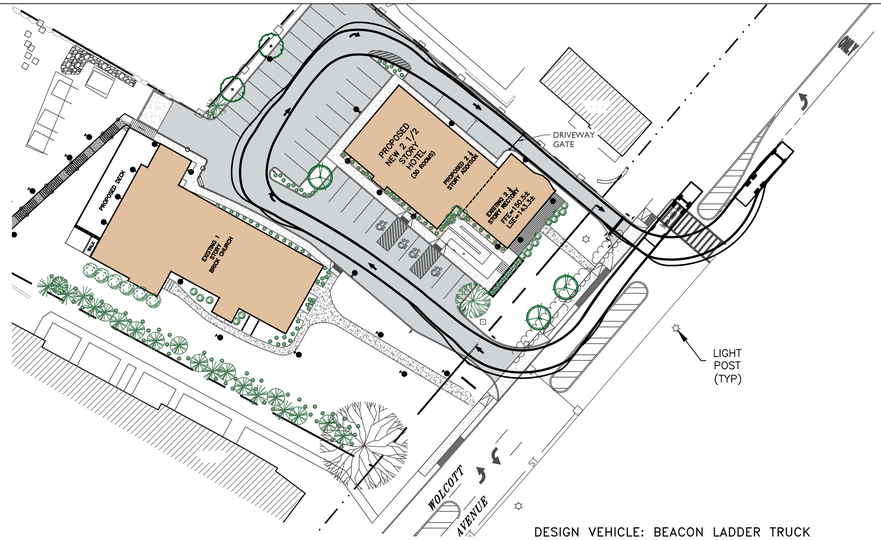
EROSION & SEDIMENT CONTROL PLAN

1113 WOLCOTT AVENUE

1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

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|---|---|
| JOB #: | 2021:022 |
| DATE: | 6/29/2021 |
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| TITLE: | EC-1 |
| SHEET: | 10 OF 15 |

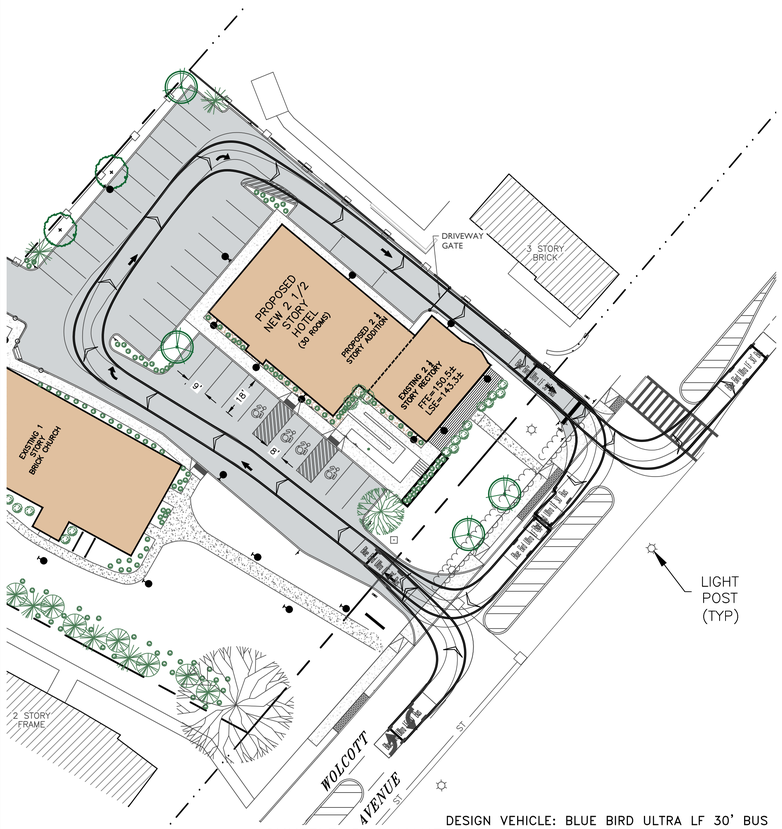
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW




DESIGN VEHICLE: BEACON LADDER TRUCK

BEACON LADDER TRUCK MANEUVERING PLAN

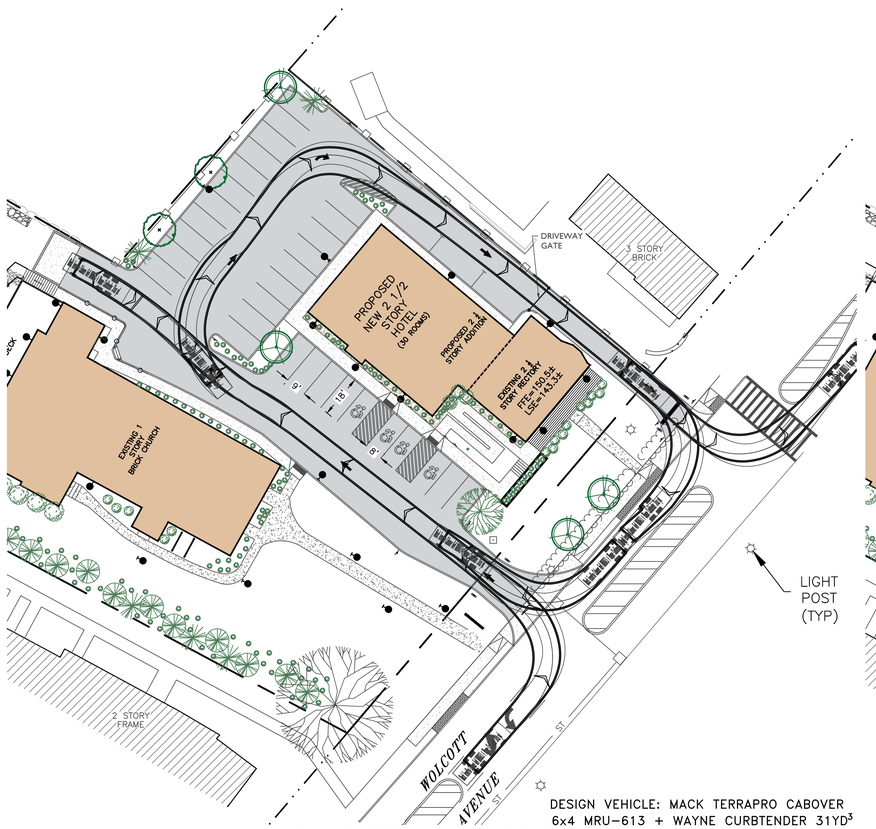
SCALE: 1" = 40'




DESIGN VEHICLE: BLUE BIRD ULTRA LF 30' BUS

SHUTTLE-BUS MANEUVERING PLAN

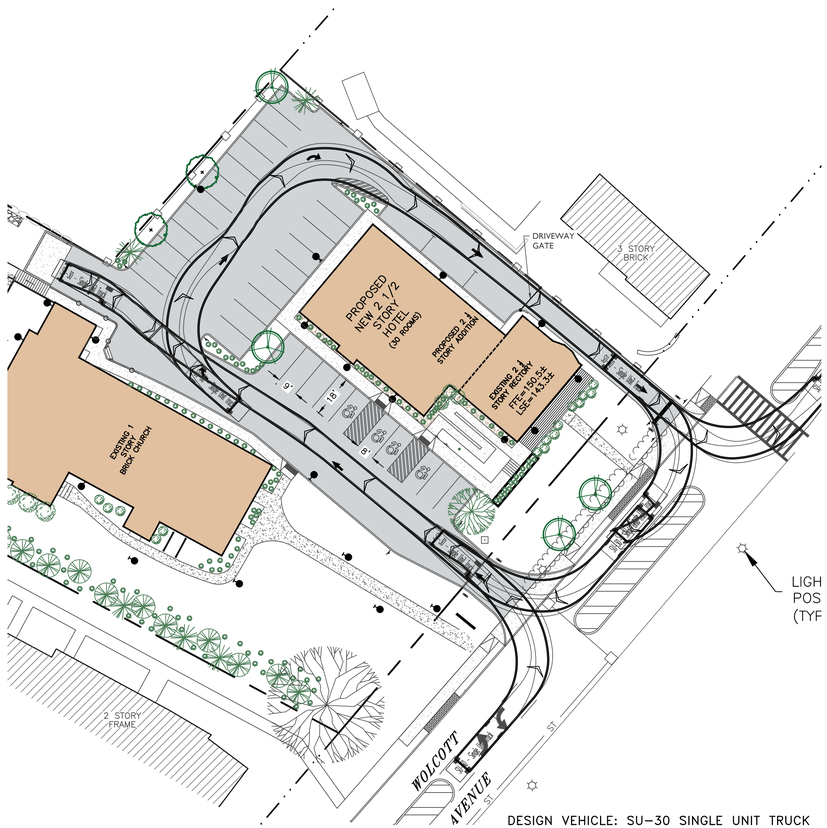
SCALE: 1" = 30'




DESIGN VEHICLE: MACK TERRAPRO CABOVER 6x4 MRU-613 + WAYNE CURBTENDER 31YD³

GARBAGE-TRUCK MANEUVERING PLAN

SCALE: 1" = 30'




DESIGN VEHICLE: SU-30 SINGLE UNIT TRUCK

BOX-TRUCK MANEUVERING PLAN

SCALE: 1" = 30'

| DRAWN BY: ESR | | | | CHECKED BY: MAB | | | |
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| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 12/28/21 | SHEET CREATED | CMB | 7 | 7/26/22 | NO CHANGE THIS SHEET | CMB |
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| 4 | 4/26/22 | PER PLANNING BOARD COMMENTS | CMB | 10 | 11/29/22 | NO CHANGE THIS SHEET | MAB |
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| 6 | 6/28/22 | NO CHANGE THIS SHEET | CMB | | | | |

VEHICLE TRACKING PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )

1 inch = 30 ft.

STATE OF NEW YORK ANDREW A. RIDENOUR 084486 LICENSED PROFESSIONAL ENGINEER

SEAL

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VEHICLE TRACKING PLAN

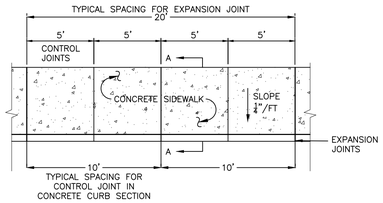
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TAX ID: 5954-26-651901

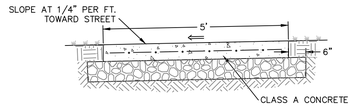
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|---|---|
| JOB #: | 2021:022 |
| DATE: | 6/29/2021 |
| SCALE: | 1" = 40' |
| TITLE: | VHC-1 |
| SHEET: | 11 OF 15 |

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

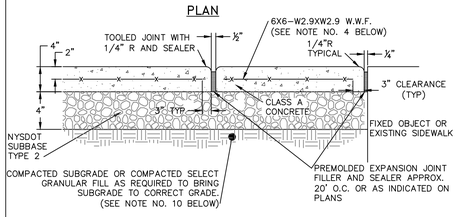
# SITE DETAILS



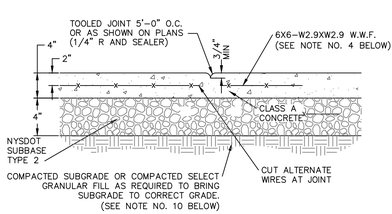

PLAN




SECTION A–A




EXPANSION JOINT

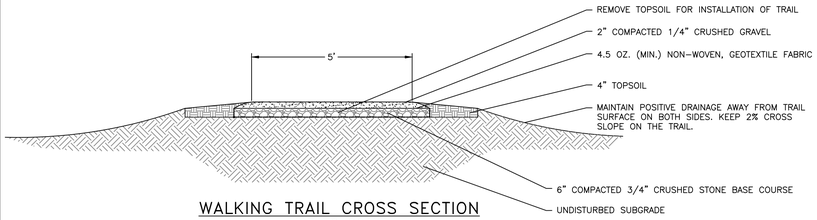



CONTROL JOINT

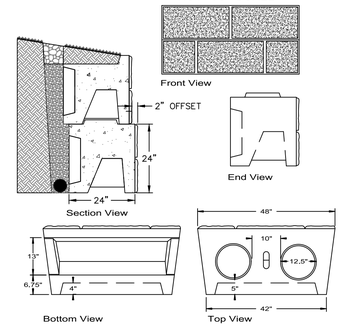
## NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND"SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

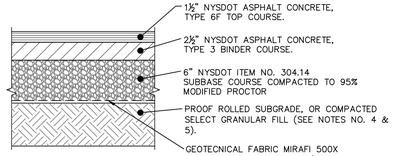
## CONCRETE SIDEWALK DETAIL
NOT TO SCALE




## WALKING TRAIL CROSS SECTION
NOT TO SCALE

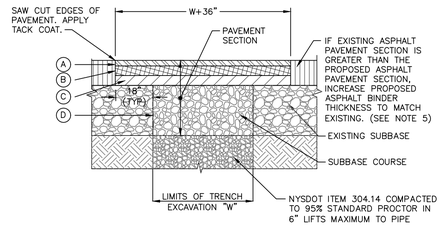



## WOODARD'S CONCRETE BLOCK WALL DETAIL
NOT TO SCALE




NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

## PAVEMENT SECTION DETAIL
NOT TO SCALE

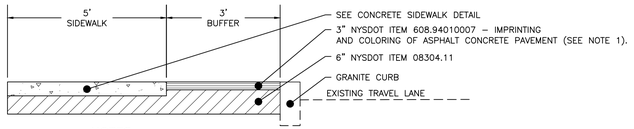



LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT ITEM 402.1261013
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT ITEM 402.256903
- (C) 8" ASPHALT CONCRETE BASE COURSE– NYSDOT ITEM 402.376903 (2"–4" LIFTS)
- (D) 12" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.11000008

## NOTES:

1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. IF THE PAVEMENT SECTION IS OVER A CONCRETE SLAB, THE RESTORED PAVEMENT SECTION SHALL MATCH THE TOTAL THICKNESS OF THE EXISTING CONCRETE SLAB AND PAVEMENT.

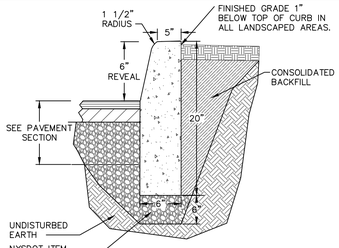
## NYSDOT ROW PAVEMENT RESTORATION DETAIL
NOT TO SCALE



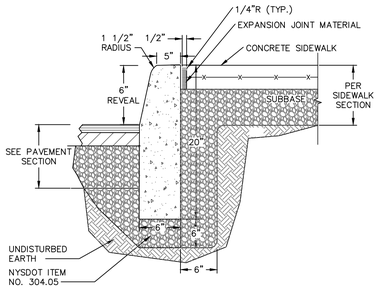

## NOTES:

1. THE PATTERN AND COLOR SHALL MATCH THE EXISTING STAMPED ASPHALT LOCATED ALONG THE WEST SIDE OF ROUTE 9D.

## STAMPED ASPHALT CONCRETE DETAILS
NOT TO SCALE




ABUTTING GRASS OR LANDSCAPE

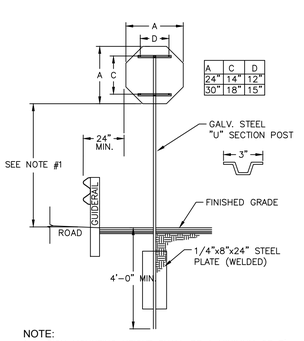



ABUTTING SIDEWALK

## NOTES:

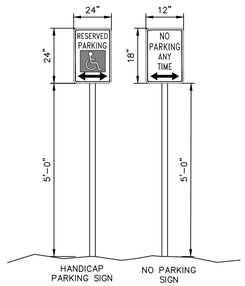
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.

## CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

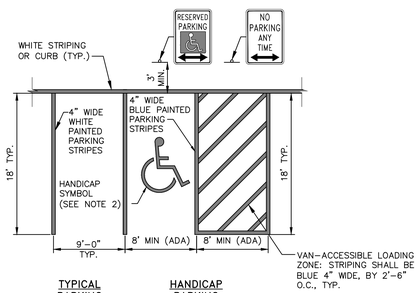



NOTE:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. THIS SIGN POST MAY BE SUBSTITUTED FOR THE BREAKAWAY WOOD SIGN POSTS AS DIRECTED BY THE ENGINEER (ITEM 645.81).

## SINGLE POLE SIGN DETAIL
SCALE: NOT TO SCALE




## SIGN DETAILS
NOT TO SCALE

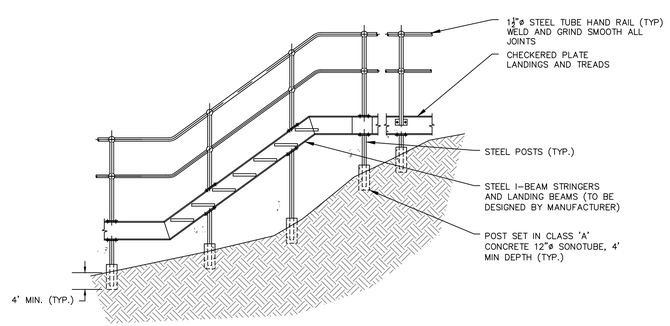



TYPICAL PARKING STRIPING — HANDICAP PARKING STRIPING

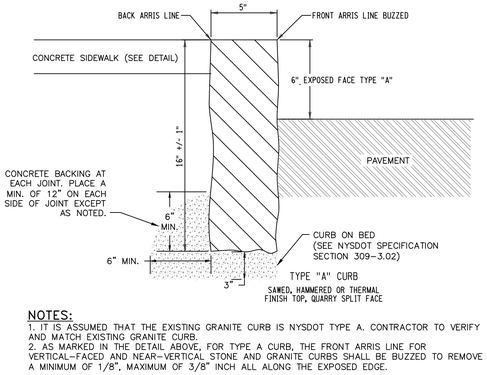
## NOTES:

1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

## PARKING AND STRIPING DETAIL
NOT TO SCALE



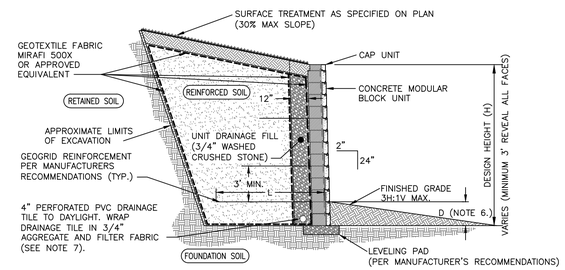

## STEEL STAIRCASE AND HANDRAILS DETAIL
NOT TO SCALE




## NOTES:

1. IT IS ASSUMED THAT THE EXISTING GRANITE CURB IS NYSDOT TYPE A. CONTRACTOR TO VERIFY AND MATCH EXISTING GRANITE CURB.
2. AS MARKED IN THE DETAIL ABOVE, FOR TYPE A CURB, THE FRONT ARRIS LINE FOR VERTICAL–FACED AND NEAR–VERTICAL STONE AND GRANITE CURBS SHALL BE BUZZED TO REMOVE A MINIMUM OF 1/8", MAXIMUM OF 3/8" INCH ALL ALONG THE EXPOSED EDGE.

## GRANITE CURB DETAILS
NOT TO SCALE




## MODULAR RETAINING WALL NOTES:

1. MODULAR RETAINING WALL MANUFACTURED BY WOODARD'S OR APPROVED EQUAL.
2. GRID TYPE SHALL BE AS SPECIFIED BY THE MANUFACTURER.
3. GRID SPACING AND LENGTH VARY BASED ON OVERALL WALL HEIGHT, SOIL AND LOADING CONDITIONS. WALLS OF LIMITED HEIGHT (I.E., 4' OR LESS) MAY NOT REQUIRE THE INSTALLATION OF GRID.
4. LEVELING PAD DEPTH SHALL BE SPECIFIED BY THE MANUFACTURER BASED ON ENGINEERING DESIGN SPECIFIC FOR THE SITE.
5. MANUFACTURER TO PROVIDE FINAL ENGINEERING CALCULATIONS AND DETAILS TO THE OWNER FOR REVIEW BY THE OWNERS ENGINEER.
6. D SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
7. RELOCATE PERFORATED PIPE WITHIN STONE CROSS SECTION FOR STEPPED WALLS TO ACHIEVE CONTINUOUS FLOW TOWARD DISCHARGE POINT.
8. SEE MANUFACTURER'S DETAILS AND INSTALLATION GUIDELINES FOR FURTHER REQUIREMENTS.

## CONCRETE MODULAR RETAINING WALL DETAIL
NOT TO SCALE

| DRAWN BY: ESR | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 7 | 5/31/22 | PER PLANNING BOARD COMMENTS | CMB | 13 | 1/31/23 | NO CHANGE THIS SHEET | CMB |
| 8 | 6/28/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 9 | 7/26/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 10 | 10/7/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 11 | 10/25/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 12 | 11/29/22 | NO CHANGE THIS SHEET | MAB | | | | |

STATE OF NEW YORK — MICHAEL A. BODENSTEIN — 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

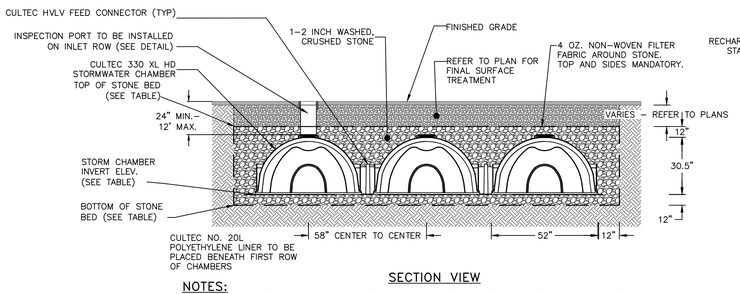
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

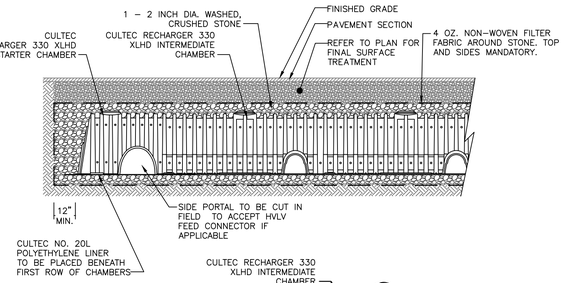
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

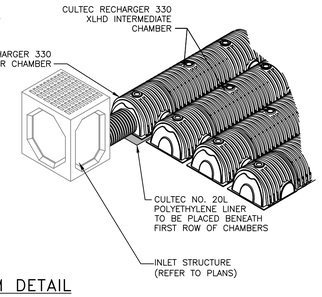
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|---|---|
| JOB #: | 2021:022 |
| DATE: | 6/29/2021 |
| SCALE: | AS SHOWN |
| TITLE: | CD–1 |
| SHEET: | 12 OF 15 |

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




## SECTION VIEW

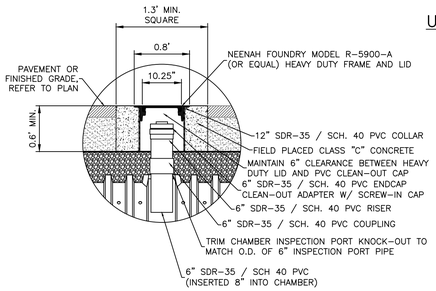



**NOTES:**
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. REFER TO THE INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES NOTES ON THE GRADING SHEET.
6. SEE ALSO CLAY KEY DETAIL THIS SHEET.

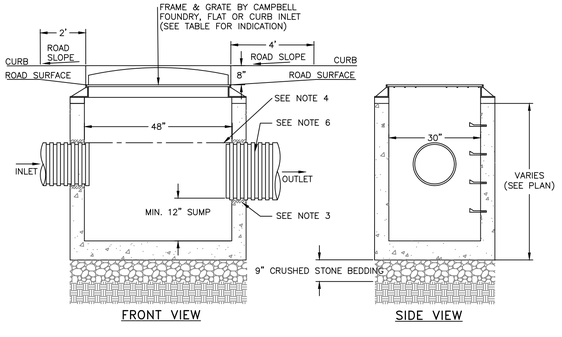
| BOTTOM OF STONE BED ELEVATION | CHAMBER INVERT | TOP OF STONE BED ELEVATION | STONE BED FOOTPRINT | STONE BED DIMENSIONS | NO. OF CHAMBERS |
|---|---|---|---|---|---|
| 134.0 | 134.5 | 137.54 | 1,601 S.F. | 30.5'X52.5' | 42 |

## UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE




**NOTES:**
1. PROVIDE AN INSPECTION PORT FOR THE INITIAL AND FINAL CHAMBER OF EACH ROW, AND FOR ROWS WITH MORE THAN 10 CHAMBERS, ONE IN AN INTERMEDIATE CHAMBER.

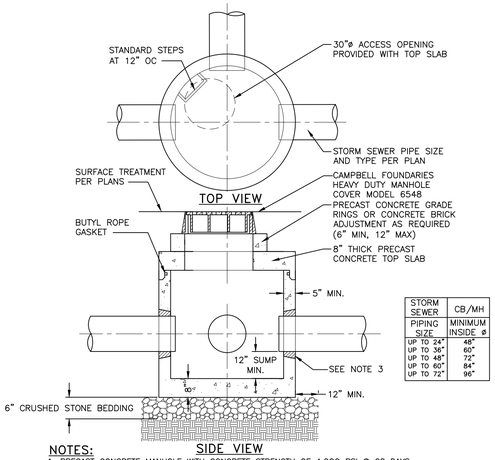
## UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE




FRONT VIEW SIDE VIEW

**NOTES:**
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

## CATCH BASIN DETAIL
NOT TO SCALE

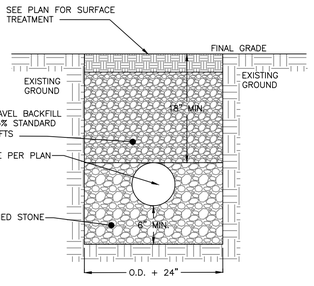



| STORM SEWER | CB/MH |
|---|---|
| PIPING SIZE | MINIMUM INSIDE ø |
| UP TO 24" | 48" |
| UP TO 36" | 60" |
| UP TO 48" | 72" |
| UP TO 60" | 84" |
| UP TO 72" | 96" |

SIDE VIEW

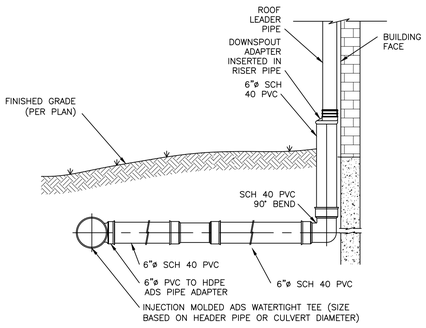
**NOTES:**
1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
4. CONCRETE STRUCTURE AND CASTING SHALL BE RATED FOR H20 TRAFFIC LOADING.
5. INLET FRAME SHALL BE FULLY SUPPORTED ON THE CONCRETE STRUCTURE FOR H20 LOADING.
6. MANHOLES WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.

## STORMWATER MANHOLE DETAIL
NOT TO SCALE



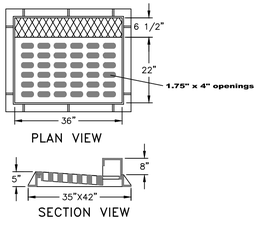

**NOTES:**
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

## STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



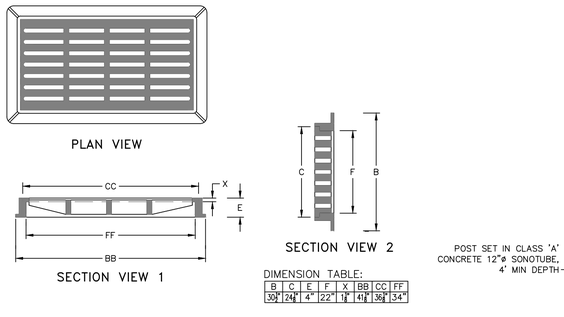

**NOTES:**
1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

## ROOF LEADER CONNECTION DETAIL
NOT TO SCALE




**NOTES:**
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1&2. CB 4 TO RECEIVE A FLAT GRATE

## CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE

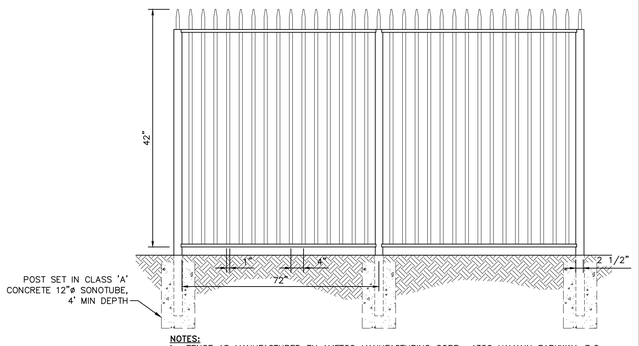



DIMENSION TABLE:

| B | C | E | F | X | BB | CC | FF |
|---|---|---|---|---|---|---|---|
| 30" | 24" | 4" | 22" | 1" | 41" | 36" | 34" |

**NOTES:**
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. STMH1 AND STMH 2 RECEIVE SOLID CAST IRON COVERS.

## CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE




**NOTES:**
1. FENCE AS MANUFACTURED BY AMETCO MANUFACTURING CORP., 4326 HAMANN PARKWAY, P.O. BOX 1210, WILLOUGHBY, OHIO 44026; 800–321–7042.
2. GALVANIZED STEEL, OR ALUMINUM AND POWDER COATED BLACK.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

## METAL PICKET FENCE SYSTEM
NOT TO SCALE

| DRAWN BY: ESR | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 7 | 5/31/22 | PER PLANNING BOARD COMMENTS | CMB | 13 | 1/31/23 | ADDED METAL PICKET FENCE DETAIL | CMB |
| 8 | 6/28/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 9 | 7/26/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 10 | 10/7/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 11 | 10/25/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 12 | 11/29/22 | NO CHANGE THIS SHEET | MAB | | | | |

STATE OF NEW YORK · MICHAEL A. BOSWORTH · 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
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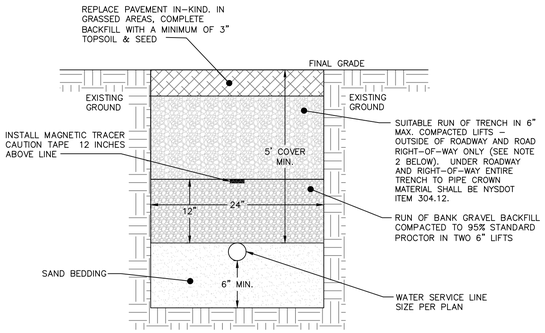
STORMWATER CONSTRUCTION DETAILS

# 1113 WOLCOTT AVENUE

1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD–2
SHEET: 13 OF 15

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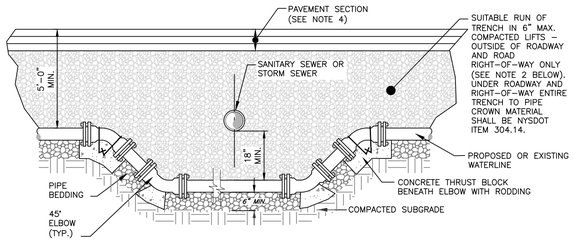

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ELONGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

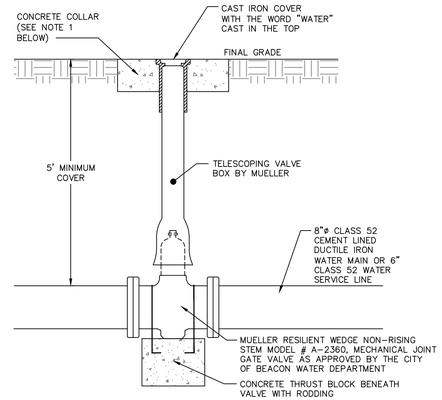
## WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE




NOTES:
1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

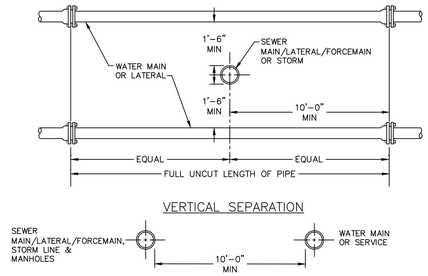
## WATER LINE OFFSET DETAIL
NOT TO SCALE




NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

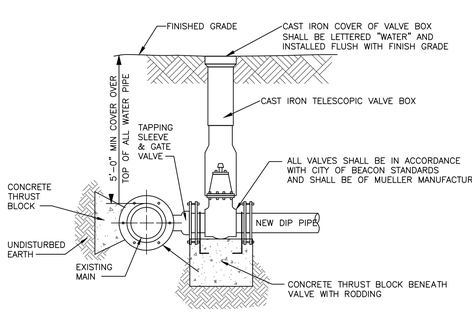
## GATE VALVE DETAIL
NOT TO SCALE




NOTE:

NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

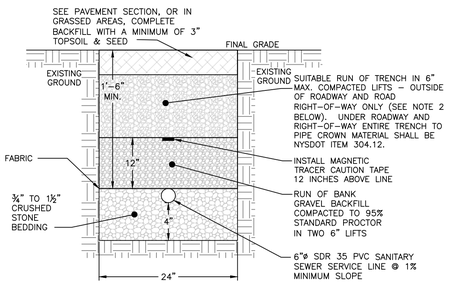
## WATER LINE SEPARATION DETAIL
NOT TO SCALE




NOTES:

1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

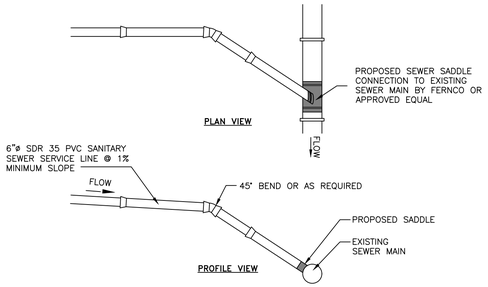
## TAPPING SLEEVE DETAIL
NOT TO SCALE




NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

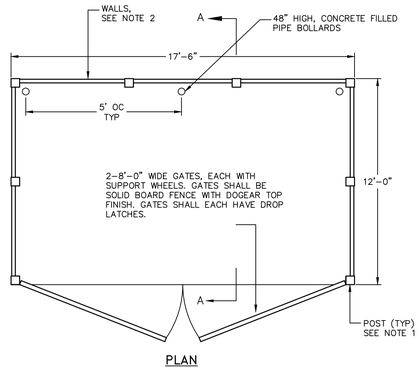
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

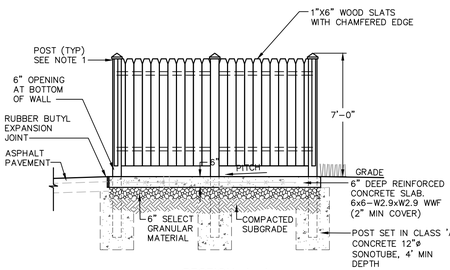
## SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE




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

## SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE




NOTES

1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.

2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

## TRASH ENCLOSURE DETAILS
NOT TO SCALE

| DRAWN BY: ESR | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 7 | 5/31/22 | PER PLANNING BOARD COMMENTS | CMB | 13 | 1/31/23 | NO CHANGE THIS SHEET | CMB |
| 8 | 6/28/22 | NO CHANGE THIS SHEET | CMB | | | | |
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| 11 | 10/25/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 12 | 11/29/22 | NO CHANGE THIS SHEET | MAB | | | | |

STATE OF NEW YORK MICHAEL A. BOEHNER 084466 LICENSED PROFESSIONAL ENGINEER

SEAL

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WATER & SEWER CONSTRUCTION DETAILS

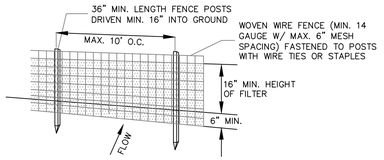
1113 WOLCOTT AVENUE

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CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

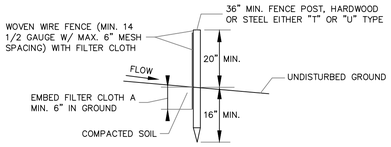
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|---|---|
| JOB #: | 2021:022 |
| DATE: | 6/29/2021 |
| SCALE: | AS SHOWN |
| TITLE: | CD-3 |
| SHEET: | 14 OF 15 |

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# EROSION AND SEDIMENT CONTROL DETAILS




PERSPECTIVE VIEW

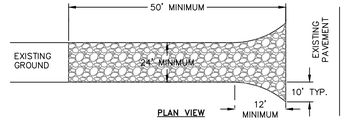



SECTION VIEW

**NOTES:**

1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

## SILT FENCE DETAIL
NOT TO SCALE




**NOTES:**

1) STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2) LENGTH - NOT LESS THAN 50 FEET FOR A COMMERCIAL.

3) THICKNESS - NOT LESS THAN SIX (6) INCHES.

4) WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

5) GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

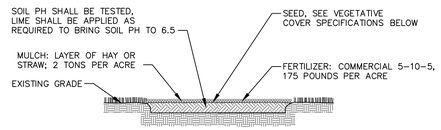
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE




**NOTES:**

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

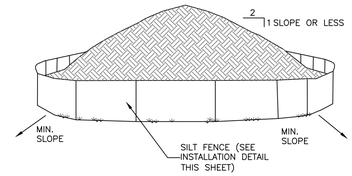
| | |
|---|---|
| 65% KENTUCKY BLUE GRASS BLEND | 114 POUNDS PER ACRE |
| 20% PERENNIAL RYEGRASS | 35 POUNDS PER ACRE |
| 15% FINE FESCUE | 26 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

3. SEED MIXTURE FOR USE IN SHADY AREAS:

| | |
|---|---|
| 80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS | 138 POUNDS PER ACRE |
| 20% FINE FESCUE | 37 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

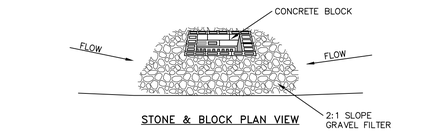
## TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



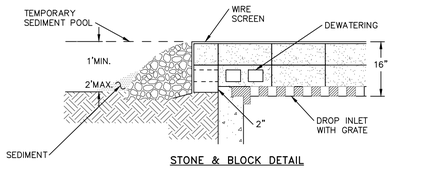

*NOTES:*

*1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.*
*2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.*

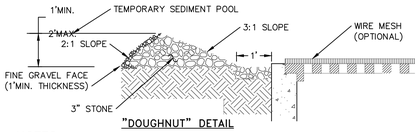
## TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE




STONE & BLOCK PLAN VIEW




STONE & BLOCK DETAIL



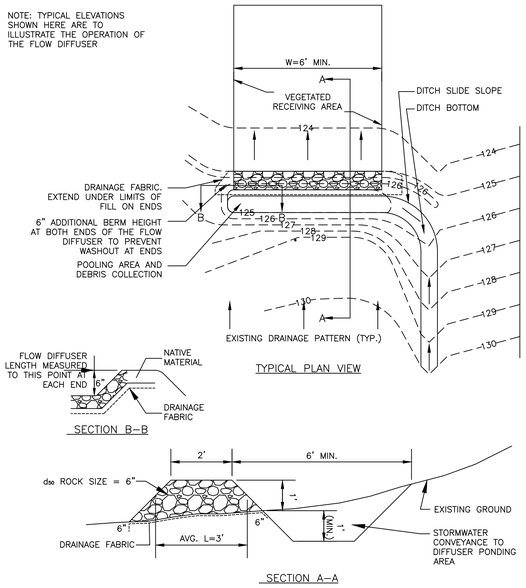

"DOUGHNUT" DETAIL

**NOTES:**

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

## CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE




## FLOW DIFFUSER DETAIL
NOT TO SCALE

**DIFFUSER CALCULATIONS:**

DESIGN IS IN ACCORDANCE WITH SECTION 3.16 OF THE 2016 NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

$$W = \frac{Q_{10}}{q_D}$$

WHERE :
W = LINEAR LENGTH OF DIFFUSER ALONG CENTERLINE
$Q_{10}$ = 10 YEAR FLOW TO THE DESIGN POINT = 1.4 CFS
$q_D$ = THE AVERAGE FLOW THROUGH THE DIFFUSER STONE (0.25 CFS/FT)

$$W = \frac{1.4 \text{ CFS}}{0.25 \text{ CFS/FT}} = 5.6 \text{ FEET, OR } 6 \text{ FEET.}$$

USING THE STANDARD MINIMUM DIFFUSER CROSS SECTION DIMENSIONS, SOLVER FOR THE $d_{50}$ ROCK SIZE:

ASSUME: 1:1 SIDE SLOPES, 2 FT TOP WIDTH, h = 1.0 FT., W = 6 FEET

$$Q = \frac{(h^{2/3})W}{[(L/D)+2.5+L^2]^{0.5}}$$

WHERE:
h = THE PONDING DEPTH BEHIND THE DIFFUSER
W = LINEAR LENGTH OF DIFFUSER ALONG CENTERLINE
L = AVERAGE HORIZONTAL FLOW LENGTH THROUGH THE DIFFUSER PERPENDICULAR TO THE CENTERLINE
D = AVERAGE STONE DIAMETER (FT.) IN THE STRUCTURE

USE $d_{50}$ = 6"

$$Q = \frac{(1^{2/3})(6)}{[(3/0.5)+2.5+(3^2)]^{0.5}}$$

$$= \frac{6}{(17.5)^{0.5}}$$

Q = 1.43 CFS - MATCHES $Q_{10}$; THEREFORE THE DISCHARGE AND DESIGN ARE BALANCED.

| DRAWN BY: ESR | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 4/26/22 | SHEET CREATED | CMB | 7 | 11/29/22 | PER PLANNING BOARD COMMENTS | MAB |
| 2 | 5/31/22 | PER PLANNING BOARD COMMENTS | CMB | 8 | 1/30/23 | PER PLANNING BOARD COMMENTS | CMB |
| 3 | 6/28/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 4 | 7/26/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 5 | 10/7/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 6 | 10/25/22 | NO CHANGE THIS SHEET | CMB | | | | |

STATE OF NEW YORK MICHAEL A. BOGDANOFF 084465 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
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EROSION & SEDIMENT CONTROL DETAILS

1113 WOLCOTT AVENUE

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CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD-4
SHEET: 15 OF 15

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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

January 31, 2023

**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 SEQR Submission in Support of a Negative Declaration
Application for Site Plan & Special Use Permit Approval
Premises: 1113 Wolcott Avenue, Beacon, New York 12508
Tax Parcel ID: (5954-26-651901)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Prophecy Theater, LLC (the "Applicant"), we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's pending Applications for Site Plan and Special Permit Approval (the "Application") to adaptively re-use the Premises for a hotel and accessory conference/event space and café (the "Project").

As is more fully detailed below, in direct response to the comments raised by this Board, City Consultants, and members of the public at the December 13, 2022 Public Hearing, the Applicant is pleased to submit an even further reduced conference/event space proposal that now includes significant parameters limiting the hours, capacity, and number and types of events held on the Premises, which further mitigates against any potentially significant adverse environmental impacts.[1] This letter and its referenced enclosures also formally respond to comments contained in the recent memoranda prepared by the City's Consultants. The Applicant looks forward to the Board's continued review of the Project at the continued Public Hearing on February 15, 2023.

[1] Note: The Applicant recently met with the City's Planning and Engineering Consultants and the Planning Board's Attorney on January 19, 2023 to introduce and discuss the further reduced conference/event space proposal. At the recommendation of City Staff, for ease of review by the Board, the Applicant has also created an Alternatives Analysis matrix that details the Applicant's proposed limitations on hours, capacity, and number and types of events over the entirety of the Project's history. *See* **Exhibit F**.

**THE APPLICANT'S UPDATED MANAGEMENT PLAN ESTABLISHES QUANTIFIABLE LIMITATIONS THAT FURTHER LIMIT OR REDUCE THE POTENTIAL FOR ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS:**

In support of the Project, we respectfully submit a further revised Hotel Event Space/Cafe Management Plan prepared by the Applicant (the "Event Management Plan"), which creates additional parameters and limitations on specific activities or functions related to business operations of the event space and café. *See* **Exhibit E**.

The Event Management Plan's parameters, which have been previously discussed with this Board in the Applicant's prior submissions and presentations, have been further limited to now include restrictions related to the hours and days of operation and type and number of events per year.[2] Specifically, the Plan now establishes two (2) tiers of proposed events, including:

1) *Type A Events* – Maximum capacity events (i.e., those with between 100-180 attendees); and
2) *Type B Events* – Limited capacity events (i.e., those with less than 130 attendees).

Events previously classified as *Type C Events* (i.e., those with less than 80 attendees and held on Mondays, Tuesdays, and Wednesdays) have been eliminated. Under the even further reduced development proposal, **no events shall be held on Mondays, Tuesday and Wednesdays.**

For *Type A Events*, the Applicant shall only hold such events on Fridays, Saturdays, Sundays, Holidays, and Holiday Eves. As is more fully detailed in the enclosed revised Event Management Plan, the Applicant has now reduced the number of recognized Holidays from thirteen (13) to five (5). *See* **Exhibit E**. On Fridays, Saturdays, and Holiday Eves, events shall now end no later than 10:00 p.m. (previously 10:45 p.m.), while on Sundays and Holidays (excluding Holidays that fall on Fridays and Saturdays) events shall end no later than 9:00 p.m. (previously 10:00 p.m.). The café will now also be closed to the public if event attendance is greater than 100 attendees (previously 130).

For *Type B Events*, the Applicant shall only host limited capacity events on Thursdays, Fridays, Saturdays, Sundays, Holidays, and Holiday Eves, subject to the same new hour restrictions established in the preceding paragraph. Events held on Thursdays shall end no later than 9:00

[2] Note: The café hours were reduced on Fridays and Saturdays to now close at 10:00 p.m. (previously 10:45 p.m.).

p.m. (previously 10:00 p.m.).

It is also important to highlight that the Applicant is also proposing limits on the number and type of events held per year. There will be a maximum of 160 events per year and of those only eighty (80) may be held later than 9:00 p.m. and only forty (40) may host the maximum capacity of attendees (i.e., 180). Furthermore, the Applicant has also limited any rock or D.J. events to end at 9:00 p.m., regardless the day of the week the event is held. *See* **Exhibit E** – Detailing rock or D.J. Events. Please note that, as has been stated in prior presentations, the accessory event space is not intended to primarily host such events.

Accordingly, the Applicant respectfully submits that the even further reduced development proposal, which, among other things, eliminates events on Mondays-Wednesdays, caps the number of events per year at 160, and limits events to no later than 9:00 p.m. on Thursdays, Sundays, and Holidays and no later than 10:00 p.m. Fridays, Saturdays, and Holiday Eves, sufficiently mitigates against any potentially significant adverse environmental impacts resulting from the Project.

**THE SUPPLEMENTAL EVENT SPACE & CAFÉ PARKING & TRAFFIC EVALUATIONS BY THE PROFESSIONAL TRAFFIC ENGINEERING CONSULTANT FURTHER SUPPORT THAT THE PROJECT *WILL NOT* RESULT IN ANY POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS FROM THE PROJECT:**

In addition to the establishment of revised event types, the Event Management Plan also provides further information related to staffing counts and responsibilities as well as parking coordination, which information is further supplemented by the enclosed materials prepared by the Applicant's traffic consultant, Colliers Engineering and Design, P.C. ("Colliers"), including a response to the City's Consultant comment memoranda, a refined Traffic and Parking Management Plan ("TPMP"), and a revised Supplemental Parking Analysis. *See* **Exhibits C & G.**

As an initial matter, as a result of some adjustments to the site plan, the Applicant is pleased to share with the Board that an additional off-street parking space is now provided as shown on the enclosed Site Plan Set, resulting in a total of 33 parking spaces provided on the Premises.[3] This space is accounted for in the Applicant's traffic materials. Colliers has revised the previously

[3] Note: Please note that Colliers' updated Reports inadvertently note that there are 34 off-street parking spaces, instead of the proposed 33 spaces. Regardless, the findings of the previously submitted Reports, which assessed a more conservative 32 spaces, confirmed that the Project will have no negative parking impacts.

submitted Supplemental Parking Analysis, which assesses the full parking demands of the Project in consideration of the anticipated number of event attendees, hotel and café usage and supporting employees, event staff and organizers, presenters and crew. *See* **Exhibit C, Appendix A**. As is further detailed therein, the Analysis yet again confirmed that there is sufficient available parking in the three (3) nearest parking locations (Tompkins Lots, Municipal Plaza, and Beekman Street) to accommodate the anticipated parking demands of the Project under the largest event conditions (i.e., maximum capacity events).[4] Accordingly, it is respectfully submitted that the data contained in the TPMP and associated reports, and reviewed by the City's consultants, confirm that the further reduced project will not have any potentially significant adverse environmental impacts on parking or traffic.

**THE ACOUSTICAL SUPPLEMENTAL REPORT BY THE PROFESSIONAL SOUND CONSULTANT SUPPORT THAT THE PROJECT WILL NOT RESULT IN ANY POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS FROM THE PROJECT:**

Lastly, in further support of this Application, the Applicant respectfully submits a report prepared by its sound consultant, B. Laing Associates, providing responses to the applicable comments noted in the memorandum prepared by the City's Sound Consultant, The Noise Consultancy, LLC, dated December 8, 2022, and additional sound testing results and recommendations for limiting any potential adverse environmental impacts. *See* **Exhibit D** – Acoustical Supplemental Report. As is further detailed therein, the Report found that the Project will not generate sounds exceeding the City's daytime or nighttime noise standards and, furthermore, it will not have any potentially significant adverse environmental noise impacts given that any produced the sound levels will be consistent with the existing, built environment, the adjacent, off-street parking areas, and busy Route 9D (Wolcott) corridor.

Indeed, as is more fully detailed in the Acoustical Supplemental Report, the Applicant's consultant conducted noise level measurements on a *Tuesday* (i.e. not on a busy weekend or when a band was playing amplified music outside of Bank Square; or when live bands play into the late hours (past 11pm) of the night, outside, across the Hudson River in the City of Newburgh with live amplified music; etc.). Notwithstanding the Tuesday sampling, the ambient noise levels, largely

[4] Notably, this Analysis neither took into account the other public parking areas identified in the Applicant's TPMP, nor guests of the hotel that will be also attending events or utilizing the café, which will further reduce the overall parking demand of the Project. *See* **Exhibit G**. In addition, the analysis assumes a 1-to-1 ratio of employees/event staff to parked cars, which ratio is unlikely considering the anticipated use of local employees who may not need to drive to the Premises and that event organizers, presenters, and crew are more likely to arrive in shared vehicles reducing the parking demand they would generate.

as a result of the site's proximity to NYS Route 9D and the train station, as well as the existing apartment complexes and active parking lots, and the sidewalks along Route 9D that are presently used by walkers and passersby that may also be in conversation, there were numerous contributors to localized, ambient noise proximate to the site. *See* **Exhibit D** – at page 2 & 3.

The Acoustical Supplemental Report details certain mitigation measures that the Applicant can implement related both to indoor events and the concerns related to patron voices. For example, the original Sound Level Report prepared by Beacon AV Lab dated August 29, 2022, used a "hard" rock music (with a dominant bass) to provide a "*worst-case*" test. In any event, the Applicant agrees to a 95 dB(A) limit on any music, live or amplified as measured at the east end of the hall space. Of course, music will not occur outside the building (or on the observation deck). Further, the Applicant has already agreed to install acoustical glass inserts over the stained-glass windows and the existing plans have several features that will prevent significant "leakage" of the sound during events with music. For instance, the main entries in the front of the building already have a vestibule with a separate, interior set of doors. Additionally, related to patron voices and the parking areas (which are similar conditions to the parking areas for the abutting apartment buildings) as is more fully shown on the updated Site Plan, a sound dampening wooden fence has been added in accordance with the Sound Consultant's recommendations. *See* **Exhibit D** and enclosed Revised Site Plans. This fence will further act as a noise reduction barrier for patron's voices and vehicles using the driveway and rear parking areas.

**ADDITIONAL SITE PLAN REFINEMENTS:**

The Applicant has also updated the Site Plans to incorporate the remaining comments from this Board, it's consultants and members of the public. As is more fully detailed within the enclosed updated Site Plan Set, the Applicant now proposes to include an additional off-street parking space to provide a total of thirty-four (34) spaces on the Premises, four (4) of which are ADA accessible. Additionally, as noted above, the Plan Set reflects the replacement of the previously proposed fence along northwestern boundary by the cemetery and parking lot with the 6.0' tall sound dampening wooden fence noted above in accordance with the Sound Consultant's recommendations.

**RESPONSES TO COMMENTS MEMORANDA:**

Additionally, the Applicant respectfully submits the following memoranda prepared by its consultants providing annotated responses to the applicable comments noted in in the memoranda prepared by the City's Engineering Consultant, Lanc & Tully, dated December 7,

2022 (the "Engineering Comments Memorandum"); the City's Planning Consultant, John Clarke Planning and Design, dated December 9, 2022 (the "Planning Comments Memorandum"); the City's Traffic Consultant, Creighton Manning, dated December 9, 2022 (the "Traffic Comments Memorandum"); and the City's Sound Consultant, The Noise Consultancy, LLC, dated December 8, 2022:

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated January 31, 2023, (the "Architect Response to Comments Memorandum"). *See* **Exhibit A** – Architect Response to Comments Memorandum;
- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated January 31, 2023 (the "HLD Response to Comments Memorandum"). *See* **Exhibit B** – HLD Response to Comments Memorandum;
- Response to Comments Memorandum prepared by Colliers Engineering & Design P.C., dated January 30, 2023 (the "Colliers Response to Comments Memorandum"). *See* **Exhibit C** – Colliers Response to Comments Memorandum; and
- Acoustical Supplemental Report prepared by B. Laing Associates, dated January 31, 2023. *See* **Exhibit D** – Acoustical Supplemental Report.

**UPDATED FULL SITE PLAN SET FOR THE FURTHER REDUCED DEVELOPMENT PROPOSAL:**

In further support of this supplemental submission, we respectfully submit the revised Site Plan Set and renderings entitled "Special Use Permit Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated June 29, 2021, last revised January 31, 2023, detailing the further Reduced Development Proposal's maximum occupancy layouts and parking table, numbered and titled as follows:

- Sheet 1 of 16 Site Plan;
- Sheet 2 of 16 Full Site Plan;
- Sheet 3 of 16 Existing Conditions & Demolition Plan;
- Sheet 4 of 16 Landscape & Lighting Plan;
- Sheet 5 of 16 Hotel Building Plans & Elevations;
- Sheet 6 of 16 Conference/ Event Plans;
- Sheet 7 of 16 Conference/ Event Plans 2;
- Sheet 8 of 16 Conference Center Elevations;
- Sheet 9 of 16 Grading & Utility Plans;

- Sheet 10 of 16 Erosion and Sediment Control Plan;
- Sheet 11 of 16 Vehicle Tracking Plan;[5]
- Sheet 12 of 16 Site Construction Details;
- Sheet 13 of 16 Stormwater Construction Details;
- Sheet 14 of 16 Water & Sewer Construction Details;
- Sheet 15 of 16 Erosion and Sediment Control Details; and
- Sheet 16 of 16 Work Zone Traffic Control Plan.

**INDEX OF ENCLOSURES:**

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

**Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated January 31, 2023, providing responses to the Planning and Engineering Comments Memoranda;

**Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated January 31, 2023, providing responses to the Engineering and Planning Comments Memoranda;

**Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design P.C., dated January 30, 2023, providing responses to the Planning and Traffic Comments Memoranda, enclosing the revised Supplemental Parking Analysis;

**Exhibit D**: Acoustical Supplemental Report prepared by B. Laing Associates, dated January 31, 2023, providing responses to the Sound Comments Memorandum;

**Exhibit E**: Hotel Event Space/Cafe Management Plan prepared by Prophecy Theater, LLC, dated October 25, 2022, last revised January 31, 2023;

[5] Note: This Sheet has been revised to include the Beacon Ladder Truck maneuvering plan and the front end loaded garbage truck on the garbage truck maneuvering plan. Additionally, the parking islands have been adjusted to ensure that trees are not clipped by turning movements and the design vehicle for each turning movement has been provided.

**Exhibit F**: Alternative Analysis for Event Space and Reductions in Hours, Capacity, Number and Types of Events, dated January 31, 2023; and

**Exhibit G**: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated January 30, 2023.

**CONCLUSION:**

For the reasons set forth above, as well as in prior submissions and appearances, it is respectfully submitted that the Applicant's prior and instant comprehensive application packages and the reductions proposed herein satisfy all of the applicable Site Plan and Special Use Permit standards for the requested approvals. It is further respectfully submitted that an exhaustive analysis has been done relating to all environmental issues, and that the state of the record supports a Determination of Significance by this Board that the instant proposal will *not* create any significant adverse environmental impacts (i.e., Negative Declaration).

The Applicant looks forward to continuing its review of the Project with the Board at the February 15th meeting for the Site Plan and Special Use Permit Continued Public Hearing on the Application. In the meantime, should the Board or City Staff have any questions, please do not hesitate to contact me. Thank you in advance for your consideration of the enclosed.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully, P.C.
Aryeh J. Siegel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
Colliers Engineering & Design, P.C.
Allison Fausner, Esq.

**ARYEH SIEGEL**
ARCHITECT

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

**Re: 1113 Wolcott Avenue, Beacon, New York**
*Site Plan Application – Responses to Comments*

January 31, 2023

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated December 9, 2022. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated November 1, 2022.

**John Clarke Planning and Design Comment Responses:**

1. The Building Inspector has determined that the project complies with the requirements for the 1964 parking exception.

    a Refer to response by Colliers Engineering
    b ADA spaces were adjusted to 8 foot wide, and another parking space was added
    c Refer to response by Hudson Land Design

2. Comment acknowledged.

3. For the Sound Level Report: Comment acknowledged. Please refer to the report submitted by B. Laing Associates, the Applicant's acoustic consultant. Note that a solid acoustic fence is proposed along the northwest side of the property to replace the previously specified stockade fence. Details of the acoustic fence are included in the drawings.

4. Comment acknowledged. Signage will be reduced to the minimum required for safety purposes.

5. A proposed center lane striping pattern along Wolcott Avenue is shown on the site plan.

6. Fence details have been added to the plans.

7. Comment acknowledged.

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

**Lanc & Tully Comment Responses:**

**General Comments**

1. Comment acknowledged.

Please refer to Hudson Land Design's and Colliers Engineering letters for responses to additional engineering comments.

Sheet 1 of 15 - Site Plan

1. Hours of operation have been corrected to conform to the Hotel Event Space/Café Management Plan.
2. Dimension sizes have been corrected.
3. The sign will remain in its existing location.

Sheet 2 of 15 - Full Site Plan

1. The fence note on the plan has been corrected.
2. The fencing has been revised to provide a 42" high fence at the interior side of the existing stone wall near the beginning of the cemetery trail. The existing stone wall will be repaired beyond the limit of the proposed new fence. The Applicant discussed this revised fencing strategy with the neighboring property owners.
3. The plan has been revised to eliminate extraneous linework.
4. Fence details have been added to the drawings.

Please refer to Hudson Land Design's letter for additional responses.

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

Sincerely,

Aryeh Siegel
*Aryeh Siegel, Architect*

*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*

January 31, 2023

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

Re: 1113 Wolcott Avenue, Site Plan and Special Use Permit
1113 Wolcott Avenue
Tax Parcel: 5954-26-651901, ±2.28 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's December 7, 2022 comment letter. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has prepared Sheets 1 through 8 of the plan set and has responded to comments that pertain to his sheets under separate cover. Colliers Engineering & Design (CED) has responded to certain John Clarke comments, Lanc & Tully comments, Creighton Manning's December 9, 2022 comment letter under separate cover.

**John Clarke Planning and Design's December 9, 2022 Comment Letter**

General Comments

1. Comment noted.
   a. CED has responded to this comment under separate cover.
   b. The ADA spaces have been reduced to 8 feet in width, which allows for one additional parking space behind the front plane of the hotel building.
   c. Comment noted.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Comment noted. The sound level report has bene updated in response to consultant comments received.
4. CED has responded to this comment under separate cover.
5. CED has responded to this comment under separate cover.

6. The metal picket fence detail is provided on sheet 13 of the revised plan set.
7. Comment noted.

**Lanc & Tully December 7, 2022 Comment Letter**

General Comments

1. Comment noted. The board retained a sound consultant. The sound level report has been revised in response to the board's sound consultant's comments, and is included with this submission.
2. Comment noted. A stormwater maintenance and easement agreement will be provided to the Planning Board Attorney and City Engineer at a future submission.

Sheet 1 of 15 – Site Plan

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.

Sheet 2 of 15 – Full Site Plan

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.

Sheet 9 of 15 – Grading & Utility Plan

1. The plan view has been updated to demonstrate the extent of existing hedge row that shall be cleared to improve sight distance.
2. The "Underground Detention Infiltration Notes" have been updated.
3. The "Underground Detention Infiltration Notes" have been updated.
4. The saw cut opening has been consolidated to include both utility line trenches in one cut.
5. The plan now calls out the end of the proposed metal picket fence at the point where the stone wall is to be repaired.
6. A construction detail for the 42" high metal fence has been added to sheet 13 of the revised plan set.
7. The label has been updated to indicate where the fence transitions from 6' to 4', and then continues to the front property line.

Sheet 11 of 15 – Vehicle Tracking Plan

1. The Beacon Ladder Truck maneuvering plan has been added to this sheet.
2. The garbage truck maneuvering plan has been revised to include front end loaded garbage truck.

3. The parking islands have been adjusted to ensure that trees are not clipped by turning movements.
4. The design vehicle for each turning movement is provided on the plans.

Sheet 12 of 15 – Site Construction Details

1. Comment Noted.

Please find five (5) hard copies of the revised site plan set consisting of 15 sheets for continued review. Colliers Engineering & Design has provided copies of a response letter, and updated Traffic & Parking Management Plan under separate cover. We are also submitting a response letter and revised sound study report from B. Laing Associates dated January 31, 2023 in response to the Planning Board's sound consultant's comments. We look forward to discussing this project at your February 14, 2023 planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Prophecy Theater, LLC
Taylor M. Palmer, Esq.
Aryeh Siegel, AIA
Richard D'Andrea, P.E., PTOE
Daniel G. Koehler, P.E. (HLD file)

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

Colliers
Engineering
& Design

January 30, 2023

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

1113 Wolcott Avenue – Prophecy Theater LLC
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 21004333A

Dear Mr. Gunn & Planning Board Members,

Colliers Engineering & Design CT, P.C. (CED) has reviewed the most recent comments received from the Planning Board's Consultants as provided in the letters listed below:

- Creighton Manning (CM) Letter dated December 9, 2022;
- John Clarke Planning and Design Letter dated December 9, 2022.

Detailed responses to the traffic related items contained in these letters are provided below.

The Project proposal has also been further reduced from prior proposals relative to the operation of the existing church/event space. The maximum occupancy for the proposed events remains as 180-attendees as previously proposed, however these maximum occupancy events will be limited to Friday, Saturday Sunday, holidays and holiday eves only. Note that for the Applicant's purposes, the list of holidays includes Memorial Day, Independence Day, Labor Day, Indigenous People's Day, and Veterans Day. Thursday events will be limited to a maximum occupancy of 130-attendees and there will be no events held on Monday, Tuesday or Wednesday. Events on Thursday, Sunday and holidays preceding workdays will end by 9:00 PM, while Friday, Saturday and holiday eve Events will end by 10:00 PM.

Furthermore, the prior proposals anticipated the café space remaining open to public use during any event having less than 130-attendees. It is now proposed that the café space will remain open to public use during events only when those events have less than 100-attendees. Finally, it should be noted that the number of on-site parking spaces proposed has been increased from 32 parking spaces to 34 parking spaces. Appendix A – Supplemental Parking Analysis, which is attached to this letter and was previously submitted with our November 23, 2022 submission, has been revised to reflect the anticipated parking demand associated with the modified proposal.

Colliers Engineering & Design

## Creighton Manning Review Letter dated December 9, 2022

The following provides response to the open and/or new comments contained in the CM letter.

1. CM agrees with the methodology and findings of the supplemental parking analysis. Currently, there is a minimum of 120 available public parking spaces within 1,000-ft from the subject site, which can accommodate the excess parking demand of the development.

   ***Response:*** ***Comment noted. No further response required.***

2. CM agrees with the methodology and findings of the queuing analysis.

   ***Response:*** ***Comment noted. No further response required.***

3. CM notes that the Traffic and Parking Management Plan acknowledges the need for the applicant to make arrangements for the accommodation of oversized vehicles associated with potential performers.

   ***Response:*** ***Comment noted. Compliance with the final Traffic and Parking Management Plan should be made a condition of any approval by the Planning Board.***

## John Clarke Planning and Design Letter dated December 9, 2022

The following provides response to only those comments from the John Clarke Planning and Design letter related to traffic.

1. The applicant has proposed reducing conference/event maximum occupancy to 180 people, and the Building Inspector has issued a determination that the reduced overall capacity qualifies for the 1964 parking exception in Section 223-26B, so no parking variance is required. However, adequate parking is still a SEQR issue and a specific Special Permit condition under Sections 223-24.7D and 223-18B, including the following issues:

   a. The Traffic and Parking Management Plan should be updated to be consistent with the latest information, such as the 32 on-site spaces now proposed and the fewer number of potentially available spaces at the Tompkins Firehouse lot.

      ***Response:*** ***The Traffic & Parking Management Plan ("TPMP") has been updated to reflect the now proposed 34 parking spaces to be provide on the site and the 52 parking spaces anticipated to be provided for public use in the Tompkins Lot after completion of the proposed improvements to that parking lot associated with the Tompkins Firehouse expansion. The TPMP has also been updated to reflect the current development proposals relative to use of the event space.***

Colliers Engineering & Design

4. For the front yard of the historic church, one-way and other standing signs should be reduced to the minimum number for safety purposes. Are two separate 2-sided one-way signs necessary at the entrance?

   ***Response:*** ***The two separate 2-sided one-way signs shown on the plans are the NYSDOT standard for one-way driveways. As part of the NYSDOT Highway Work Permit Application, the smaller R6-2 one-way signs (24"x30") as shown below can be proposed for the driveway locations.***




R6-2

5. A proposed center lane striping pattern along Wolcott Avenue should be shown for the two one-way driveways. NYSDOT will have the final approval, but the Board should have an understanding of what is being proposed.

   ***Response:*** ***Proposed center lane striping along Wolcott Avenue is now shown on the site plans. This will be further coordinated with NYSDOT as part of the Highway Work Permit.***

Sincerely,

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

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

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

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Engineering
& Design

# Appendix

## Appendix A | Supplemental Parking Analysis

Colliers Engineering & Design

## Supplemental Parking Analysis

In order to address comments from the Planning Board, its consultants and the public, as well as in consideration of the recently completed Hotel Event Space/Cafe Management Plan for the Project, a supplemental parking analysis has been prepared to assess the full parking demands of the Project in consideration of the anticipated number of event attendees, hotel and café usage and supporting employees, event staff and organizers, presenters and crew. This supplemental parking analysis also looks at the ability of the area public parking to accommodate the anticipated Project parking demands.

As noted in previous submissions to the Planning Board, the Applicant proposes events of up to 180-persons. For all events under 100-persons, the Café will remain open to public use and as indicated on the Site Plans, three rows of seats in the event space will be secured with a gate or other physical barrier to prohibit their use during these times, ensuring a maximum capacity of no more than 100-persons when the Café is open. For events exceeding 100-persons the Café will be closed to the public and will serve as support to the event. For the purposes of the parking analysis, these two scenarios have been focused on considering a Friday or Saturday event.

Based on the Hotel Event Space/Cafe Management Plan, the 100-Person Event with Public Use of Café and the 180-Person Event with No Public Café Use will be supported by employees and event, organizers, presenters and crew as indicated in the table below.

### Personnel Summary by Event Type

| Event Time | 100-Person Event with Public Use of Café | | 180-Person Event with No Public Café Use | |
|---|---|---|---|---|
| | 12 PM – 6 PM | 6 PM – 10:45 PM | 12 PM – 6 PM | 6 PM – 10:45 PM |
| **Hotel** | | | | |
| Front Desk/Rooms Manager | 1 | 1 | 1 | 1 |
| Housekeeping | 3 | - | 3 | - |
| Facilities Maintenance | 1 | - | 1 | - |
| **Café** | | | | |
| Café/Concessions | 4 | 4 | 4 | 4 |
| **Event Space** | | | | |
| Parking Attendant | 3 | 3 | 3 | 3 |
| Usher/Door | 1 | 1 | 2 | 2 |
| Security Guard | 1 | 1 | 1 | 1 |
| House Manager | 1 | 1 | 1 | 1 |
| House Tech | 1 | 1 | 1 | 1 |
| Organizers, Presenters, Crew | 1-10 | 1-10 | 1-10 | 1-10 |
| **Total** | **17 – 26** | **13 – 22** | **18 – 27** | **14 – 23** |

The full parking requirements associated with the 100-Person Event with Public Use of the Café and the scenario for the 180-Person Event with No Public Café Use are presented in the table below. This includes guest parking along with employee parking based on the employee totals noted in the table above. It should be noted that the Project now proposes to provide a total of 34 parking spaces on the site, an increase of two (2) spaces from prior parking layout configurations. This is reflected in the parking calculations provided in the table below.

## Project Parking Demand

| Event Time | 100-Person Event with Public Use of Café | | 180-Person Event with No Public Café Use | |
|---|---|---|---|---|
| | 12 PM – 6 PM | 6 PM – 10:45 PM | 12 PM – 6 PM | 6 PM – 10:45 PM |
| **Hotel** | | | | |
| **30 Rooms (1 Space/Room)** | 30 | 30 | 30 | 30 |
| **Employees/Personnel (1 Space/Employee)** | 5 | 1 | 5 | 1 |
| **Café** | | | | |
| **50 Seats (1 Space/3 Seats)** | 17 | 17 | - | - |
| **Employees/Personnel[1] (1 Space/Employee)** | 4 | 4 | 4 | 4 |
| **Event Space** | | | | |
| **100/180 Seats (1 Space/4 Seats)** | 25 | 25 | 45 | 45 |
| **Employees/Personnel[1] (1 Space/Employee)** | 8 – 17 | 8 – 17 | 9 – 18 | 9 – 18 |
| **Total Project Parking Demand** | **89 – 98** | **93 – 102** | **93 – 102** | **89 – 98** |
| **Available On-Site Parking** | **34** | **34** | **34** | **34** |
| **Excess Parking Demand** | **55 – 64** | **51 – 60** | **59 – 68** | **55 – 64** |

Notes:

1. The City of Beacon Code does not require specific consideration of the number of employees for the Café or Event Space as part of the zoning required parking for the Project.

In order to assess the ability of the area public parking to accommodate the anticipated Project excess parking demands, the previous parking observation data collected on Friday and Saturday September 24 & 25, 2021, Friday and Saturday November 5 & 6, 2021 and Friday January 21, 2021 as was presented in Table No. 4 of the February 21, 2022 Traffic & Parking Study was utilized. Recently, additional supplemental parking data was also collected as identified in the table below.

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## Supplemental Parking Observation Data

| Date/Time | Tompkins Lot | Municipal Plaza | Beekman Street On-Street |
|---|---|---|---|
| **Thursday, November 10, 2022, 8:45 AM** | 5 | N/A | N/A |
| **Thursday, November 10, 2022, 6:10 PM** | 7 | N/A | N/A |
| **Friday, November 11, 2022, 8:45 AM** | 8 | N/A | N/A |
| **Friday, November 11, 2022, 6:10 PM** | 3 | 28 | 8 |
| **Saturday, November 12, 2022, 3:00 PM** | 5 | 29 | 12 |
| **Saturday, November 12, 2022, 7:10 PM** | 12 | 28 | 5 |
| **Sunday, November 13, 2022, 1:00 PM** | 6 | 29 | 3 |
| **Sunday, November 13, 2022, 5:00 PM** | 10 | 26 | 3 |
| **Monday, November 14, 2022, 10:00 AM** | 5 | N/A | N/A |
| **Monday, November 14, 2022, 3:40 PM** | 5 | N/A | 10 |
| **Tuesday, November 15, 2022, 9:00 AM** | 4 | N/A | N/A |
| **Thursday, November 17, 2022, 8:45 AM** | 4 | N/A | N/A |
| **Friday, November 18, 2022, 6:00 PM** | 5 | 29 | 9 |
| **Saturday, November 19, 2022, 3:10 PM** | 5 | 28 | 6 |
| **Saturday, November 19, 2022, 6:45 PM** | 4 | 27 | 7 |
| **Sunday, November 20, 2022, 4:45 PM** | 10 | 25 | 3 |

A review of this data indicates that parking utilization of the Tompkins Lot and Beekman Street On-Street parking has increased slightly since these lots were previously observed during the 2021 data collection. The Municipal Plaza lot parking observations indicate that the utilization of this parking lot outside of typical City Hall hours of operation is generally consistent with what was observed during the 2021 data collection. It should be noted that the majority of the parking observed in the Municipal Plaza Lot was related to reserved police and official use parking that has been discontinued from the available parking in this lot as previously indicated in the February 21, 2022, Traffic parking Study. Utilizing this supplemental data, the previous data collected for Friday and Saturday was adjusted was adjusted for the Tompkins Lot and Beekman Street On-Street parking areas. No adjustment was made for the Municipal Plaza Lot for Friday with a small adjustment applied for Saturday. The resulting Friday and Saturday adjusted parking availability for these three parking locations are identified in the table below. It should also be noted that the parking availability in the Tompkins Lot has also been adjusted for the future proposed availability of 52 public parking spaces in that lot after completion of the Tompkins Firehouse improvements.

Colliers Engineering & Design

## Observed Parking Availability

| Parking Lot | Total Spaces | Observed Parking Availability by Hour | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 PM | 2 PM | 3 PM | 4 PM | 5 PM | 6 PM | 7 PM | 8 PM |
| **Friday** | | | | | | | | | |
| **Tompkins Lot** | 52 | 44 | 44 | 44 | 45 | 47 | 47 | 45 | 45 |
| **Municipal Plaza** | 76 | 20 | 23 | 21 | 26 | 36 | 55 | 73 | 76 |
| **Beekman St. On-Street** | 70 | 56 | 56 | 56 | 56 | 57 | 58 | 61 | 61 |
| **Total Observed Parking Availability** | | **120** | **123** | **121** | **127** | **140** | **160** | **179** | **182** |
| **Saturday** | | | | | | | | | |
| **Tompkins Lot** | 52 | 44 | 44 | 44 | 45 | 41 | 40 | 38 | 39 |
| **Municipal Plaza** | 76 | 71 | 71 | 71 | 72 | 72 | 72 | 72 | 72 |
| **Beekman St. On-Street** | 70 | 58 | 58 | 58 | 59 | 60 | 62 | 63 | 64 |
| **Total Observed Parking Availability** | | **173** | **173** | **173** | **176** | **173** | **174** | **173** | **175** |

A review of the above parking availability summary in the three nearest parking locations indicates that there is sufficient available parking in just these three nearest parking locations to accommodate the anticipated parking demands of the Project under the largest event conditions analyzed above. It should be noted that this analysis takes no credit for guests of the hotel also attending events or utilizing the café, which will reduce the overall parking demand of the Project. Furthermore, the parking analysis conservatively assumes a 1-to-1 ratio of employees/event staff to parked cars. It is our opinion that this ratio is unlikely considering the anticipated use of local employees who may not need to drive to the Project site and that event Organizers, Presenters and Crew are more likely to arrive in shared vehicles reducing the parking demand they would generate.

Finally, the TPMP has identified significant strategies to control and reduce the parking demand and allows for the use of other more remote off-site parking locations where shuttling between the parking locations and Site can be provided by Applicant to further reduce the demand on the nearby public parking locations.

B. LAING ASSOCIATES
ENVIRONMENTAL CONSULTING
www.blaingassociates.com
103 Fort Salonga Road - Suite 5 Fort Salonga, NY 11768
(631) 261-7170, Fax: (631) 261-7454

January 31, 2023

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

**Re: Acoustical Supplemental Report – Prophecy Theater LLC – Proposed Event Space/ Conference Center and Hotel, Beacon, NY**

Dear Mr. Chairman:

On behalf of Prophecy Theater LLC, this letter and its enclosures are submitted in response to the comments contained in the memorandum prepared by the City's Sound Consultant, The Noise Consultancy, LLC, dated December 8, 2022.

## B. LAING ASSOCIATES, INC.

B. Laing Associates, Inc. has been conducting monitoring and computer modeling of natural systems including air quality, greenhouse gasses and potential noise sources for decades throughout Long Island, the Five Boroughs, Westchester, Putnam, Orange, Dutchess and Ulster Counties. Mr. Bontje has 43 years of experience, with over 70 years of combined experience across the firm. B. Laing Associates, Inc. has conducted these analyses (i.e., STAMINA, MOVES, AERMOD, etc.) on over a thousand parcels for projects ranging from residential sites in Suffolk County to million-plus square foot retail malls in Rockland (Palisades Center), Dutchess (Poughkeepsie Galleria) and Orange (Galleria at Crystal Run) Counties of New York. Our clients have included private business owners for industrial or commercial projects and municipalities constructing or improving various public works. For more information, please visit www.blaingassociates.com.

## 1.0 MONITORING

B. Laing Associates, Inc. has conducted sound monitoring of the project site for the proposed adaptive re-use located at 1113 Wolcott Avenue in the City of Beacon, New York (the "Site"). The Site is located on, and accessed by Wolcott Avenue (NYS Route 9D), approximately ±1,000-feet southwest of the intersection between Wolcott Avenue and Beacon's Main Street and ±0.25-miles east of the Hudson River. The Site is ±2.2-acres and stretches from Wolcott Avenue westward towards Beekman Street. Townhouse/apartment buildings exist to the Site's immediate southwest and northeast, along Wolcott

Avenue, as well as to the north on the other side of Beekman Street. A Metro-North Railroad station is located ±1,200-feet to the west.

The Site is somewhat irregularly shaped and consists of an improved road frontage and a wooded cemetery that extends throughout the western half of the site. A small, steep drop-off in topography separates these areas. The frontage along Wolcott Avenue is improved by a church building (the Reformed Church of Beacon) and a two (2)-story parsonage, which are separated by an asphalt and gravel driveway. Another gravel driveway to the north of the parsonage connects Wolcott Avenue to the existing rear parking area.

NYS Route 9D (Wolcott Avenue) is a heavily traveled, major "urban" arterial collector roadway. Route 9D carried 6,680 vehicle trips per day including some 344 trucks in 2019 (actual counts per NYSDOT-TDV). In the intervening 3 years, a 10-19 percent increase would be expected to occur, resulting in approximately 7,400 or 7,500 trips per day. As such, residences adjacent to it experience much higher sound levels in the existing condition than those fronting on a "typical" residential roadway, with sound levels averaging 63.6 dB(A) in the PM Peak and 59.8 dB(A) after 10 PM, see Table A below.

The City of Beacon Code ("City Code"), Chapter 149: Noise, provides the following noise standards for commercial establishments:[1]

> The maximum permissible sound level limit for all sound emitted from the commercial establishment, including, but not limited to, amplified or nonamplified sound and patron noise, indoors or outdoors shall be 55 dBA during daytime hours when measured at or within the property line of an affected person. During nighttime hours, sound admitted *[sic]* from the commercial establishment, including, but not limited to, amplified or nonamplified sound and patron noise, indoors or outdoors may not be plainly audible inside the dwelling of an affected person, with all windows and doors of the dwelling of the affected person closed.

With the above in mind, the following data were collected:

**SITE SOUND MONITORING – EXISTING CONDITION**

Sound/noise level measurements were taken on Tuesday, January 10, 2023, at four (4) different sampling locations (Location 1 through Location 4) along the Site. These locations roughly correlated to the four sides of the site (north, south, east, and west) and occasionally duplicated some of the sound sampling locations from the original Beacon AV Lab report. Ambient sound levels were sampled during the peak-PM traffic hour and during the post peak traffic condition. The below table shows the PM-peak (i.e., between 5:30 – 6:30 pm) and post-peak (i.e., between 10:00 – 11:00 pm) ambient measurements:

[1] While the City's Noise Chapter does not define "commercial establishments", it does define "commercial facilities", which the proposed project appears to meet. *See* City Code § 194-4 (defining commercial facilities as "Any premises, property or facility involving traffic in goods or furnishing of services for sale or profit, including . . . Establishments for recreation and entertainment, including the serving of alcohol" and "Establishments providing commercial living accommodations"). Accordingly, this analysis presumes that the commercial establishment provisions apply to the project. Note, these standards are more stringent that the residential standards contained with City Code Section 149-6.A(1) Table 1 (permitting 60 dB(A) during daytime and 50 dB(A) during nighttime hours at the property line of the affected person).

**Table A: Existing Noise Conditions**

| Location | PM Peak | PM Post-Peak | COMMENTS |
|---|---|---|---|
| 1 | 63.6 | 59.8 | Eastern Property Line (Wolcott Ave/NYS Route 9D) |
| 2 | 55.1 | 45.5 | Northern Property Line |
| 3 | 51.1 | 47.4 | Western Property Line |
| 4 | 55.4 | 49.4 | Southern Property Line |
| | See locations on attached figure. | | |

The higher sound levels measurements—63.6 dB(A)) during the PM Peak and 59.8 dB(A) during the PM Post-Peak at Location 1—are largely a result of the Site's proximity to NYS Route 9D.[2] Even during the post-peak condition, enough vehicles passed by the Site to generate a higher-than-average $L_{eq}$[3]. This was especially evident when sampling Location 1, but this impact also could be noted during sampling at the other locations, especially the portions of the southern property line that have a direct line-of-sight with NYS Route 9D (Location 4).

The northern property line (Location 2) was more protected from road noise than some of the other sample locations due to the existing parsonage. Note, however, this property line is adjacent to an active residential parking lot and dumpster, which causes a varying amount of noise impacts. For example, while it was not represented in the post-peak sample ambient sample, loud use of the dumpster area was noted during the Site investigation, in addition to vehicles idling and human activity. It should be noted that existing sidewalks in the apartment complexes and along Route 9D are used by walkers and passersby that may also be in conversation, thereby contributing to localized, ambient noise proximate to the site.

Another factor which raised the $L_{eq}$ of the ambient sound levels was the proximity of the Site to the Beacon Metro-North Railroad station. During ambient sound sampling, the "rumbling" sound of approaching/departing trains, as well as the blowing of the train horns not only contributed to the elevated $L_{eq}$ but were plainly audible. These Metro-North Railroad inputs would be significantly louder along Beekman Street west of the site.

## 2.0 SUPPLEMENTAL RESPONSES

Our comments and responses to the memorandum prepared by The Noise Consultancy, LLC, dated December 8, 2022, are as follows:

[2] Notably, the results of the noise sampling conducted along Wolcott Avenue (Location 1), demonstrate that the existing conditions on the Site already *exceed* the City's less stringent *residential* daytime sound level limits. *See* City Code § 149-10.B.

[3] Leq (equivalent continuous sound level) is defined as the steady sound pressure level which, over a given period, has the same total energy as an actual fluctuating noise.

**A) Proposed Deck**

The proposed deck is located at the rear (west side) of the existing church and will be utilized as a seasonal observation area for photo opportunities for event and café attendees. There will be no chairs, tables or amplified/live music on the deck.

The deck is located adjacent to the 50 person-occupancy café and will operate with the same hours. The deck will have one, centrally-located, automatically-closing door to the café. The automatically closing door prevents any instances of doors slamming and ensures the doors are not left propped open for extended periods. The café separates the deck doors from the event space itself and will, therefore, act as a 23 foot wide buffer between these areas. Additionally, the deck is designed with a 10'9" brick wall on its southern edge that acts as a horizontal extension of the former church's southern wall and a vertical extension of the new, brick wall beneath the deck. This wall will have no openings and will act barrier to prevent any plainly audible conversational noises generated extending to the southern property line and adjacent residences while the deck is in use. As measured by the prior sound consultant, the brick-built church wall's lowest transmission loss (at the windows) is 28 dB(A). A typical conversation at three (3) feet apart produces a 65 dB(A) sound. If multiple patrons are "conversing" at an elevated level on the deck, a conservative estimate is a 10-fold (i.e., 10 dB(A)) increase in the power level. The 75 dB(A) conversational level with the brick wall's sound reduction would create a 47 dB(A) level. Because sound will decrease by 6 dB(A) for each doubling of distance, a 21 dB(A) decease is additionally expected by the southern property line. The resulting 26 dB(A) level is well below the 55 dB(A) daytime standard. It will be at the level of a whisper[4] and already, at the property line, will be below the "plainly audible" nighttime standard.

**B) Patron Voices**

Several methods have been proposed and are herein supplemented to address patron voices when they walk to their cars on-and off-site after events. First, as shown in the Colliers Engineering and Design, Traffic & Parking Management Plan dated November 23, 2022, the proposed pick-up and drop-off location for transportation services will occur in the center of the Site between the church and parsonage buildings. This location will aid in suppressing patron's voices as they leave the Site as the buildings act as a buffer to adjacent residences.

A six (6) foot high, solid fence is now proposed along the Site's northern boundary from its northwestern corner to the location opposite the front (easterly) façade of the proposed hotel.[5] It will act as a barrier between the Site and the adjacent residential dwellings and will be flush with the ground, without any gaps. A typical drawing of the fence is enclosed.

[4] Acoustic Noise Measurements, Bruel & Kjaer. June 1988.

[5] No additional fencing is proposed beyond the wooden stockade fence on the northwestern boundary (at the angle). This is because Beekman Street and the apartments northwest of same are more than 300 feet from the Prophecy Hall and its parking. This distance will result in a 50+ dB(A) drop in sound levels and the sounds will not be "plainly audible."

This fence will act as a noise reduction barrier for both patron's voices and vehicles using the northern driveway. As shown by the calculation contained in Table B below, the fence will reduce noise resulting from patrons within the Site parking lot to the adjacent, northeasterly residences by 10.8 dB(A).

**Table B: Fence Noise Reduction Calculation – Patron Voices**

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NOISE Barrier Insertion Loss Estimate** | | | | | | 1/5/2023 | | Prophecy Hall- Northern Property Line | | | | | |
| PROJECT: | BEACON, NY, 1000 Hz | | | | Hz | Frequency | 1,000 | Speed Sound | | | 1126 | ft/sec | |
| | | | | VALUE | | | | | | | | | |
| SOURCE | **Patrons' Voices** | | | Ground A | | Diagnl A | | Diagnl A | | | | | |
| | | | | | | Squared | | | | | | | |
| Distance to Barrier: | | | | 54.0 | ft. | 2922.25 | | 54.05784 | | | | | |
| Height | | | | 5.5 | ft. | | | | | | | | |
| RECIEVER | | | | Ground B | | Diagnl B | | Diagnl B | | | | | |
| | | | | | | Squared | | | | | | | |
| Distance from Barrier: | | | | 3.0 | ft. | 15.25 | | 3.905125 | | | | | |
| Height | | | | 5.5 | ft. | (differential height Truck laoding pavement to Primrose House) | | | | | | | |
| | | | | Ground C | | | | | | | | | |
| Ditsance TOTAL: | | | | 57.0 | ft. | | | | | | | | |
| Barrier height: | | | | 8.0 | ft. | | | | | | | | |
| | | | | | | **N=** | 1.710416 | | | | | | |
| ATTENUATION:* | | | | LOG N | tanH | | Sq. Rt. | 2PieN | | | | | |
| | **A =** | 5 | | 5.771284 | 1.943409 | 0.951703 | 1.849549 | 3.420832 | | | | | |
| | | **A =** | 10.77128 | | Absorbtive Effect | | 0.0 | Ground/Other | | | 0.0 | | |
| | | **TOTAL:** | 10.77128 | | | | | | | | | | |

A typical conversation at three (3) feet apart produces a 65 dB(A) sound. If multiple patrons are "conversing" at an elevated level, a conservative estimate is a 10-fold (i.e., 10 dB(A)) increase in the power level. Because sound will decrease by 6 dB(A) for each doubling of distance, a 24 dB(A) decease is expected by the northern property line. The resulting 41 dB(A) plus the barrier insertion loss due to the sound fence will produce a 30 dB(A) level at the northern property line. It will be at the level of a whisper and will be below the 55 dB(A) daytime and "plainly audible" nighttime standards. If the patrons' voices are considered at a pick up location near Prophecy Hall, a doubling of distance versus the above analysis would occur and a further 6 dB(A) reduction would be expected.

Furthermore, this condition will also be less than "plainly audible" (distinguishable) as one moves to the eastern property line (east of the hotel's façade) where NYS Route 9D already causes a measured, 59.8 dB(A) level after 10 PM, some 19 dB(A) above the expected patrons' voices influence.

**Table C: Approximate Addition of Sound Levels**

| Difference Between Two Sound Levels | Add to the Higher of the Two Sound Levels |
|---|---|
| 1 dB or less | 3 dB |
| 2 to 3 dB | 2 dB |
| 4 to 9 dB | 1 dB |
| 10 dB or more | 0 dB |

(USEPA, Protective Noise Levels, 1978)

**C) On-Site Vehicle Movements and Operations**

As provided in Section B, above, a six (6) foot high, solid fence is now proposed along the site's northern and eastern boundaries. This fence will act as noise reduction barrier for patron's voices (as noted above) and vehicles using the northern driveway and rear parking lot.[6] It should be noted that these areas are already impacted by vehicular and other sounds associated with the residential parking lot immediately northeast of the Site. Both residents' vehicles, service vehicles, and other sounds resulting from that use were a contributing factor in the January 10, 2023 PM Peak sound measurements and will continue to contribute to sound levels at the Site in the future.

As shown by the calculation presented in Table D below, the fence will reduce noise from vans or vehicles in the middle of the parking lot to the northeasterly adjacent residences by 14.0 dB(A).

A single van will produce a 65 dB(A)[7] sound from an exhaust level of 3 to 4 feet in height. The resulting periodic (i.e., expected for 15 to 20 minutes for 20 to 25 vehicles, i.e., a 45 to 60 second interval is expected between vehicles.) 65dB(A), plus the barrier insertion loss due to the sound fence will produce a 51 dB(A) level at the northern property line. The sound will be well below the permitted daytime standard (i.e., 55 dB(A)). The nighttime standard considers whether the sound is "plainly audible" *within* the closest residence. The closest residential structure to the northeast is 30 feet away from the fence. The residential structure is brick with window openings. If the brick-built church's lowest transmission loss (at the windows) of 28 dB(A) is applied,[8] it will produce a 33 dB(A) level within the residence. It will be at the level of a whisper and already will be below the "plainly audible" nighttime standard. As such, the sound will not exceed the nighttime noise standard.

Furthermore, the use of lifts and garbage removal will be prohibited after 9 pm. The loading area for the hotel will be on the rear side of the hotel, centrally located in the parking lot. The dominant loading area for the event space will be via the doorway near the café and "between" the buildings. The event space

[6] It should be noted that The Noise Consultancy LLC's memorandum is incorrect when it states that the northern driveway is new. That Site has an existing gravel driveway connecting the former parishioners' parking lot to NYS Route 9D.
[7] Multiple tractor trailers, panel trucks and vans, measured at 4 meters on a 20 mph access roadway north of I287 in Oakland, NJ was 72 dB(A). This number represents a reasonable adjustment between that mix of commercial vehicle and passenger vehicles and a lower speed (5 – 10 mph). This is used as a worst case, since most patrons' vehicles will be sedans or SUVs.
[8] An environmentally-conservative insertion loss measurement.

loading location is approximately 128 feet from the northern property line. Backup beepers signal at approximately 87 dB(A)as measured 3 to 4 feet from the source (they are meant as a safety device for those close to the truck). At 128 feet, this will drop to approximately 57 dB(A). The proposed sound reduction fence will also provide a 14 dB(A) barrier insertion loss or a 28 dB(A) sound pressure loss will occur for the brick apartment building wall as cited above. The hotel loading space will have a 24 dB(A) drop to the northern property line and the same barrier or apartment wall insertion losses. The resulting sounds will be below the daytime and nighttime standards at the property line and in the range of a whisper (31 to 35 dB(A)) within the apartment building.

The southern boundary will be protected from these sounds by the church building itself.

**Table D: Fence Noise Reduction Calculation – Vehicles**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NOISE Barrier Insertion Loss Estimate** | | | | | | 1/5/2023 | | Prophecy Hall- Northern Property Line | | | | |
| PROJECT: | BEACON, NY, 1000 Hz | | | | Hz | Frequency | 1,000 | Speed Sound | | | 1126 | ft/sec |
| | | | | VALUE | | | | | | | | |
| SOURCE | **Moving Panel/Van Trucks** | | | Ground A | | Diagnl A | | Diagnl A | | | | |
| | | | | | | Squared | | | | | | |
| Distance to Barrier: | | | | 5.5 | ft. | 46.25 | | 6.800735 | | | | |
| Height | | | | 4.0 | ft. | | | | | | | |
| RECIEVER | | | | Ground B | | Diagnl B | | Diagnl B | | | | |
| | | | | | | Squared | | | | | | |
| Distance from Barrier: | | | | 3.0 | ft. | 15.25 | | 3.905125 | | | | |
| Height | | | | 5.5 | ft. | (differential height Truck laoding pavement to Primrose House) | | | | | | |
| | | | | Ground C | | | | | | | | |
| Ditsance TOTAL: | | | | 8.5 | ft. | | | | | | | |
| Barrier height: | | | | 8.0 | ft. | | | | | | | |
| | | | | | | **N=** | 3.918046 | | | | | |
| ATTENUATION:* | | | | LOG N | tanH | | Sq. Rt. | 2PieN | | | | |
| | **A =** | 5 | | 9.005324 | 2.820111 | 0.992621 | 2.799302 | 7.836093 | | | | |
| | | **A =** | 14.00532 | | Absorbtive Effect | | 0.0 | Ground/Other | | | 0.0 | |
| | | **TOTAL:** | 14.00532 | | | | | | | | | |

Ultimately, it is important to recall that Wolcott Avenue is a major urban collector arterial and a New York State roadway. As such, residences adjacent to it experience much higher sound levels in the existing condition than those fronting on a "typical" residential roadway. This is demonstrated by the sound monitoring noted in Table A, above, which measured 63.6 dB(A) in the PM Peak and 59.8 dB(A) after 10 PM along Wolcott Avenue, largely resulting from existing traffic conditions.

**D) Mechanical Equipment**

The location of mechanical equipment has not yet been incorporated within the site plans. The Applicant agrees to:

- Place the venue equipment below the proposed deck. This will be separated from the southern boundary and adjacent residences by a new, brick wall.
- The HVAC unit(s) for the hotel will be placed in the central roof. Each HVAC location will be surrounded with a sound-reducing fencing at least 4 feet high.

**August 29, 2022 – Beacon AV Lab Sound Level Report**

The proposed accessory use of the site is an event space/conference center. The vast majority of events will not be concerts. Any indoor music may be amplified and could be live. The original Sound Level Report prepared by Beacon AV Lab dated August 29, 2022, used a "hard" rock music (with a dominant bass) to provide a "*worst-case*" test. In any event, the applicant agrees to a 95 dB(A) limit on any music, live or amplified as measured at the east end of the Hall space. Music will not occur outside the building (e.g., on the deck as described above).

The isolation of amplification devices from the building structure is not a likely issue in this case. The church building is comprised of and supported by thick brick and concrete structures, which are excellent at dampening sound transmission. Further, the Applicant has already agreed to install acoustical glass inserts over the stained-glass windows[9] and the existing plans have several features that will prevent significant "leakage" of the sound during events with music. For instance, the main entries in the front of the building already have a vestibule with a separate, interior set of doors. At present, within the vestibule, sound levels were reduced to 68 dB(A) at the door. *See* Beacon AV Lab data sheets and notes, enclosed herein.[10] This was a reduction of approximately 30 dB(A). This vestibule will be maintained and an interior, gallery and other spaces will be constructed with "offset" entries/exits and interior doors. As a result, further reductions of 20 dB(A) are expected, with sound levels on the immediate exterior of the outer doors anticipated at 48 dB(A). Thus, these several, independent interior spaces with their offset entries and their added, interior doors will sufficiently buffer noise arising from events from the main door entrances and no significant exterior sound increases are expected.

[9] B. Laing Associates, Inc. agrees that the use of acoustical glass coverings will be additive in a logarithmic (and not linear) manner. As such, a further sound transmission loss of 8-10 dB(A) can be expected.

[10] There are no exact times for each original sampling event conducted by Beacon AV Labs. All testing was performed between 12:30 and 3PM on Wed 8/24/22. Each sampling was measured for a duration of approximately 15 to 20 seconds. It should be noted that the mid-day, exterior sound sampling has been superseded by B. Laing Associates' recent PM peak and late PM sampling of far longer duration. Also, the short duration of the interior samples versus "simultaneous" exterior samples adjacent to the event building does provide the order of magnitude of sound transmission losses to be expected from this building, which is a heavy, concrete and brick structure in good condition. A diagram of the sampling locations is attached. The sound sampling was conducted with a Nady DSM-1X Digital SPL Meter. Other questions in relation to the Sound Level Report are provided in the discussion above.

Moreover, the secondary entry via the café on the northern side of the building already has an entry area with a 90 degree turn into the café-proper and then a second 90 degree turn into the conference space with a separate set of interior doors. As such, several, independent spaces will "buffer" the conference room/hall from this secondary door entry. The deck presents a similar, favorable scenario as describe above in Section A.

## 3.0 CONCLUSION

As is more fully detailed in the above-report, it is our professional opinion that the project is will not generate sounds exceeding the City's noise ordinance. The project will not have any potentially significant adverse environmental noise impacts and the sound levels are consistent with the existing, built environment, the adjacent, off-street parking areas, and busy Route 9D corridor.

If you have any questions regarding this analysis, please do not hesitate to contact me.

Sincerely,



Michael P. Bontje

Senior Scientist




Figure of Ambient Sound Sampling Locations
Data Collected January 10, 2023

B. LAING ASSOCIATES
103 Fort Salonga Road - Suite 5
Fort Salonga, NY 11768

Cirrus Research plc

B. LAING ASSOCIATES
103 Fort Salonga Road - Suite 5
Fort Salonga, NY 11768

# Measurement Summary Report

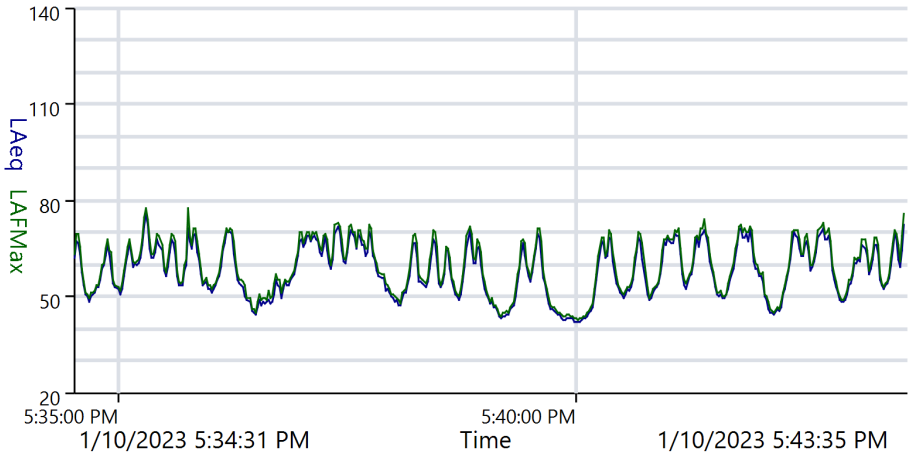
| | | | | |
|---|---|---|---|---|
| **Name** | 233 | | | |
| **Time** | 1/10/2023 5:34:31 PM | **Person** | **Place** | **Project** |
| **Duration** | 00:09:05 | Taylor Sturm | | CFDPYH01 - |
| **Instrument** | G301840, CR:171A | | | |

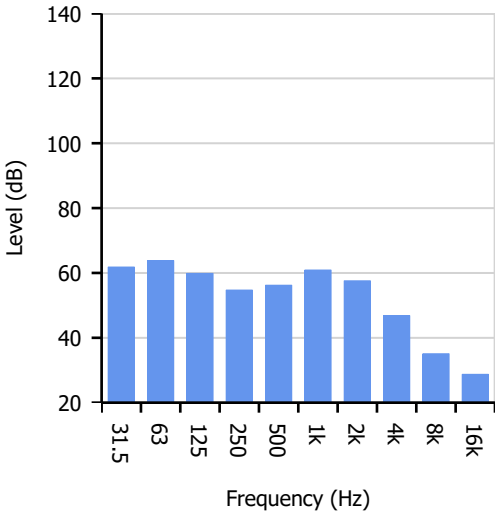
**Calibration**

| | | | |
|---|---|---|---|
| **Before** | Offset | **After** | Offset |

| Basic Values | |
|---|---|
| LAeq | 63.6 dB |
| LAE | 91.0 dB |
| LAFMax | 77.6 dB |

| Statistical Levels (Ln) | |
|---|---|
| LAF1 | 71.7 dB |
| LAF5 | 69.7 dB |
| LAF10 | 68.4 dB |
| LAF50 | 57.5 dB |
| LAF90 | 46.7 dB |
| LAF95 | 44.2 dB |
| LAF99 | 42.3 dB |




**Notes**

Sample Loc. 1; E property line; PM peak traffic; 40°F; 5 kt wind; 100% cloud coverage

**ReportId**

Cirrus Research plc

B. LAING ASSOCIATES
103 Fort Salonga Road - Suite 5
Fort Salonga, NY 11768

# Measurement Summary Report

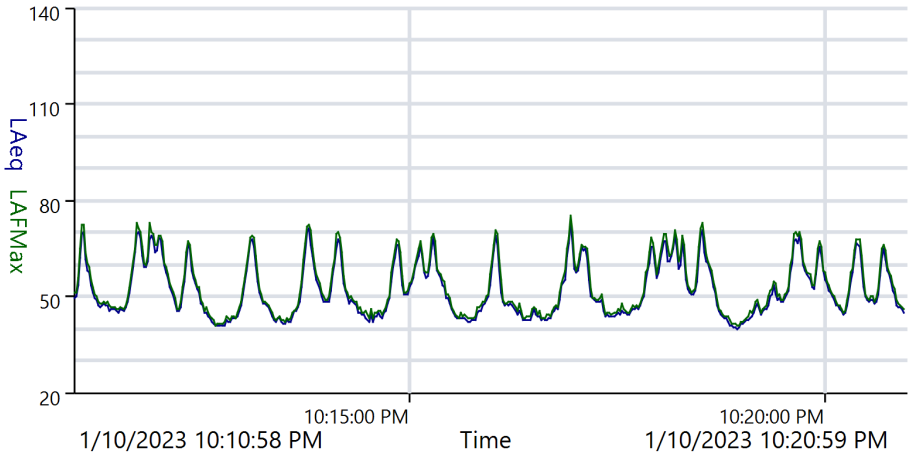
| | | | | |
|---|---|---|---|---|
| **Name** | 237 | | | |
| **Time** | 1/10/2023 10:10:58 PM | **Person** | **Place** | **Project** |
| **Duration** | 00:10:01 | Taylor Sturm | | CFDPYH01 - |
| **Instrument** | G301840, CR:171A | | | |

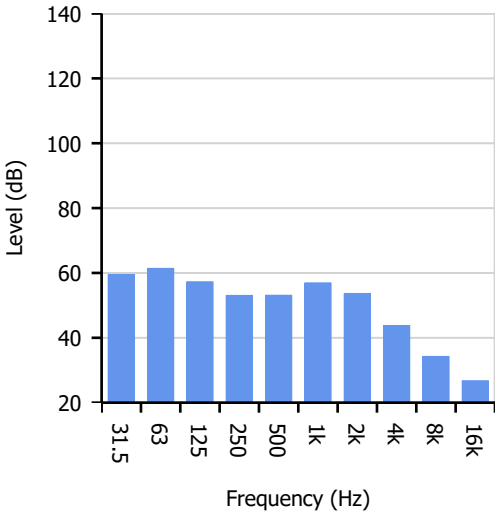
**Calibration**

| | | | |
|---|---|---|---|
| **Before** | Offset | **After** | Offset |

| Basic Values | |
|---|---|
| LAeq | 59.8 dB |
| LAE | 87.6 dB |
| LAFMax | 75.2 dB |

| Statistical Levels (Ln) | |
|---|---|
| LAF1 | 70.3 dB |
| LAF5 | 67.4 dB |
| LAF10 | 64.8 dB |
| LAF50 | 49.3 dB |
| LAF90 | 42.7 dB |
| LAF95 | 41.8 dB |
| LAF99 | 40.4 dB |




**Notes**

Sample Loc. 1; E property line; Post PM peak traffic; 33°F; <3 kt wind; 100% cloud coverage

**ReportId**

Cirrus Research plc

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103 Fort Salonga Road - Suite 5
Fort Salonga, NY 11768

# Measurement Summary Report

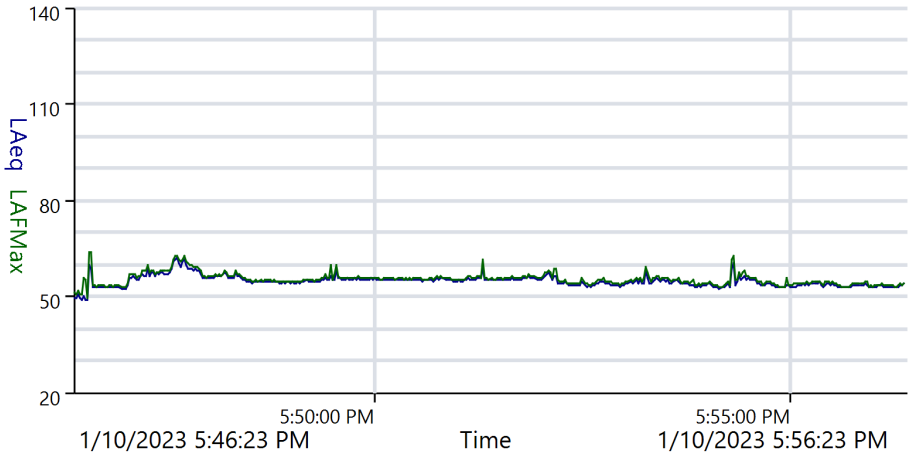
| | | | | |
|---|---|---|---|---|
| **Name** | 234 | | | |
| **Time** | 1/10/2023 5:46:23 PM | **Person** | **Place** | **Project** |
| **Duration** | 00:10:01 | Taylor Sturm | | CFDPYH01 - |
| **Instrument** | G301840, CR:171A | | | |

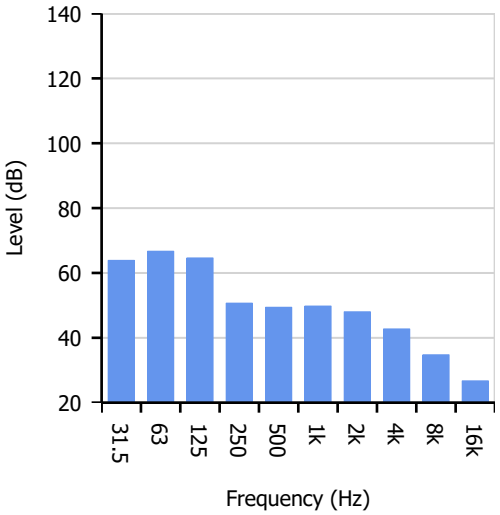
**Calibration**

| | | | |
|---|---|---|---|
| **Before** | Offset | **After** | Offset |

| Basic Values | |
|---|---|
| LAeq | 55.1 dB |
| LAE | 82.8 dB |
| LAFMax | 64.0 dB |

| Statistical Levels (Ln) | |
|---|---|
| LAF1 | 60.9 dB |
| LAF5 | 57.5 dB |
| LAF10 | 56.4 dB |
| LAF50 | 54.6 dB |
| LAF90 | 52.8 dB |
| LAF95 | 52.6 dB |
| LAF99 | 49.0 dB |




**Notes**

Sample Loc. 2; N property line; PM peak traffic & activity in parking lot to north; 40°F; 5 kt wind; 100% cloud coverage

**ReportId**

Cirrus Research plc

B. LAING ASSOCIATES
103 Fort Salonga Road - Suite 5
Fort Salonga, NY 11768

# Measurement Summary Report

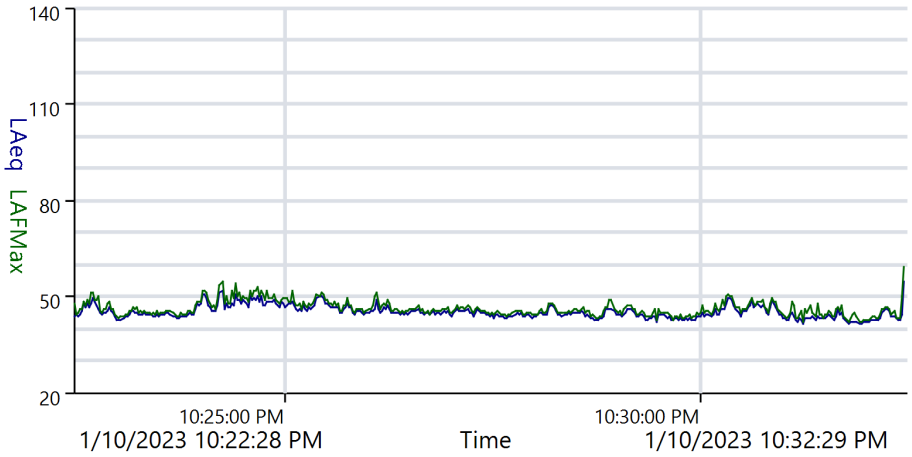
| | | | | |
|---|---|---|---|---|
| **Name** | 238 | | | |
| **Time** | 1/10/2023 10:22:28 PM | **Person** | **Place** | **Project** |
| **Duration** | 00:10:01 | Taylor Sturm | | CFDPYH01 - |
| **Instrument** | G301840, CR:171A | | | |

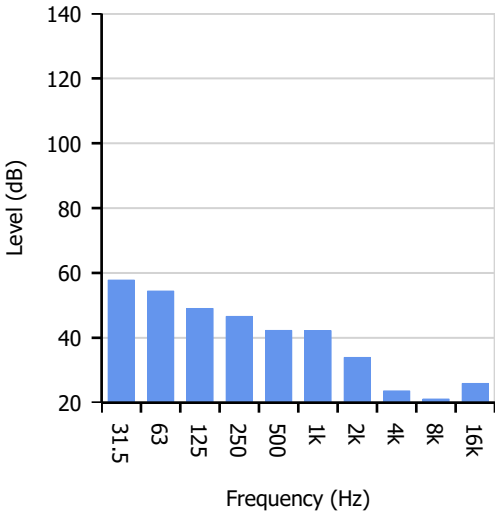
**Calibration**

| | | | |
|---|---|---|---|
| **Before** | Offset | **After** | Offset |

| Basic Values | |
|---|---|
| LAeq | 45.5 dB |
| LAE | 73.3 dB |
| LAFMax | 58.9 dB |

| Statistical Levels (Ln) | |
|---|---|
| LAF1 | 50.6 dB |
| LAF5 | 48.7 dB |
| LAF10 | 47.7 dB |
| LAF50 | 44.6 dB |
| LAF90 | 42.7 dB |
| LAF95 | 42.3 dB |
| LAF99 | 41.4 dB |




**Notes**

Sample Loc. 2; N property line; Post PM peak traffic; 33°F; <3 kt wind; 100% cloud coverage

**ReportId**

Cirrus Research plc

B. LAING ASSOCIATES
103 Fort Salonga Road - Suite 5
Fort Salonga, NY 11768

# Measurement Summary Report

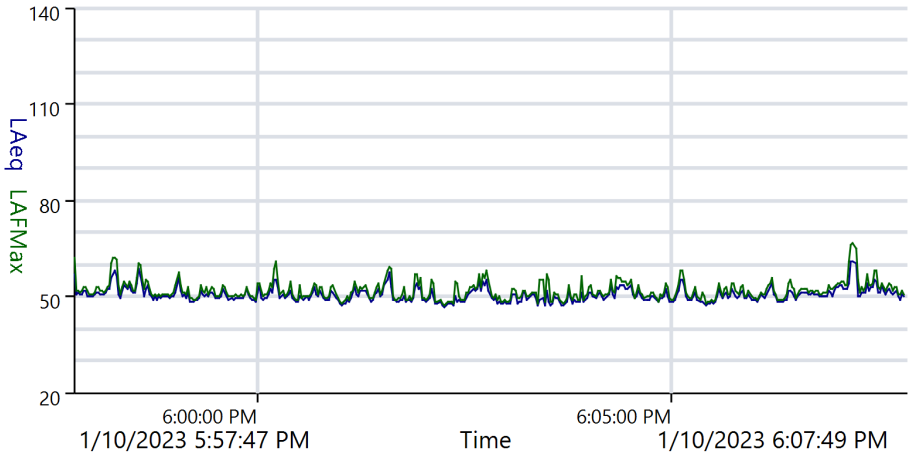
| | | | | |
|---|---|---|---|---|
| **Name** | 235 | | | |
| **Time** | 1/10/2023 5:57:47 PM | **Person** | **Place** | **Project** |
| **Duration** | 00:10:02 | Taylor Sturm | | CFDPYH01 - |
| **Instrument** | G301840, CR:171A | | | |

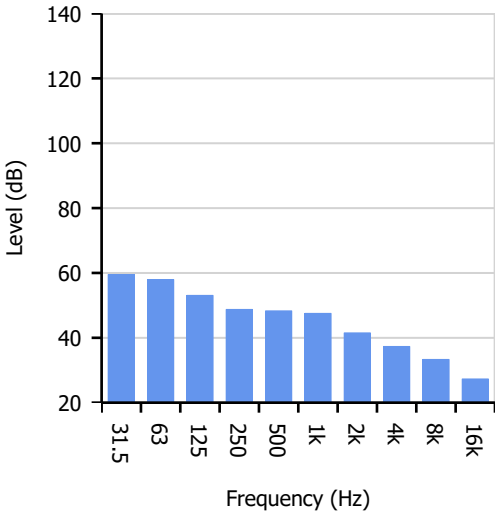
**Calibration**

| | | | |
|---|---|---|---|
| **Before** | Offset | **After** | Offset |

| Basic Values | |
|---|---|
| LAeq | 51.1 dB |
| LAE | 78.9 dB |
| LAFMax | 66.8 dB |

| Statistical Levels (Ln) | |
|---|---|
| LAF1 | 57.8 dB |
| LAF5 | 54.1 dB |
| LAF10 | 52.9 dB |
| LAF50 | 49.9 dB |
| LAF90 | 48.0 dB |
| LAF95 | 47.6 dB |
| LAF99 | 47.0 dB |




**Notes**

Sample Loc. 3; W property line; PM peak traffic; 39°F; <5 kt wind; 100% cloud coverage

**ReportId**

Cirrus Research plc

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103 Fort Salonga Road - Suite 5
Fort Salonga, NY 11768

# Measurement Summary Report

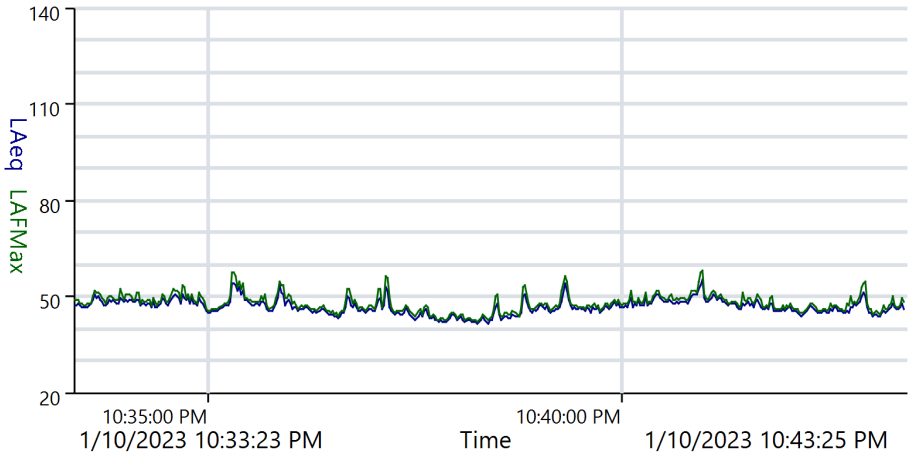
| | | | | |
|---|---|---|---|---|
| **Name** | 239 | | | |
| **Time** | 1/10/2023 10:33:23 PM | **Person** | **Place** | **Project** |
| **Duration** | 00:10:02 | Taylor Sturm | | CFDPYH01 - |
| **Instrument** | G301840, CR:171A | | | |

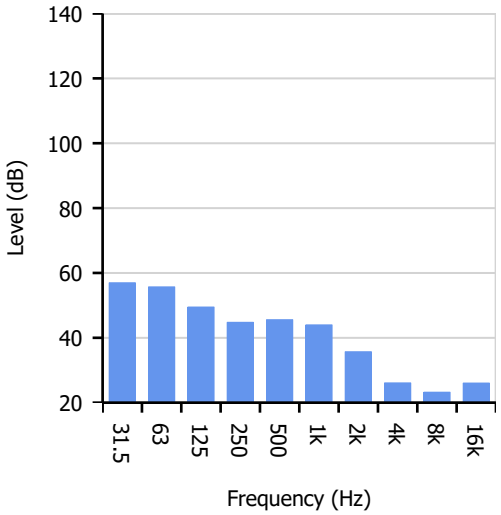
**Calibration**

**Before** Offset **After** Offset

| Basic Values | |
|---|---|
| LAeq | 47.4 dB |
| LAE | 75.2 dB |
| LAFMax | 57.8 dB |

| Statistical Levels (Ln) | |
|---|---|
| LAF1 | 53.5 dB |
| LAF5 | 50.6 dB |
| LAF10 | 49.5 dB |
| LAF50 | 46.5 dB |
| LAF90 | 43.5 dB |
| LAF95 | 42.6 dB |
| LAF99 | 41.7 dB |




**Notes**

Sample Loc. 3; W property line; Post PM peak traffic; 33°F; <3 kt wind; 100% cloud coverage

**ReportId**

Cirrus Research plc

B. LAING ASSOCIATES
103 Fort Salonga Road - Suite 5
Fort Salonga, NY 11768

# Measurement Summary Report

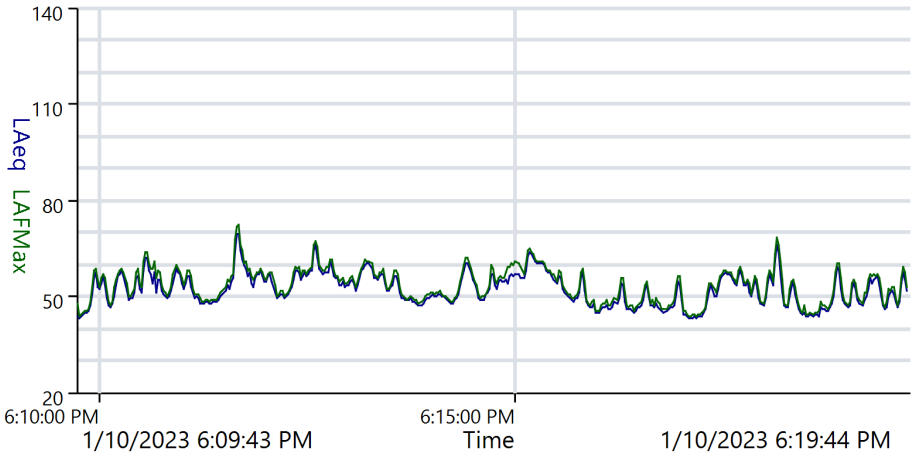
| | | | | |
|---|---|---|---|---|
| **Name** | 236 | | | |
| **Time** | 1/10/2023 6:09:43 PM | **Person** | **Place** | **Project** |
| **Duration** | 00:10:01 | Taylor Sturm | | CFDPYH01 - |
| **Instrument** | G301840, CR:171A | | | |

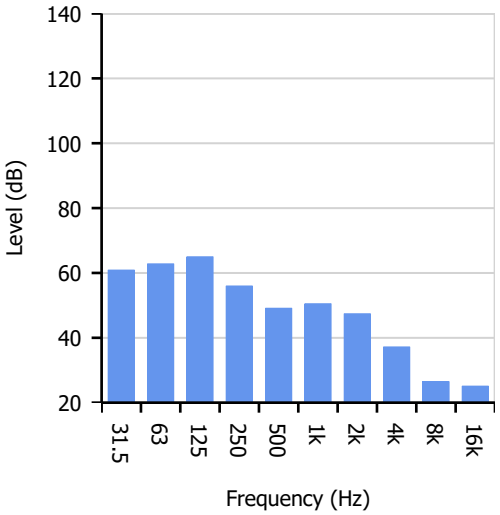
**Calibration**

| | | | |
|---|---|---|---|
| **Before** | Offset | **After** | Offset |

| Basic Values | |
|---|---|
| LAeq | 55.4 dB |
| LAE | 83.2 dB |
| LAFMax | 72.0 dB |

| Statistical Levels (Ln) | |
|---|---|
| LAF1 | 64.8 dB |
| LAF5 | 60.3 dB |
| LAF10 | 58.1 dB |
| LAF50 | 51.8 dB |
| LAF90 | 45.7 dB |
| LAF95 | 44.4 dB |
| LAF99 | 43.3 dB |




**Notes**

Sample Loc. 4; S property line; PM peak traffic; 39°F; <3 kt wind; 100% cloud coverage

**ReportId**

Cirrus Research plc

B. LAING ASSOCIATES
103 Fort Salonga Road - Suite 5
Fort Salonga, NY 11768

# Measurement Summary Report

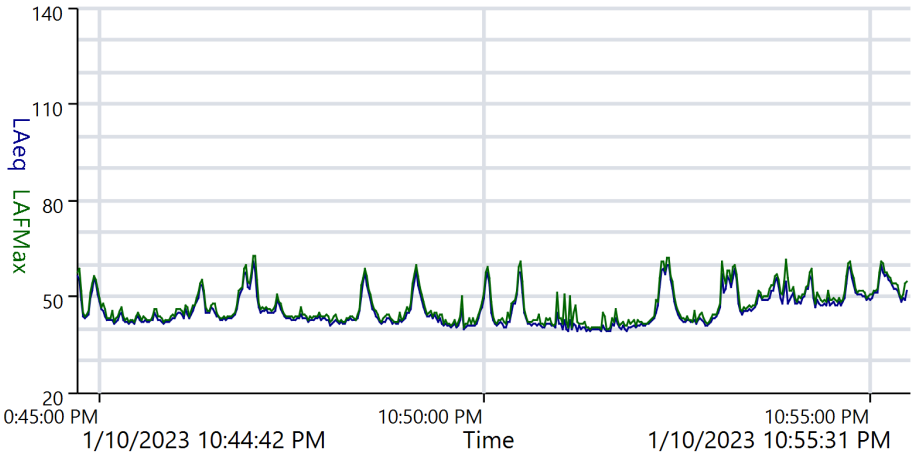
| | | | | |
|---|---|---|---|---|
| **Name** | 240 | | | |
| **Time** | 1/10/2023 10:44:42 PM | **Person** | **Place** | **Project** |
| **Duration** | 00:10:49 | Taylor Sturm | | CFDPYH01 - |
| **Instrument** | G301840, CR:171A | | | |

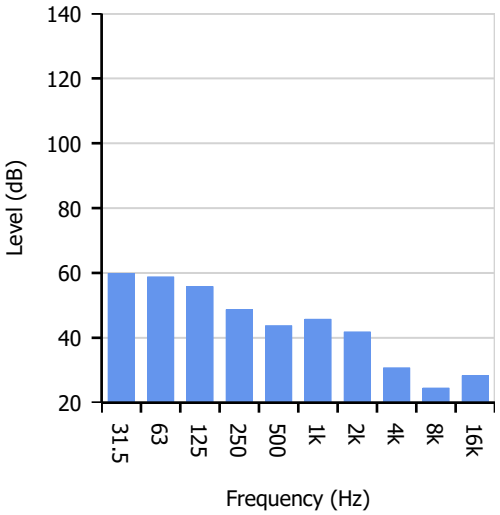
**Calibration**

| | | | |
|---|---|---|---|
| **Before** | Offset | **After** | Offset |

| Basic Values | |
|---|---|
| LAeq | 49.4 dB |
| LAE | 77.5 dB |
| LAFMax | 62.4 dB |

| Statistical Levels (Ln) | |
|---|---|
| LAF1 | 59.4 dB |
| LAF5 | 56.2 dB |
| LAF10 | 53.6 dB |
| LAF50 | 43.7 dB |
| LAF90 | 40.5 dB |
| LAF95 | 39.8 dB |
| LAF99 | 38.9 dB |

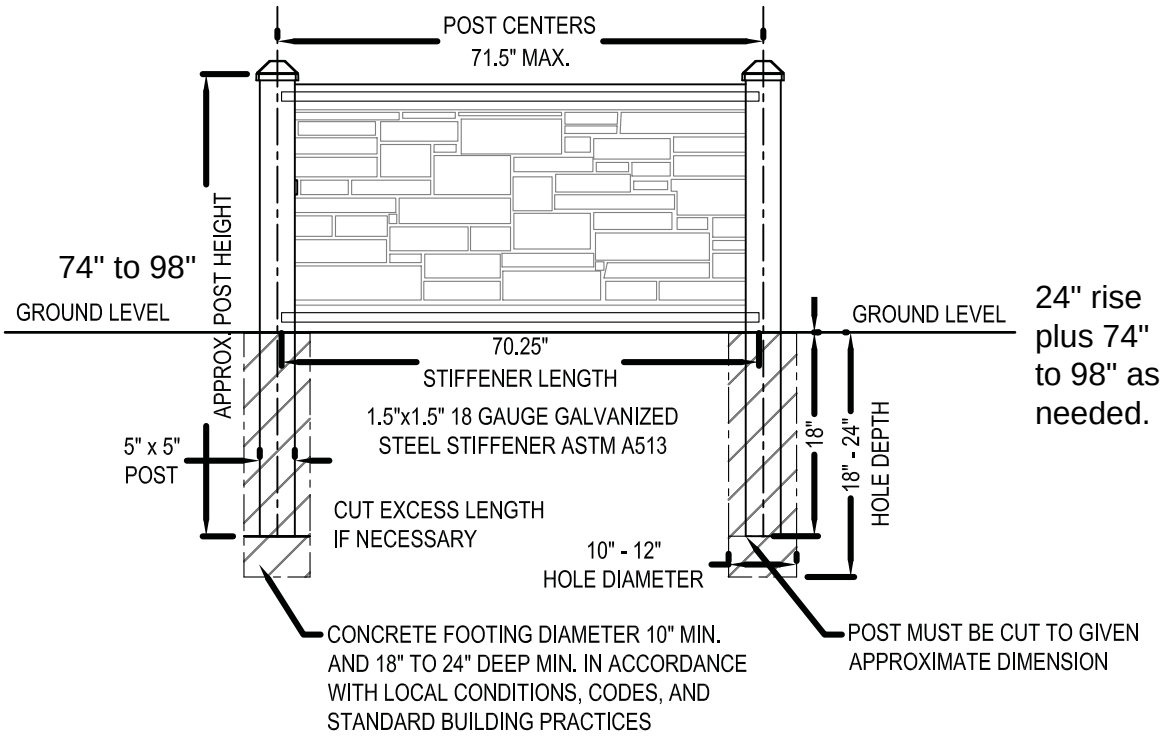


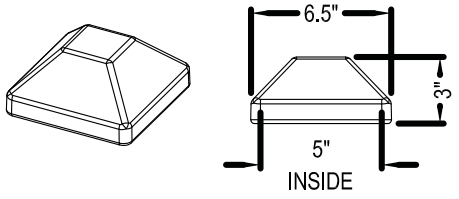

**Notes**

Sample Loc. 4; S property line; Post PM peak traffic; 33°F; 5-8 kt wind; 100% cloud coverage

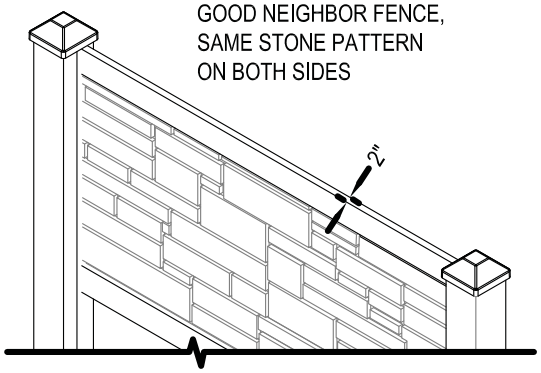
**ReportId**




ELEVATION VIEW




CAPS




ISOMETRIC VIEW

- MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE).
- ACTUAL PANEL DIMENSIONS: 36"H x 69. Panels can be "stacked.
- PANEL WEIGHT 36LBS
- TOLERANCES ARE ± .5"

NOTES:

1. Plastic or Wood (rough surface) Posts and Panels.
2. Plastic Posts and Panels MUST be foam-filled.
3. Not to scale.
4. Utilities NOT shown. Call before you dig.
5. No gaps with ground surface or between panels.
6. B. Laing Associates, Inc. 631 261 7170 or www.blaingassociates.com

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015–2498

CATCH BASIN RIM=79.1'

N 27°44'52" E 64.36'
N 34°22'48" E 72.03'
S 59°50'43" E 319.50'
306.3'
AREA= 2.28 ACRES +/–
N 41°16'37" E 108.64'
S 50°07'23" E 198.84'
25.1'
N68°54'53"W 46.42'
N 32°45'07" E 82.36'
N61°04'53"W 174.76'
S29°14'17"W 82.00'
N61°49'53"W 243.00'
28.7'
85.6'
S40°23'53"W 197.67'
22.3'
15.7'

STONE WALL
TOMB
GARBAGE
CONCRETE SIDEWALK
RETAINING WALL
GRAVEL PARKING
BLACKTOP PARKING
1 STORY BRICK CHURCH
2 STORY FRAME
3 STORY BRICK
REMOVE BLACKTOP DRIVEWAY
RELOCATE SIGN
UTILITIES
SEWER MANHOLE RIM=149.1'
SEWER MANHOLE RIM=146.2'
CATCH BASIN RIM=146.7'
CATCH BASIN RIM=146.7'
FIRE HYDRANT (TYP)
LIGHT POST (TYP)
WATER VALVE (TYP)
WOLCOTT AVENUE

North Test Location
South Test Location
Vestibule Test Locations
Front Test Location

REMOVE EXISTING GRAVEL DRIVEWAY
REMOVE EXISTING STAIR AND PORCH
REMOVE EXISTING ADDITIONS TO BUILDING
REMOVE EXISTING WALK
AREA OF SIDEWALK REPLACEMENT

N/F
WEST END LOFTS HOUSING
FILED MAP NO. 9899

N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501

N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 08/31/21 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 2 | 09/28/21 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 3 | 11/30/21 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 4 | 12/28/21 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 5 | 01/25/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 6 | 02/22/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 7 | 04/26/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 8 | 05/31/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 9 | 06/28/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 10 | 07/26/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 11 | 08/30/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 12 | 10/06/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 13 | 10/25/22 | NO CHANGE | AJS |

## Site Plan
Scale: 1" = 20'

# Special Use Permit Application

**Sheet 3 of 15 - Existing Conditions & Demolition Plan**

*Owner:*
**Prophecy Theater, LLC**
36 South Brett Street
Beacon, NY 12508

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

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

*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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

**1113 Wolcott Avenue**
Beacon, New York
Scale: 1" = 20'
June 29, 2021

Wed 8/24/22 - 12:30pm

Testing performed with a Nady DSM-1X Digital SPL Meter set to measure in dB using the “A” Weighting Network, Slow Response.

**Ambient conditions outside (no test source)**
Lo 42 / Cars 50 / Hi 55-65 (passing trucks, buses)

Front 45
North prop line 45
South prop line 45

**Pink noise @ 75 interior**

F 45
N prop line 44
S prop line 45

**Pink noise @ 92 interior**

F 46
N prop line 48
S Prop Line 47

**Music - electronic dance with heavy bass (88 interior)**

F 46
N prop Line 47
S prop line 48

**Music - loud rock (88 interior)**

F 46
N prop Line 47
S prop line 48

**Music - loud rock, speaker added near North window (93 at win inside)**

F 46
N prop line 47
S prop line 48

**Music - Electro-rock w/ heavy bass, speaker added near North window (95 at win inside)**

F 47
N prop line 48
S prop line 49

**Front Vestibule: Music - Pop/Dance, heavy bass (98 interior)**

A - 64 on other side of wall
B - 70 at window
C - 68 at door

**Prophecy Theater, LLC** **October 25, 2022**
**Hotel Event Space/Café Management Plan** **Last Revised January 31, 2023**

This Hotel Event Space/Café Management Plan (the "Management Plan") is intended to address the management of staff and guests on the property located at 1113 Wolcott Avenue (the "Property") during event space/café business hours in connection with Prophecy Theater, LLC's (the "Applicant's") Applications for Site Plan and Special Permit Approval (the "Application") for the Property. This Management Plan also discusses parameters and limitations on specific activities or functions related to business operations of the event space and café, which parameters have been discussed and reviewed with the City of Beacon Planning Board (the "Planning Board") in the Applicant's submissions to the Planning Board, as well as during the public hearings on the Application and throughout the extensive SEQR Environmental Review of the project. The measures outlined in the Management Plan are designed to address comments from the Planning Board, its consultants and from the public, setting forth certain conditions that provide further assurances that confirm that the project will not have any potentially significant adverse environmental impacts.

## Summary of Business Activity, Capacities and Hours of Operation

### Café

The café will maintain regular business hours and provide a full kitchen for light breakfast, lunch and evening food/drink options with room service for hotel guests (50-person capacity).

- **Hours** Sunday - Thursday 7:00 a.m. - 9:00 p.m.
  Friday - Saturday 7:00 a.m. - 10:00 p.m.
- **Café Staff** will range from 2-4 people.

### Hotel Event Space

The event space is not intended to be used for maximum capacity events on a daily or nightly basis. Due to the nature of the event business model, parameters specified in this Management Plan allow for certain inherent flexibility in use times and event type or intensity and do not dictate or imply a set schedule of events, but rather set limitations on total days of use, hours of operation and total capacity.

The event space will be available for various cultural, educational or professional programs, including conferences, weddings and art exhibitions or other events, in addition to smaller functions such as classes, retreats, workshops/rehearsals, seminars, educational programs, camps, youth activities and or art exhibits.

### Type A Events: Maximum Capacity Events

Type A Events comprise between 100-180 attendees and will require the café space to serve as concessions for the event attendees and will not be open to the public. Peak event use of 130-180 capacity will be restricted to Friday-Sunday, holidays, and holiday eves (i.e., the night prior to a holiday). Friday, Saturday, and holiday eve events will end by 10:00 p.m., and Sunday and holiday events preceding workdays will end by 9:00 p.m. *See* Table 1.

**Type B Events: Limited Capacity Events**

Type B Events will be permitted on Thursday-Sunday, holidays***, and holiday eves and will be limited to a maximum capacity of 130. The same time restrictions as Type A Events apply for Type B Events. Type B Events held on Thursdays shall end no later than 9:00 p.m. During Type B Events, the café may be open to the public if event capacity is less than 100 and/or serve as a concession space for attendees depending on the nature of the event. *See* Table 1.

**Additional Limitations On Total Days Of Events**

There will be no more than 160 total days per year allowed for events. There will be no more than 80 days allowed per year with event end times after 9:00 p.m. There will be no more than 40 days of Type A events allowed per year with end times after 9:00 p.m.

**Additional Limitations on Music**

There will be no Rock or DJ concerts**** after 9:00 p.m.

**TABLE 1. The table below depicts event space use parameters/limitations:*/**/*****

| **EVENT SPACE** | MON | TUES | WED | THURS | FRI | SAT | SUN |
|---|---|---|---|---|---|---|---|
| End By | No Events | No Events | No Events | 9:00 p.m. | 10:00 p.m. | 10:00 p.m. | 9:00 p.m. |
| Max Capacity for Event | | | | 130 | 180 | 180 | 180 |
| Event Types | | | | B | A,B | A,B | A,B |

*Note: Holiday eves will follow Saturday parameters. If a holiday proceeds a workday, it will follow Sunday parameters. During such events where there is under 100 attendees, the café space may be open to members of the public.

**If a holiday falls on a Saturday, the preceding Friday is considered a holiday. If a holiday falls on a Sunday, the following Monday is considered a holiday.

***List of defined holidays:**

- Memorial Day
- Independence Day
- Labor Day
- Indigenous People's Day
- Veterans Day

****Rock as defined by a band that includes 3 or more of the following elements being played simultaneously by 3 or more people: electric guitar, electric bass guitar, standard 3 or more-piece drum set/kit. DJ as defined by one or more people playing amplified electronic or recorded music. Concert as defined by the playing or performing of music being the main purpose of the event

## Staffing

**Personnel:**

- **Concessions/Café**: responsible for operation of all food and drink services including preparation and cleanup.
- **Parking attendant**: responsible for the duties set forth in Traffic and Parking Management Plan prepared by Colliers Engineering and Design in order to direct patrons and vehicle traffic outside the building. Such attendants will also be able to serve as an additional usher, or security, concessions, cleanup crew and grounds control personnel, as needed.
- **Usher/Door**: Responsible for greeting and/or check in, assisting guests inside the building, maintaining unobstructed egress, entrée/exit door management, assisting security personnel and cleanup duties.
- **Security Personnel**: Responsible for insuring safety of patrons and staff through patrolling and monitoring premises, identifying unsafe conditions and by acting to correct adverse conditions. Responsible for enforcing the adherence by all persons on premises to laws, rules, and ordinances set by Prophecy Theater, LLC and local authorities.
- **Event Manager**: Oversees, manages and coordinates all event space operations and staff during events.
- **Event Technician**: Manages or runs technical equipment within the event space.

**TABLE 2. The table below depicts the anticipated staffing for the event space and café:**

| Guest Count | 0-20 | 21-50 | 51-100 | 101-129 | 130-180 Peak Use | Table Catered 100-130 |
|---|---|---|---|---|---|---|
| **Concessions/Café** | 2 | 4 | 4 | 4 | 4 | 3 |
| **Parking Attendant** | 0 | 0 | 1 | 3* | 3* | 2* |
| **Usher/door** | 0 | 0 | 0 | 1 | 2 | 0 |
| **Security Guard** | 0 | 0 | 1 | 1 | 1 | 1 |
| **Event Manager** | 0 | 1 | 1 | 1 | 1 | 1 |
| **Event Tech** | 0 | 0 | 1 | 1 | 1 | 1 |
| **TOTAL STAFF REQUIRED** | **2** | **4** | **8** | **11** | **12** | **8** |

*Parking attendants will also serve as additional security, ushers, concessions, cleanup crew and grounds control

**TABLE 3. The table below depicts the typical range of guests associated with production of events: i.e., Talent, Speaker, Stage Manager, Producer, Tech, Caterers, Photographers, etc. These individuals are not staff.**

| Guest Count | 0-20 | 21-50 | 51-100 | 101-129 | 130-180 | Table Catered 100-130 |
|---|---|---|---|---|---|---|
| Organizers, presenters and crew | 1 | 1-3 | 1-6 | 1-10 | 1-10 | 5-10 |

**TABLE 4. The table below depicts Hotel and shared staff with event space/café:***

| Hotel daily staff: | | HOURS |
|---|---|---|
| Front Desk/Rooms manager | 1 | Daily 7:00 a.m. - 1:30 a.m. |
| Housekeeping | 3 | Daily 10:00 a.m. - 4:00 p.m. |

| Shared daily staff: | | HOURS |
|---|---|---|
| Facilities maintenance | 1 | Daily 9:00 a.m. - 6:00 p.m. |

***Emergency maintenance and guest services will be available on call 24 hours.**

Prophecy Theater, LLC will employ a fulltime staff of approximately 10 people who will oversee direction, promotion, production, management and administrative operations for the hotel, café and event space as a whole. These staff will maintain the ability to work remotely in most instances with flexible hours onsite when needed. The maximum number of employees working at the hotel at any one time is five (5).

## Parking and Drop-off:

- Hotel guests will be required to register the use of a car and receive a parking permit/pass for onsite parking in advance of their arrival or at check-in. With this system in place, our management will know exactly how many parking spaces will be occupied by hotel guests on a daily basis.
- Parking demand for the café will have some overlap with registered hotel parking (i.e. people staying at the hotel will also attend events and utilize the café). The café will service the surrounding walkable neighborhood resulting in less need for parking. For other public use of the café, adequate offsite auxiliary parking is located within 1,000 feet of the Property as detailed in Traffic and Parking Management Plan prepared by Colliers Engineering and Design.
- Some staff parking can be accommodated on site during non-event times. Peak use event times will require offsite parking for some event staff. In advance of peak use events, management will direct any staff or crew to park in the most efficient or effective location.
- Parking attendees will arrive onsite 1.5 hours prior to event start time to implement procedures set forth in Traffic and Parking Management Plan prepared by Colliers Engineering and Design.

## Event Attendee Café Use

The café will close to the general public prior to events where the capacity of the event exceeds 100 attendees. All café customers, who are also attendees of events, will enter the event through the predetermined event entry door following scheduled door open times.

## Attendance Count Monitoring and Re-entry for Events:

- Attendance goals and limits for events will be set several months or weeks in advance of every event and follow capacity guidelines set forth in this Management Plan.
- Door open times will be 30-45 minutes prior to scheduled event start times.
- Attendance estimates for scheduled events will be tracked by management to allow for proper staffing of events.
- Attendees of scheduled events will enter through pre-determined door of the event space and will be counted upon entrance.
- A system will be enacted to track, control and or monitor exit and re-entry during events at one pre-determined door location.
- Generally, exit with re-entry will not be allowed after 9:00 p.m. for events with over 100 attendees, but will remain at the discretion of management with consideration to the type of event.

## Attendee Disbursement, Safety and Security:

- Following end times, lights will be turned on or made bright, signaling that the event is over. Guests will exit through the 2 doors on the east (Wolcott) side of the building, and the newly constructed parking lot/cafe door on the north side of the building.
- The door on the southern side of the existing church building closest to the River Ridge development will only be used by staff or for emergencies, and will not be available as an entry or exit to the general public.
- Ushers, security, parking attendants and event manager will aid in the timely and peaceful disbursement of attendees from the building and off the property.
- Additional grounds control will be provided by all staff as needed to insure a safe, clean, and non-disruptive environment indoors and outdoors.
- A security personnel will perform duties outlined in this document and remain on patrol for a minimum of 45 minutes post event end times to assure quiet disbursement of patrons.
- Security cameras will be installed indoors and outdoors and utilized as a further deterrent for loitering.
- Cemetery trail access will close no later than 45 minutes after evening event end times.
- Signage signaling to be respectful of the neighbors will be posted as an extra layer of management.
- Fire safety regulations and procedures dictated by governing authorities will be strictly followed.

## Loading, Unloading and Deliveries:

- Use of liftgates and powered machinery by trucks to load or unload are prohibited between the hours of 9:00p.m. and 7:00a.m. all days with the exception of loading or unloading materials or equipment needed for emergency repairs in order to ensure safety of staff and guests.
- Vehicles with a length greater than 30.0 ft are prohibited from onsite parking lot between 10:30p.m. and 7:00a.m. all days, with the exception of emergency related vehicles.
- Loading, unloading and deliveries will be scheduled to occur during non-event times.
- Idling of trucks is prohibited with exception of emergency vehicles.

## Cleanup Breakdown:

- Ushers and available staff will perform cleanup duties inside the building proceeding the end of event or during regular business hours.
- Garbage and recycling removal from hotel and event space by staff will be prohibited after 9:00 p.m. all days.

## Communication:

- In order to provide for seamless management and execution of event flow, the event manager will maintain communication with all necessary event and hotel staff via two-way radio or other communication device.
- Management will maintain a public telephone number/contact reachable during all open café and event hours.

| 1113 Wolcott - Alternatives Analysis Reflecting Changes to Accessory Event Space Resulting in the Reduction in Hours, Capacity, Number and Type of Events Resulting in Current Reduced Development Proposal (January 31, 2023) | | | | | |
|---|---|---|---|---|---|
| **Plan Date (And Revisions)** | **Maximum Capacity (weekend # of People)** | **Maximum Capacity (weekday # of people)** | **Hours of Operation** | **Total Number of Possible Events/Year** | **Other Mitigation Measures** |
| **Originally proposed, June 29, 2021** | 500 | 500 | End by 11:00 p.m. | 365 | Original proposal. Existing church built in 1859 and used as event and gathering space for centuries. |
| **August 26, 2021** | 400 | 400 | End by 11:00 p.m. | 365 | Clarification regarding average size events and large events. |
| **September 27, 2021** | 385 | 385 | End by 11:00 p.m. | 365 | Sought Building Inspector Determination confirming uses. |
| **November 30, 2021** | 350 | 350 | End by 11:00 p.m. | 365 | Retained Counsel, reduced scope of accessory events, detailed SEQR mitigation measures. |
| **December 21, 2021** | 350 | 350 | End by 11:00 p.m. | 365 | Revised Traffic & Parking study completed, and further detailed application's compliance with Special Permit Criteria. |
| **January 25, 2022** | 350 | 350 | End by 11:00 p.m. | 365 | Southern Driveway connection to loop in front of church removed; prepared Sensitivity Analysis; referred to ZBA for parking and ARB Subcommittee on design. |
| **February 22, 2022** | 350 | 350 | End by 11:00 p.m. | 365 | Removal of Southern driveway and church loop, in favor of one-way traffic circulation around hotel to northern driveway during events. Two-way on Main driveway maintained. Improve drop-off/pickup. Addition of 1 parking space for a total of 32 spaces. Bike racks for 25 bikes added. Updated Traffic & Parking Study to include Traffic & Parking Management Plan. Refer to NYS DOT. |
| **April 26, 2022** | 350 | 350 | End by 11:00 p.m. | 365 | Proposed gating off northern driveway to limit use to events, deliveries. Reduced driveway openings. Two-way Main drive maintained with northern as egress. Enhanced emergency access and respond to DOT. Enhanced landscaping/lighting. Updated Traffic Study, Sensitivity Analysis and Management Plans. |
| **May 31, 2022** | 350 | 350 | End by 11:00 p.m. | 365 | Proposed one-way entrance on the main driveway with egress through the north driveway. Removal of proposed gate on northern driveway. Proposed 4 ADA parking spaces for a total of 31 parking spaces. |
| **July 26, 2022** | 198 | 198 | End by 11:00 p.m. | 365 | Reduced maximum capacity nearly 50% from original. SHPO confirmed no impacts. Referral that parking is zoning-compliant. Mitigate noise and possible visual impacts. |
| **August 30, 2022** | 198 | 198 | End by 11:00 p.m. Weekends. | 365 | For smaller events (max. 130), the cafe can remain open to public. Sound study submitted. |
| **November 29, 2022** | 180 | Mon-Tues: 80; Wed-Thurs: 130 | End by 10:45 p.m. weekends End by 10:00 p.m. weekdays | 365 (inclusive of 13 holidays) | Limits on loading trucks, addition of Event Management and Parking plan, created in October and revised. Outline of staff and security personnel. North fence added. |
| **Currently Proposed, January 31, 2023** | 180 | 130: Thursdays only. No events Mon-Wed | End by 9:00 p.m. Thursdays and Sundays. End by 10:00 p.m. Fri-Sat. Eliminate Rock and DJ concert potential after 9:00 p.m. | 160 (inclusive of 5 holidays) | Second sound study completed. Limit interior dBA to 95. Extra exterior sound mitigation and sound fence. No more than 80 days of Events per year ending after 9:00 p.m. No more than 40 180 capacity events per year ending after 9:00 p.m. Café closes if event is greater than 100 capacity. No Rock or DJ concerts after 9:00 p.m. Event Management Plan revised. |

Colliers
Engineering
& Design

# Traffic & Parking Management Plan

January 30, 2023

## 1113 Wolcott Avenue

## City of Beacon
## Dutchess County, New York

Prepared for:

Prophecy Theatre LLC
369 Main Street, Unit 493
Beacon, NY 12508

Prepared by:

**Richard G. D'Andrea, P.E., PTOE**
**New York Professional Engineer**
License No. 090241

**Colliers Engineering & Design**
400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
Colliersengineering.com

Project No. 21004333A

Colliers Engineering & Design

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## Introduction and Background

The 1113 Wolcott Avenue Project ("the Project") is a proposed redevelopment of the property located at 1113 Wolcott Avenue (NYS Route 9D) in the City of Beacon, Dutchess County, New York. The former rectory building and church, which was most recently occupied by the Reformed Church of Beacon, are proposed to be redeveloped as a 30-room hotel contained in an expanded rectory building along with accessory conference center and dining facility (café/restaurant/bar) uses within the church building. In addition, the existing cemetery located behind (west of) the church and rectory building will be restored to be opened as a public park including a walking path from Beekman Street to Wolcott Avenue.

The hotel will operate 365 days per year, and the dining facilities will be situated in the rear of the existing church. The dining facilities will serve as a reception for guests of the hotel and offer breakfast, lunch and dinner to the hotel guests, as well as members of the public. In addition, it will operate as a bar for hotel guests and for accessory conference center programming and events. The dining facilities are expected to operate seven (7) days a week in support of the hotel operations and guests with a maximum capacity of 50 seats.

The conference center accessory use will operate less frequently, utilizing the former church building for various cultural, educational, or professional programs, including weddings, conferences, art exhibitions, performances, lectures, seminars, retreats, youth activities, and workshops. The maximum capacity for the church event venue has been reduced from prior Project proposals to a 180-seat capacity. Maximum occupancy events will be limited to Friday, Saturday, Sunday, holiday, and holiday eves with smaller events limited to 130 attendees on Thursday. No events will be permitted on Monday through Wednesday. Events on Thursday, Sunday, and holidays preceding workdays will end by 9:00 PM, while Friday, Saturday, and holiday eve events will end by 10:00 PM.

Access to the Project is proposed via an existing access connection from Wolcott Avenue that will provide access to the main parking area as an entry only driveway. A second, exit only driveway is also proposed at the northern property line of the Site, which will be a reestablishment of the existing driveway in this location. A total of 34 off-street parking spaces, inclusive of four (4) ADA accessible parking spaces, will be provided primarily for use by hotel guests and employees. The existing Site is also provided a third driveway connection to Wolcott Avenue south of the existing church building. This existing southern driveway is proposed to be eliminated as part of the Project.

During typical operations i.e., no event at the church, hotel parking will generally be accommodated by the available on-site parking. The café use, which requires 17 parking spaces per City of Beacon Code will generally be accommodated by other off-site public parking in the vicinity of the Project. However, it is anticipated that a portion of the patrons visiting the café will also be hotel guests or residents walking to the site from the surrounding area, thereby reducing the overall parking demand for the café

During events, event related parking will generally be accommodated by off-site public parking in the vicinity of the Project. This is anticipated to create a need for the management of on-site drop-off and pick-up operations. In addition, it was determined that specific parking strategies were

needed to ensure event parking occurs in desired locations, to reduce parking as practicable and manage on-site parking. It is anticipated that this Traffic & Parking Management Plan ("TPMP") will be implemented by the owner/operator of the Project regardless of the size of the event.

It should be noted that it is possible that the Café use will be open to the public during events at the Site. It is proposed by the Applicant that the Café use by the public during events will be limited to events having attendance less than 100 persons.

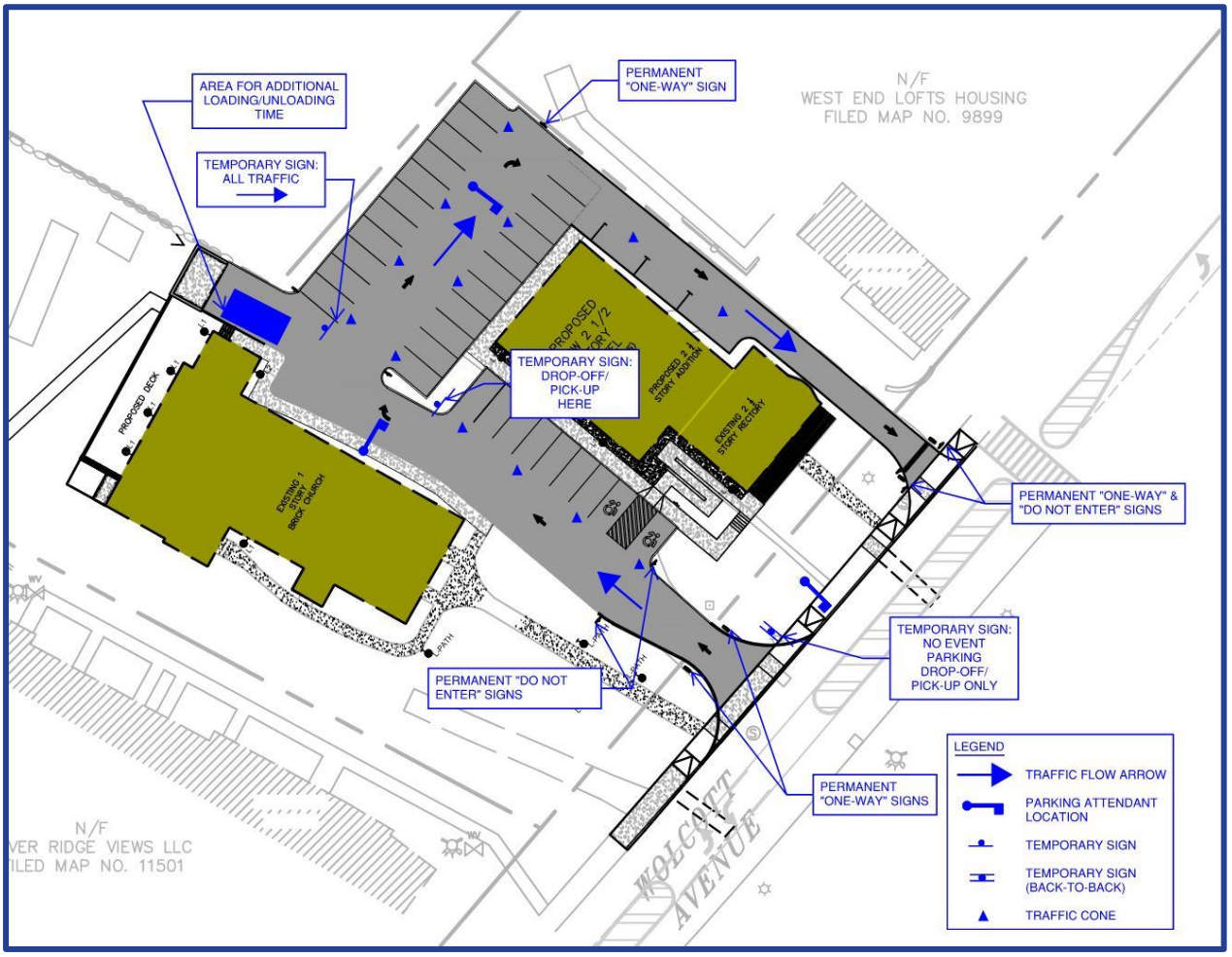
Based on the above, and associated with the review of the Project by the City of Beacon Planning Board and its consultants, this TPMP has been prepared in order to provide an efficient and ongoing method of managing traffic flows, on-site and off-site parking, and other transportation related aspects of the Project. The purpose of this plan is to allow input and coordination with other agencies, including the New York State Department of Transportation (NYSDOT) and the City of Beacon and allow for ongoing revisions to this plan upon implementation of the Project.

## On-Site Parking and Circulation

The Project site will provide a total of 34 parking spaces. These spaces will primarily be designated for the use of the Hotel guests. Therefore, during Event Conditions all additional parking needs will need to be accommodated by off-site public parking in the area. It is anticipated that this will result in a need for drop-off/pick-up operations within the Site.

In order to manage these drop-off/pick-up operations the Applicant will provide staff within the on-site driveways and parking area to ensure efficient flow of traffic within the Site. Exhibit No. 1 below indicates the drop-off/pick-up location as well as locations of staff for traffic direction and anticipated directional signage.

**Exhibit No. 1 - Event Site Circulation Plan**



As indicated previously, the Main (southerly) access driveway will be a one-way entry only driveway with the northerly driveway a one-way exit only driveway. This will help to facilitate the onsite drop-off/pick-up operations during events. However, during events it is anticipated that on-site parking attendants will be required to facilitate drop-off/pick-up operations, ensure efficient traffic flow, and monitor any queuing. In addition to the permanent signage proposed on the site, additional temporary signage is also proposed to further indicate the on-site flow pattern during events as indicated on Exhibit No. 1 above.

For events under 100 attendees, one (1) parking attendant will be provided on-site to assist with direction of traffic and drop-off/pick-up operations. For events exceeding 100 attendees, a total of three (3) parking attendants will be provided on-site during events. The first will be provided near the Main entry driveway, the second at the intended drop-off/pick-up location and the third within the main parking area behind the hotel. The parking attendant near the Main entry driveway will assist with traffic flow entering the Site and monitoring of the queueing of vehicles on the entry driveway to ensure no disruption of normal traffic flows along Route 9D. The driveway provides stacking for approximately 7-8 passenger car vehicles which is anticipated accommodate the vehicle queues during the drop-off/pick-up operations. However, in the unlikely event that this storage area is exceeded by the queue, there is sufficient space within the driveway to queue vehicles in two queues, which the parking attendants can adjust as necessary.

The parking attendant at the drop-off/pick-up location will be tasked with managing the drop-off/pick-up of event attendees as well as monitoring the queueing of vehicles. The last parking attendant within the main parking area behind the hotel will be tasked with monitoring this parking area and maintaining the flow of exiting traffic. All three attendants will be able to provide information to vehicles on the nearby offsite parking locations as discussed further below.

The on-site parking during events will be reserved for the exclusive use of hotel guests and employees of the Project only. These parking spaces will be coned off during events. In the event that hotel guests desire to enter or exit during the event times, they will be assisted by on-site staff with entering and exiting the parking spaces. Hotel guests will also be provided with printed parking passes or tags to signify their ability to park in these spaces. It is anticipated that majority, if not all, of the hotel guests will also be attendees of the events, limiting the amount of hotel related entries and exits during the event periods.

As discussed further below, event parking attendants will also be provided with information regarding parking areas to be utilized by event attendees.

### ADA Accessible Parking & Event Drop-off/Pick-up Accommodations

The Project site will be provided a total of four (4) ADA accessible parking spaces included within the 34 on-site parking spaces. These ADA parking spaces will be available for use by hotel and café guests as well as event attendees. During event drop-off/pick-up operations, event attendees requiring the use of these ADA spaces will be directed by the on-site parking attendants to the available ADA parking spaces on the Site. In the event that these spaces are fully occupied, attendees requiring further assistance will be directed to the on-site loading zone area to allow additional time for loading and unloading in an area that will not disrupt on-site circulation of other attendees during drop-off/pick-up periods.

## Off-Site Parking

### Off-Site Parking Locations

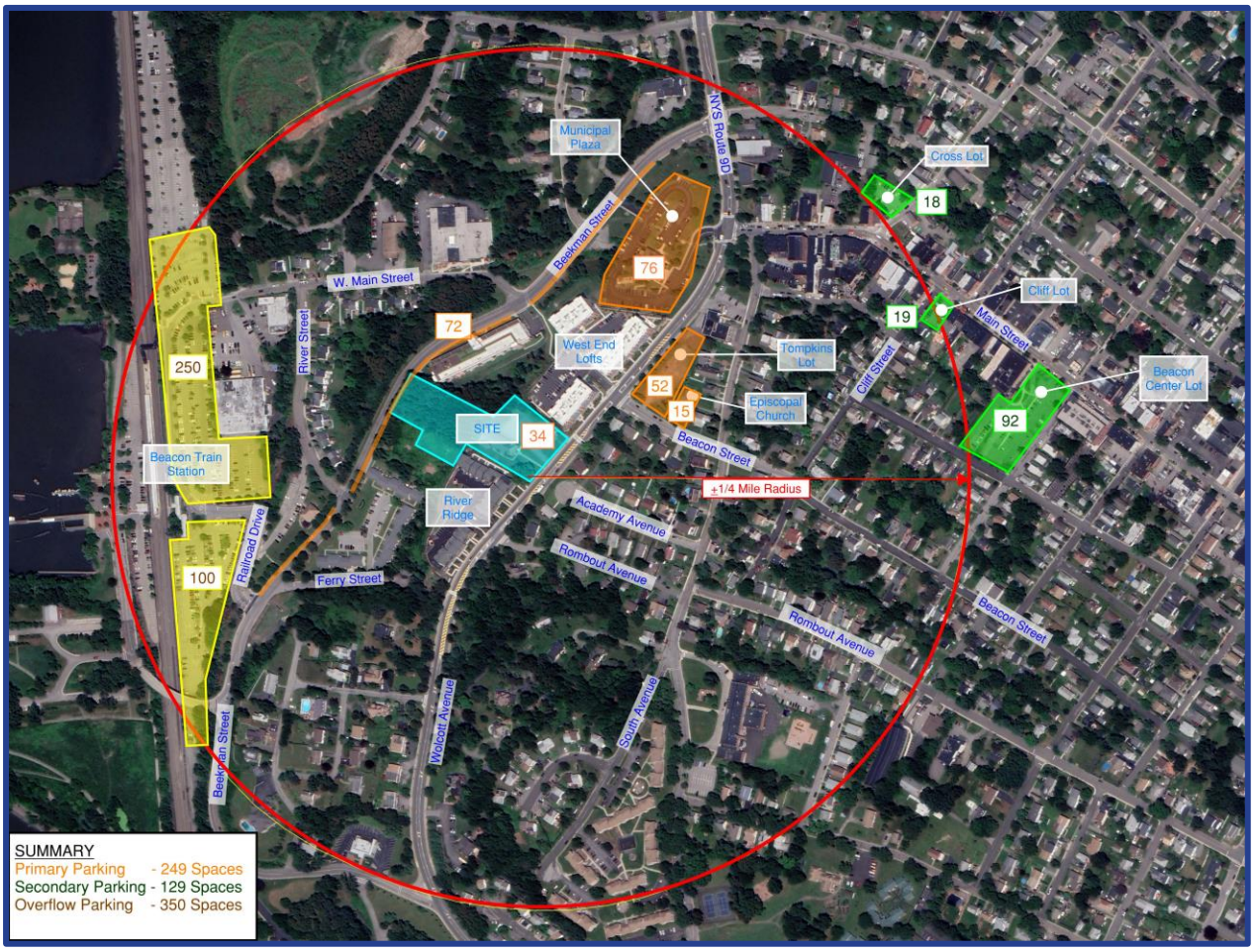
The Project proposes to provide 34 off-street parking spaces on the Site primarily for the use of Hotel guests and employees as required by the City of Beacon code for that use. All additional parking required for event attendees will be accommodated by off-site public parking in the vicinity of the Site. The closest public parking in the area include the below listed locations in order of proximity to the Project:

- **Tomkins Firehouse Parking Lot** – 52 Parking Spaces
- **City of Beacon Municipal Plaza (City Hall) Parking Lots** – 76 Parking Spaces
- **Beekman Street Metro North on-street parking between Railroad Drive and Wolcott Avenue** - 70± on-street metered parking spaces
  *This parking is operated by LAZ parking, parking can be paid electronically via LAZgo Parking App.*
- **Cross Lot** – 18 Parking Spaces (24 Hour Free Parking – City Lot)
- **Cliff Lot** – 19 Parking Spaces (24 Hour Free Parking – City Lot)
- **Beacon Center Lot** – 92 Parking Spaces (24 Hour Free Parking – City Lot)
- **Beacon Metro North Train Station Parking lots metered parking spaces**
  *This parking is operated by LAZ parking, parking can be paid electronically via LAZgo Parking App.*

In addition to the above parking locations, the Applicant is continues to pursue options for off-site dedicated parking in the vicinity of the Site for use during events.

Exhibit No. 2 below identifies the locations of parking within 1/3 of mile of the Project location.

## Exhibit No. 2 – Off-Site Parking Locations




The Tomkins Firehouse and City of Beacon Municipal Plaza parking lots are within 500 and 1,000 ft. respectively of the Project Site making these the most accessible public parking for the Project. As previously noted, a walkway connection to Beekman Street is proposed to be provided through the Site as part of the Project with signage at Beekman Street directing patrons to the Site. This will provide more convenient access to the Beekman Street on-street metered parking spaces of which the nearest spaces will be within the 350 ft. of the Hotel and Café/Event spaces with the more remote spaces approximately 1,200 ft. from these buildings. This pathway will also provide more convenient access to parking available at the Beacon Metro north station, however these metered spaces are more remote, in excess of 2,000 ft. from the Project site, and less likely to be utilized. The Cross Street lot, Cliff Lot and Beacon Center Lot are more remote parking locations located within 1,500 – 1,900 ft. from the Project site.

The Applicant has reached an agreement for off-site parking with the owner of the property located at 74 Dennings Avenue, which will allow for 27 parking spaces during the on-site events. Additionally, the Applicant is in the process of finalizing an agreement for an off-site parking location with the nearby Protestant Episcopal Church property located at 21 South Avenue, near the Wolcott Avenue/Beacon Street intersection, which could accommodate approximately 14-15 parking spaces. These agreements will reduce the total need for the use of offsite public parking by approximately 41-42 spaces.

In total there are approximately 250 total parking spaces within 2,000 ft. walking distance of the Project site which can be utilized to accommodate the parking needs of the Project under the event conditions. Each of the identified areas of public parking were observed during the anticipated peak event periods to determine the parking availability in the area. These observations indicated that there is sufficient public parking within the Tomkins Lot, the Municipal Plaza Lot and along Beekman Street to accommodate the parking needs of the Project Event conditions.

## Employee Parking

Under typical conditions, the Project anticipates having 1-5 employees on-site to service the hotel including front desk staff, housekeeping staff and a maintenance staff employee who will provide maintenance to the hotel, café and event space. The café will typically have an additional 2-4 employees.

Under event conditions the number of employees will vary depending on the size of the event with an additional 2 to 10 employees anticipated, playing various roles to support the events. It is noted that some of these employees may perform multiple roles. In addition to the employees, it is anticipated that there will be between 1-10 organizers, presenters, performers and/or crew to support the events. Parking for these employees and event personnel will largely be accommodated by off-site parking, although it is also possible and even likely that event organizers, presenters, performers, and/or crew will also be guests at the hotel and will occupy on-site parking and therefore, not create additional demand for off-site parking spaces.

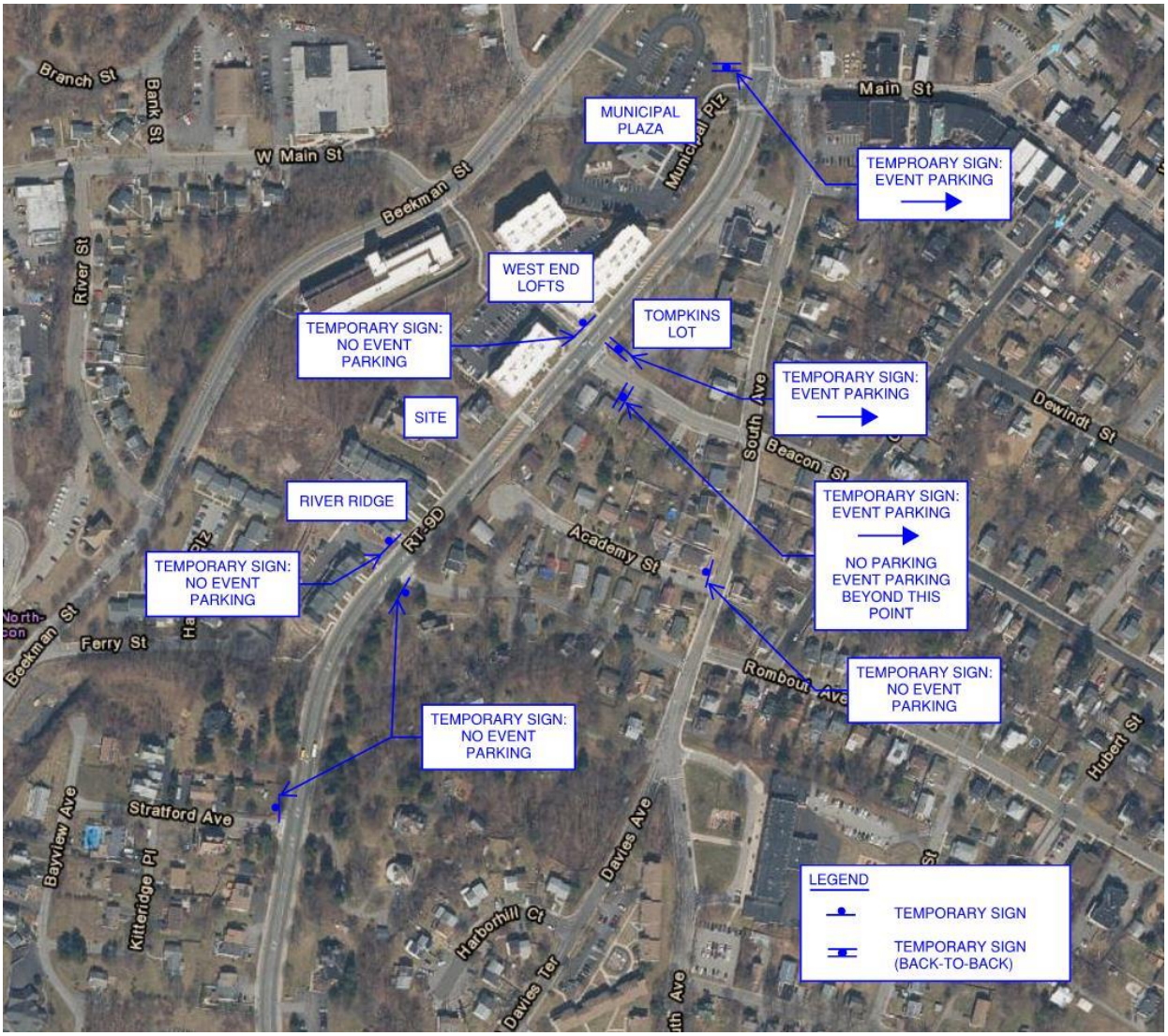
Under typical daily operations it is anticipated that hotel and café employees will find parking at the nearby public parking areas as well as additional employees and performers to support events up to 100 attendees. During events exceeding 100 attendees, the Applicant will provide a specified location for employee and event personnel parking, which could include the Denning's Avenue parking lot, the Beacon Metro North Station or other offsite locations to accommodate these parking needs and ensure greater availability of public parking nearer the Project. When necessary, shuttling for employees and event personnel from these remote parking locations will be provided.

## Temporary Off-Site Signage

The installation of temporary off-site signage is also recommended during events to alert attendees of preferred parking areas and areas where parking is note permitted. As identified in Exhibit No. 3 below temporary signage is recommended to be installed along Route 9D at the entrance to the Municipal Plaza and at Beacon Street to direct attendees to both the Municipal Plaza and Tompkins Lots. The installation of these temporary signs is subject to approval by the City of Beacon.

In addition, temporary signage indicated “No Event Parking” is recommended to be installed at the entrance to the River Ridge and West End Lofts residential developments as well as at the entry to several public roadways in the vicinity of the Site including Beacon Street, Academy Street, Rombout Avenue and Stratford Avenue. These signs are intended to help deter event attendees from parking along nearby local residential roadways and/or the neighboring residential properties. The temporary installation of these signs will also be subject to approval by the City of Beacon as well as the residents/owners of those specific private developments.

### Exhibit No. 3 – Off-Site Signage



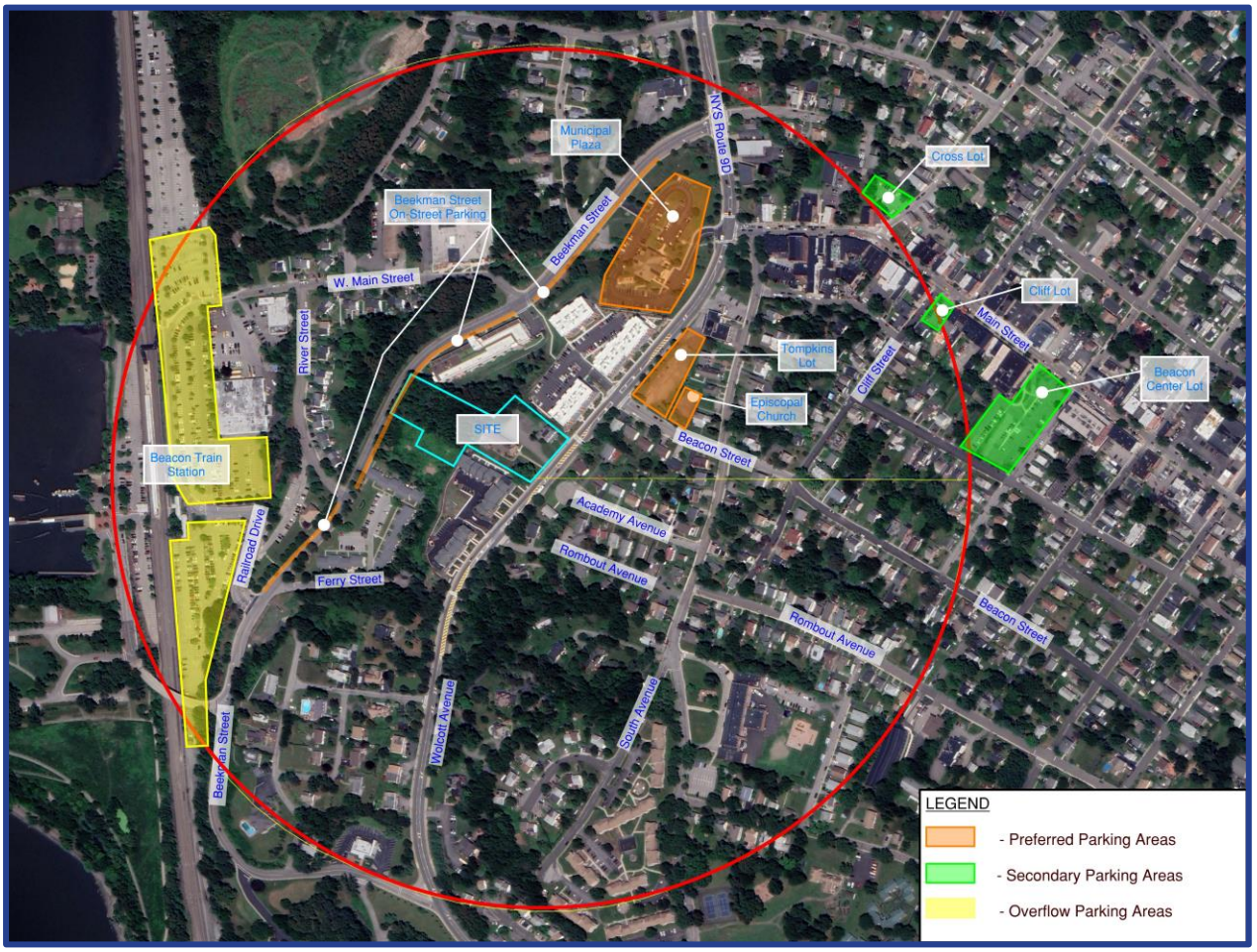
# Dissemination of Information

## Parking Information

Prophecy Theater, LLC as owners of the Project will be responsible to disseminate parking information to Event attendees to identify appropriate available parking areas. This will be accomplished in several ways.

The Project's website will provide parking information including a map indicating the preferred areas of public parking. These will include the Tompkins Lot, the Municipal Plaza Lot and the on-street metered parking along Beekman Street. This map will be similar to that provided in Exhibit 4 below. In addition, the map will indicate other more remote parking locations as identified above.

**Exhibit No. 4 - Preferred Parking Area Map**



This map will also be distributed electronically to all event attendees for ticketed events. Distribution of this map for other non-ticketed events will be done via the Event representative or coordinator for those specific events.

On the day of the event the on-site parking attendants will be provided with copies of this map which can be provided to any attendees that may enter the Site for drop-off and/or looking for parking.

It should be noted that this map does not include reference to other areas of on-street parking, specifically those that may be located within residential neighborhoods near the Project in an effort to prevent attendees from parking along these roadways.

### Public Transportation Information

Similar to the above, the Project owners will also disseminate and encourage the use of public transportation by event attendees in order to reduce the overall parking demand of the Project, as well as the Project traffic generation. This will include links to information on available metro-north train schedules, Duchess County bus schedules and any other relevant public transportation information to be provided through the Project's website. This information map will also be distributed electronically to all event attendees for ticketed events as well as for other non-ticketed events by the Event representative or coordinator for those events.

## Shuttles

Events such as conferences or weddings may allow for the use of shuttle buses for attendees arriving from other area hotels. The use of shuttles will be strongly encouraged by the Project owners. Information on available area shuttle bus companies will be provided to event coordinators at the start of the event planning process to assist in this effort. The use of shuttles for attendees arriving from other consolidated locations will reduce the overall parking needs for certain types of events.

Shuttling of event patrons to and from off-site parking locations will also be implemented by the Project. The Applicant proposes to determine for each event if there is a need for use of these remote parking locations ahead of the event based on the time of the event, any other known use of closer public parking lots, weather, and anticipated event attendance. It is proposed that need for a shuttle will be assessed by the Applicant when event attendance is expected to exceed 130 persons. If it is determined that the use of these remote parking locations is necessary, event attendees will be updated prior to the event, via email, website, social media, and on the day of event by staff parking attendants. In this case, the Applicant will provide a window of time for shuttle runs (15-25 passengers every 15-20 min for 1.5 hours) making a stop at the MTA lot, Dennings, Funeral home or other potential location.

It is important to note that the Traffic & Parking Study dated February 21, 2022, identified that public parking areas within 1000 ft of the Project currently have in excess of 170 available parking spaces within walking distance of the Project. This available parking is generally found in the Tompkins Lot, the Municipal Plaza lot and the on-street parking along Beekman Street. At the proposed 160

persons maximum occupancy level the project will require the use of up to 68 offsite parking spaces, or up to 6 spaces for a 100-person event with simultaneous public use of the café, both of which can more than be accommodated by the available parking in the immediate Site vicinity. This is also further supplemented by the 15-parking spaces that will be available for use by event attendees at the Protestant Episcopal Church and on an as needed basis by shuttling to more remote parking locations previously identified.

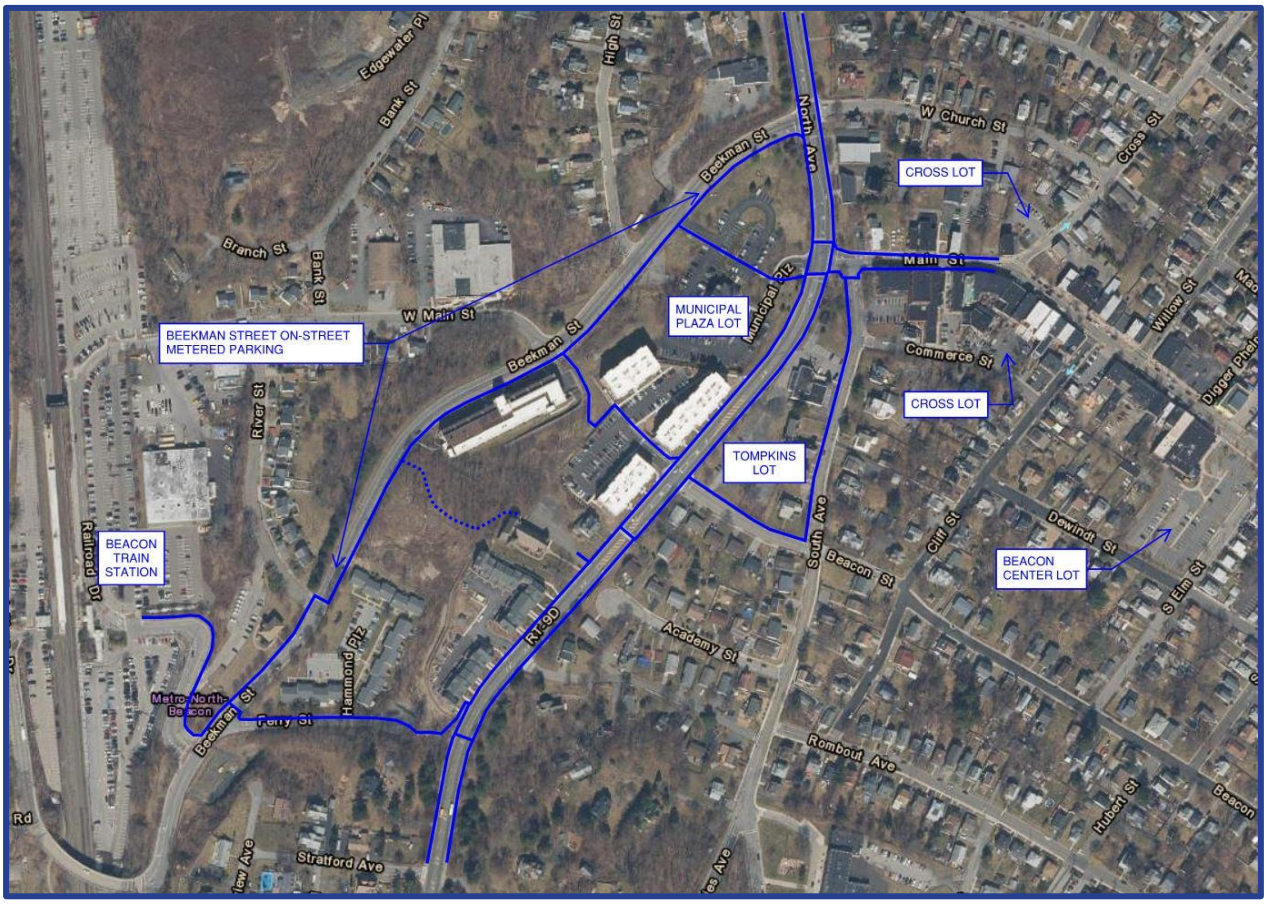
## Pedestrian and Bicycle Access

Access to the Project by pedestrians, including event attendees parking off-site, is provided in several manners. There are existing sidewalks along all area roadways surrounding the Project that can be utilized to access various parking areas or pedestrians arriving from other destinations. There are existing signalized crosswalks of Wolcott Avenue both at its signalized intersections with Beekman Street and Main Street providing signalized pedestrian access from the east side of Wolcott Avenue to the west side where the Project site is located. In addition, there are existing crosswalks crossing Wolcott Avenue that are supplemented with pedestrian activated Rectangular Rapid Flashing Beacon (RRFB) signs located at the northern property line of the Project site as well as at a location approximately 150 ft. south of Rombout Avenue at approximately the southern property line of the River Ridge property. Any patrons utilizing the public parking available at the Tompkins lot on the east side of Wolcott Avenue would be likely to use the RRFB crosswalk at the northern property line of the Project site to cross Wolcott Avenue. Similarly, any pedestrians coming from the Main Street area would be likely to utilize either the signalized pedestrian crossing at the Wolcott Avenue/Main Street intersection or the RRFB crosswalk at the northern property line to cross to the west side of the roadway. The RRFB crosswalk at the northern property line is a highly visible crosswalk located at the crest of a vertical curve along Route 9D and with excellent sightlines in all directions.

Pedestrians arriving from the Beacon Train Station or utilizing parking along Beekman Street would also be provided several opportunities to access the Project site. There are existing public pedestrian pathway connections between Beekman Street and Wolcott Avenue through the River Ridge and West End Lofts developments that could be utilized. In addition to these pathways, the Project also proposes to provide a pedestrian pathway between Beekman Street and Wolcott Avenue for direct access to the Project Site. Signage is proposed to be provided at the connection of the on-site path with Beekman Street to direct patrons to the Site. Exhibit No. 5 below provides a map of the existing and future pedestrian accommodations in the vicinity of the Project that would be anticipated to be utilized by Event attendees.

Bicycle racks are also proposed to be provided on the Site for any event attendees that may arrive via bicycle.

**Exhibit No. 5 – Existing & Proposed Pedestrian Pathways**




## Emergency Vehicle Access

In the event of an emergency at the Site during an on-site event, the on-site parking attendants will be directed to clear the site parking area and driveway of all pick-up/drop-off vehicles to ensure adequate access to the Site for emergency vehicles.

## Parking of Event Related Oversize Vehicles

Certain events may require the use of oversized vehicles to support the events. These could include buses, vans, or smaller trucks. If these oversized vehicles are required, arrangements would be made by the Applicant to provide an off-site parking location for these vehicles. In addition, if an oversize vehicle is required for unloading of event equipment arrangements will be made with the event organizers to ensure that these vehicles arrive to the site well before the start of the event for unloading of equipment in order to not interfere with anticipated drop-off of event attendees.

## Ongoing Monitoring and Coordination

This TPMP is meant to be a living document that can regularly be referred to and updated by the operators of the Project. This document provides the basis for managing and directing traffic and parking for the anticipated Events to be held at the facility. This document may be updated and modified based on the future needs of the Project and in coordination with the City of Beacon to best serve the Project and the City as traffic and parking conditions in the vicinity of the Project may change over time.

In order to ensure that the TPMP is achieving the goals set forth herein the Applicant agrees to conduct a monitoring of the event conditions within a 6 to 12-month period after initial occupancy of the event space. This monitoring will be utilized to incorporate further refinements to this plan at that time if determined to be necessary, which will be determined in consultation with the City of Beacon. This monitoring will be worked into the Project approvals with the City of Beacon.

Colliers Engineering & Design

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For a full listing of our office locations, please visit colliersengineering.com

1 877 627 3772

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*Infrastructure • Geotechnical/Environmental • Telecommunications • Utilities/Energy*

## Amanda Caputo

**From:** Arthur Camins <arthurcamins@gmail.com>
**Sent:** Monday, February 6, 2023 7:38 PM
**To:** Amanda Caputo; John Gunn
**Subject:** Please forward email to Planning Board

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Dear Planning Board Members,

I continue to be concerned about the impact of plans for the event and hotel facility at 1113 Walcott Avenue on safety, parking, and traffic on nearby local streets.

I live on Rombout Avenue between South and Walcott Avenues. As you know, it is a narrow quiet residential street very close to the proposed project. Parking on this street with its narrow sight lines, will cause a hazard, and disrupt the current family friendly character of the block. Without a practical way to prohibit parking on nearby Rombout Avenue, Beacon Street, and Academy Street, event goers will surely park there rather than in the proposed auxiliary lots other than the Tompkins Fire House lot. Do we, in fact, have assurance that this lot will be continuously available in the future?

Unless these concerns are addressed, I urge you to not approve this special use permit request.

Absent some assurances of event prices that will be affordable, it is not clear what the benefit is of this project for the majority of Beacon residents,

Please read this into the public record.

Thank you,
Arthur

--
Arthur H. Camins
Science Educator, Education Consultant, Writer
e: arthurcamins@gmail.com
url: http://www.arthurcamins.com/
twitter: @arthurcamins

**Amanda Caputo**

---

**From:** marilyn joseph <mrajoseph@earthlink.net>
**Sent:** Monday, January 9, 2023 10:37 AM
**To:** Amanda Caputo
**Subject:** Re-inventing a church

Hi Amanda,

I just received a copy of the noise report for the re-inventing the church property next to West End Lofts. I commend the Planning Board for organizing the studies. The requests that the developer has for hours of operation are just crazy. This is a residential neighborhood and the church is surround by residences that people actually live in. They want a venue without adequate parking now they want a rehearsal space that runs from morning to late night, 7 days a week. I have lived in Beacon since 10/2015 and now reside in WestEnd Lofts. We all are aware of the dramatic change in the culture due to the war cry of "Density " People live and work in the West End Lofts  buildings. Our resident population ranges from families with young children to elderly residences.

What is the impact not only on the logistics of running a venue but the quality of life of the residents in Beacon.?

Thank you.

*Marilyn*

LANC & TULLY
Engineering and Surveying, P.C.

February 9, 2023

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

RE: 1113 Wolcott Avenue
Tax No. 5954-26-651901
Special Use & Site Plan
City of Beacon

Dear Mr. Gunn:

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

- Correspondence dated January 31, 2023, from Cuddy & Feder.
- Response correspondence dated January 31, 2023, from Hudson Land Design.
- Response correspondence dated January 31, 2023, from Aryeh Sigel, Architect.
- Response correspondence dated January 31, 2023, from B. Laing Associates, sound consultant for the applicant.
- Response correspondence dated January 30, 2023, from Colliers Engineering and Design.
- Hotel Event Space/Café Management Plan, with the latest revision date of January 31, 2023, as prepared by Prophecy Theater.
- Traffic & Parking Management Plan, dated January 30, 2023, as prepared by Colliers Engineering & Design.
- Plan set titled "1113 Wolcott Avenue", with the latest revision date of January 31, 2023, with Sheets 1 through 8 of 15 as prepared by Aryeh Siegel, Architect, and Sheet 9 through 15 of 15 as prepared by Hudson Land Design. The plan set also includes Sheet WZTC-1 titled "Work Zone Traffic Control Plan for Prophecy Theater, LLC", dated November 18, 2022, as prepared by Colliers Engineering and Design.

The proposed project is located on Wolcott Avenue in the R1-40 Zone and Historic District & Landmark Overlay District (HDLO). The existing 2.28± acre parcel contains a church (Reformed Dutch Church of Fishkill Landing), parsonage building and a cemetery. The applicant is proposing to convert the church into a conference center with dining facilities, and to construct a 30-room hotel on the parcel, along with providing 33 on site spaces for parking as related to the hotel, with 4 of the spaces being ADA compliant.

Based on our review of the above documents we would like to offer the following comments:

General Comments:

1. The plan set should include the "Work Zone Traffic Control Plan for Prophecy Theater", as prepared by Colliers Engineering and Design, as was included in the last plan submission.

2. A stormwater maintenance and easement agreement shall be prepared and submitted for review by the Planning Board Attorney and City Engineer. ***Applicant notes that this will be submitted with a future submission.***

3. The "Project Parking Demand" table shown within Appendix "A" of the Supplemental Parking Analysis should be revised to reflect only 33 parking spaces available on site based upon the recent plans submitted. This would also revised the number of "Excess Parking Demand" on the same table.

Sheet 1 of 15 – Site Plan:

1. Note No. 5 shall be revised to reflect the café being closed with the attendance is greater than 100 attendees, as provided for in the submitted management plan.

2. A note shall be added to the plan stating that applicant/project shall comply with the final Traffic and Parking Management Plan, as prepared by Colliers Engineering & Design, with the date of the final plan.

3. There are a number of dimensions that appear very large on the plan, but do not have any dimension lines associated within them. The size of the dimensions should be adjusted, and dimension lines shown as to what the distance represents. It should be noted that this also occurs on Sheet 3.

Sheet 3 of 15 – Existing Conditions & Demolition Plan:

1. It is recommended that the plan be revised to show the hedge rows along the front of the property, along with reflecting the portions of the hedge rows to be removed for improved sight distance.

Sheet 12 of 15 – Site Construction Details:

***1.*** The overall required depth of the concrete piers for supporting the steel staircase should be verified with the City Building Inspector. ***Applicant notes that they will verify with the Building Department.*** This should be verified, and the detail adjusted accordingly.

This completes our review at this time. Further comments may be provided based on future submissions. 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.
Bruce Flower, 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: February 10, 2023
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the January 31, 2023 cover letter from Cuddy+Feder, January 31, 2023 response letters from Aryeh Siegel and Hudson Land Design, January 30, 2023 response letter and revised Traffic and Parking Management Plan from Collier Engineering, January 31, 2023 revised Hotel Event Space/Café Management Plan with Alternatives Analysis chart, January 31, 2023 Acoustical Supplemental Report by B. Laing Associates, and a January 31, 2023 15-sheet Special Permit set.

**Proposal**

The applicant is proposing to construct a 2½-story, 30-room hotel as an expansion to the existing parsonage and renovate the historic church as a conference center/event space and rear café. The 2.28-acre site is in the R1-40 zoning district, in the Historic District and Landmark Overlay (HDLO) zone, and within the Local Waterfront Revitalization Program (LWRP) boundary.

**Comments and Recommendations**

1. The Building Inspector has issued a determination that the reduced overall capacity qualifies for the 1964 parking exception in Section 223-26B, so no parking variance is required. Adequate parking is still a SEQR issue and a specific Special Permit condition under Sections 223-24.7D and 223-18B. The traffic and parking studies have been reviewed by the Planning Board's traffic consultant. However, of the parcels that continue to be listed for potential event parking leases, the church lot on Beacon Street has a previously approved site plan for multi-family parking on the lot. Details should be provided for the layout and long-term availability of this parking area.

2. The applicant has proposed new reductions in the number of annual events and event hours, but the Friday and Saturday concerts and weddings still may continue to 10 pm with a 45-minute dispersal time. The Special Permit condition in 223-18B(1)(a) requires that the location and size of the use and the nature, hours, and intensity of the operations will not conflict with the existing permitted uses on adjacent blocks. Since later-evening events have the potential to be the most disruptive for the adjacent residential uses, additional limitations on operating hours should be part of the Board's review during the SEQR and Special Permit process. It also should be noted that the varied hours, occupancy, and number of events will be extremely difficult for the City to monitor or enforce.

3. For the Acoustical Report, the Planning Board has requested an independent consultant review. Regarding the proposed acoustic fence, synthetic and plastic materials are not allowed in the HDLO, so the applicant should consider a version with wood or another recommended material.

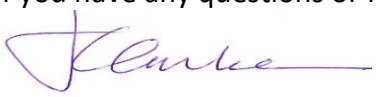
4. The proposed center lane striping pattern along Wolcott Avenue has two-way left turn arrows where there is no southbound left turn and the cross-striping remains in front of the exit drive on sheets 1, 2, and 4.

5. The Sheet 1, Zoning Summary Note 6 should be corrected from 130 occupants to 100.

6. Section 223-26 C(3) requires that three trees in the parking area must be specified as a minimum 3-inch caliper.

7. All exterior construction must meet the standards in Chapter 134, Historic Preservation, and will require a Certificate of Appropriateness. The Architectural Review Subcommittee has met twice on this proposal and has referred the final design back to the full Board. The Sheet 5 elevations should include height measurements, building materials, and colors.

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



John Clarke, Beacon Planning Consultant

c. Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

THE NOISE CONSULTANCY, LLC
309 VAN NESTE ROAD
FLEMINGTON, NEW JERSEY 08822

(908) 237-0298 noiseconsultancy@aol.com www.noiseconsultancy.com

December 13, 2022

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

Re: Acoustical Review of Application
Proposed Prophecy Theater and Hotel
1113 Wolcott Avenue
Beacon, NY

Dear Mr. Gunn,

We have received and reviewed the following new document:

> Re: Acoustical Supplemental Report – Prophecy Theater LLC – Proposed Event Space/Conference Center and Hotel, Beacon, NY, prepared by B. Laing Associates, dated January 31, 2023 (Laing Report).

The Laing Report is a supplemental filing to the Sound Level Report, prepared by Beacon AV Lab, 29 August 2022 (Beacon AV Report). It is also in response to our comments on the Beacon AV Lab report, dated December 8, 2022. Our response here is a supplement to those comments.

**Patron Voice Levels at River Ridge**

The Laing Report does not address the voices of patrons exiting the front door of the facility as a source of sound for the residences at River Ridge to the south. When an event ends, it is presumed that most patrons will leave via that exit. Many will be talking. While some may exit the building and immediately turn to the north to either wait for vehicle pickup between the venue and hotel, or to walk down through the cemetery to a parking to the west, others will walk the full length of the walkway from the front door to Walcott Avenue. Some will wait there for hired vehicles (e.g., Uber), some may sit on the venue's front steps waiting for the vehicle, and others will turn onto Walcott to walk to their cars. None of this was addressed.

The Laing Report notes in Section B) Patron Voices (pg. 4 of the unpaginated report) that the proposed drop-off and pick-up location is in the center of the site as specified in the Traffic and

Management Plan. If people are conversing in that location, the venue to the south and the hotel to the north will attenuate sound to River Ridge and the West End Lofts, respectively. However, it should be noted that hired vehicles may not adhere to this location, choosing instead the curb on Walcott Avenue, where the patrons will wait. Also, as there is only one lane for traffic on site, this may well represent a bottleneck for transit at the end of an event when there are many patrons leaving the venue, with some patron vehicles on-site pulling out of parking spots, the shuttle van using the one lane, patrons walking across the driveway from the venue to the hotel, etc. Thus, people could be milling around talking for some time. People do not disperse in an orderly and efficient manner.

It would be reasonable to evaluate the sound levels from 10 patron discussions occurring on the Walcott Avenue sidewalk as received across Walcott Avenue at the Academy Street residences.

The sound from patrons walking on the proposed pedestrian path through the cemetery, apparently as close as 70 feet from the western-most unit at River Ridge has not been evaluated.

**Patron Voices on the Proposed Deck**

Patron voices on the proposed deck are addressed in Section A) Proposed Deck (pg. 4). This section discusses the acoustical impacts of the new brick wall to be constructed on the south edge of the deck The modeling narrative in that section assumes that voices on the deck will be attenuated 28 dBA by the brick wall, referencing the transmission loss of the venue at the window. This is an incorrect application of acoustical principals. Transmission loss (TL) only applies to sound penetrating through a structural partition with no other path to the receptor (i.e., room-to-room inside a building, or inside-outside through it ). Insertion loss (IL) applies to outdoor barriers, where sound can flank over or around the barrier (e.g., highway sound wall). In practical application, insertion losses exceeding 5-10 dB are difficult to achieve.

In addition, the brick wall to the south of the deck has three openings of approximately 6' x 2' (to "match existing" church windows) which include "inset panels with metal trellis" (See appended detail, South Elevation, Special Use Permit Application– Site Plan, 6/29/21, Sheet 8/15). Small openings in a sound barrier significantly reduce its efficacy, large openings essentially negate it. The same comment applies to any assumption of sound attenuation afforded by the brick wall for the sound emissions of mechanical equipment placed under the deck [Section D) Mechanical Equipment, page 8]. A building of that size and additional heat load of 100 patrons may require substantial HVAC capacity. The potential receptors of these sound emissions, the western-most units at Rivers Edge, are the furthest from Wolcott Avenue, with correspondingly low ambient sound levels.

It would be helpful if the North Elevation (Sheet 8/15) showed the brick wall above the deck in order to corroborate that the western edge of the proposed brick wall extends beyond the western terminus of the deck. Sheet 6/15 seems to indicate that the wall will extend beyond the deck, but the South Elevation (Sheet 8/15) leaves this open to question. If the deck extends beyond the wall, there will be no sound attenuation at all for people talking at the railing.

The sound level for patron voices input to the acoustical models in the Laing Report is based upon "typical conversation" (pg 4). It is our experience that people leaving a venue with elevated sound levels often speak in elevated levels, including laughing.

**Modeling to the West End Lofts**

The Laing Report focus was on receptors to the north at West End Lofts. Acoustical modeling was conducted for a newly proposed sound wall on the northern property line between the site and the West End Lofts property. The narrative describes the barrier as being 6 feet in height (Section B Patron voices, page 4, and again at Section C, pg 6), but the modeling assumes a barrier height of 8 feet (Table B – Patron Voices, D - Vehicles). This is consequential. The data derived from this modeling is referred to throughout the narrative.

In addition, the modeling only addresses receptors at a height of 5.5 feet (human head, standing on the ground), three feet on the other side (to the north) of the wall. All the discussion is based on that assumption. The West End Lofts is a three story building with windows directly overlooking the site and proposed driveway. A sound barrier that does not break the line-of-sight between the source and receptor attenuates no sound. In fact, as vehicles drive east on the exit driveway, the façade of the hotel to the south may serve as a partially reflective surface for vehicular sound emissions redirecting them to the north ("canyon effect").

The proposed sound wall is not represented on a site plan, but its dimensions are discussed under section B) Patron Voices and footnote 5 on that page (page 4 ). The wall is proposed to run along the northern property line, only extending to the "front (easterly) façade of the proposed hotel". Thus, beyond that point there will be no noise barrier between the vehicular traffic on the exiting driveway and the West End Lofts.

The Laing Report states that "a single van will produce a 65 dBA sound…" (pg 6) based upon a modification of sound levels measured at 4 meters (13.1 feet, footnote 7, pg 6). The validity of the assumptions utilized to arrive at that level (footnote 7) aside (it is not worst-case scenario), what would those levels be at the southern façade of the West End Lofts if there is no sound barrier intervening between the source and receptor? A sound level of 65 dBA at 4 meters attenuates to 55 dBA at a distance of 40 feet. This level assumes one vehicle traversing the driveway at a time, which is unlikely at the end of an event.

For comparative purposes, page 14 of the Laing Report is the PM ambient data collected at the northern property line. The average sound level (LAeq) was 45.5 dBA, the level exceeded 1% of the time (LAF1) was 50.6 dBA (thus 99% of the time it was lower).

The ambient data is summarized in Table A (pg 3). It should be noted that the data reported for Location #1, referenced in the report narrative (e.g., pg. 3, pg. 7), was apparently conducted at the curb or sidewalk of Wolcott Avenue (Figure, page 10). No one resides that close to Wolcott Avenue.

On page 7, the Laing Report discusses sound levels from backup alarms. First, the source sound levels (87 dBA at 3-4 feet) are at the low end for such devices. Second, it is not appropriate to assume the insertion loss of the barrier for the upper floors. That said, if the backing up occurs between the venue and hotel, the hotel itself may serve as a barrier. It should be noted that the attenuation calculated in Table D for a source that is 5.5 feet from the barrier cannot be used for another source that is 128 feet from the barrier, as applied in the Report narrative.

**Mechanical Equipment**

The report stipulates that at the hotel "each HVAC location will be surrounded with a sound reducing fence of at least 4 feet high," [D) Mechanical Equipment, pg. 8]. The barrier should be at least 1' higher than the top of the HVAC unit and curbing.

**General comment**

The Laing Report presents narrative-only estimated sound levels from several sources (e.g., patron voices queuing for rides and those on the deck, vehicles, etc.) at various receptors. The narrative includes presumed source levels, and a number of modeling assumptions. It is unclear at times. While a narrative may be helpful, it should accompany clear calculations with all inputs, assumptions, and outputs labeled. As such, as an example, it may have been more clear that the narrated calculation below Table B on page 5 for the sound level at the barrier was incorrect [Source level (65 + 10 = 75 dBA) – distance attenuation (24 dBA) = 51 dBA, not the 41 dBA in the narrative].

The entire analysis has been conducted in the A-scale, which is appropriate to determine compliance with dBA-denominated regulatory standards. The A-scale, however, is not sensitive to low frequency bass. The audibility evaluations for the venue music should have been conducted either in the C-scale or through octave band analysis.

Our question from our December 8, 2022 filing remains unanswered regarding whether a subwoofer was used in the testing conducted by Beacon AV.

We reiterate the first paragraph in our response J) Acoustical Treatment of Windows (pg 6) regarding an air gap between the existing windows and any acoustical panel.

Ultimately, if complaints arise at night, the final regulatory compliance determination will be made by an enforcement investigator inside a dwelling evaluating whether the source is plainly audible.

Sincerely,



Eric M. Zwerling, M.S., INCE, ASA
President




# Elevation: Conference Center Building - South

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

# Special Use Permit Application

## Sheet 8 of 15 - Conference Center Elevations

esign

*Surveyor:*
**Robert Oswald**
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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

**1113 Wolcott Avenue**
Beacon, New York
Scale: $\frac{3}{32}$" = 1'-0"
April 29, 2021

97

February 13, 2023

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

RE: Site Plan, Traffic and Parking Study Review #11 for **Proposed 30-Room Hotel, Restaurant and Conference Center Redevelopment**, 1113 Wolcott Avenue, City of Beacon, Dutchess County, New York; CM Project No. 121-295

Dear Chairperson Gunn:

Creighton Manning Engineering, LLP (CM) reviewed the documents contained in the City of Beacon Planning Board Agenda Packet for the February 15, 2023 meeting. At this time, the applicant and their consultants have addressed all previous comments raised by our office. CM notes that the applicant has prepared a detailed traffic and parking management plan to mitigate impacts from the proposed development during large events. The plan includes a monitoring program that will evaluate the plans effectiveness within 6 to 12 months of the initial occupancy of the space. This monitoring program should capture a Type A and Type B event.

If you have any questions about the above comments, please do not hesitate to contact our office at (914) 800-9201.
Respectfully,
*Creighton Manning Engineering, LLP*

Frank A. Filiciotto, PE
Associate

Starke W. Hipp, PE
Project Engineer

N:\Projects\2021\121-295 Beacon - 2021 Traffic Reviews\Working\Correspondence\1113 Wolcott Avenue\1113 Wolcott Avenue_Rev 11.docx

## Amanda Caputo

**From:** Frank T. Pietrzak <ftpietrzak@me.com>
**Sent:** Monday, February 13, 2023 11:36 AM
**To:** Amanda Caputo
**Subject:** Opposition Letter RE: Prophecy Development

February 13, 2023

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

Dear Chairman Gunn and the City of Beacon Planning Board,

I am writing to share my opposition regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I have questions about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

The updated operating schedule will be challenging to keep track of and enforce. From the City of Beacon perspective:

1. Who will be responsible to 'count the operating days?'
2. Who will be responsible to monitor the operating hours and headcount?
3. Will a condition for approval include a rescission provision of the Certificate of Occupancy (CO) granting the municipality enforcement powers over terms of the agreement?

Unless the approval includes the ability to claw-back the CO in the event of violations, the approval would place an undue burden on local residents to deal with trespassing, reporting trespassing, parking, and noise infractions to the police on a regular basis. To what avail? What is our remedy?

The project's lack of owned parking and its reliance on public parking lots will result in event attendees parking in nearby residential streets and the private parking lots at West End Lofts, River Ridge View, and The View.

I'm also very concerned that there will be no hotel attendant from 1:30-7AM, which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc. How does that make sense for a hospitality facility? Guests left to fend for themselves?

I respectfully request that the Planning Board consider the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly and negatively affected.

Thank you for the careful consideration that you have given to this project application and which must ultimately be declined.

Kind regards,

Frank Pietrzak
30 Beekman Street, Unit 111
Beacon, NY 12508

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophesy Theater Proposal for 1113 Wolcott Ave.

This is at least my third letter and I'm baffled that the main issues of noise and parking have not been resolved by the developer. Is it they don't understand the concerns or that they don't care about our concerns? I live in West End Lofts and parking in our lot is often difficult to find a space. The overflow is the municipal parking lot on 9D near the firehouse. During presentations the developer acts like that municipal lot is empty. It is not, especially in the evening and from my understanding the lot will soon be reduced in size due to the expansion of the firehouse.

My suggestion regarding noise is to have the developer agree to specific hours and days for music performances/concerts and a maximum time that the music must conclude for example 10pm. There is no solution for the parking as the property at 1113 is woefully inadequate to handle the parking for the venue. I suggest the Prophesy Theater have a required valet parking where several people from their staff would park cars to local municipal lots. Required valet parking would ensure that none of its patrons park in the West End Loft parking on Liam Drive.

I applaud how congenial the committee has been as I know the presentations and revisions are frustrating as they evade answering the community's and the planning board's main concerns.

Thanks you for all you do.

Elise LaRocco
4 Liam Drive

WEST END LOFTS
2/10/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

I believe the updated operating schedule—which is both confusing and will be challenging to keep track of—will negatively impact neighboring residents who will be subject to late night noise, and disturbance from the event space, both from inside and from attendees leaving the property. It also places an undue burden on local residents to deal with trespassing and report both trespassing, parking, and noise infractions to the police on a regular basis.

In addition, I believe the project's lack of onsite parking and its reliance on public parking lots will result in event attendees parking in nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza and River Ridge View.

I am also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

Additional concerns include Prophecy Theater's event signage taking over the city, a realistic security plan, and issues raised by Beacon's independent noise consultant.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

<Name> Michelle N. Green
<Address> 4 Liam Dr
Beacon, NY 12508

# STEVEN JAFFE

8 River Ridge Ct., Beacon, NY 12508


RE: February 15,2023 Planning Board Meeting Prophecy Theater 1113 Wolcott Avenue

Dear Chairman Gunn and Planning Board Members:

Thank you for taking the time to read this letter and understanding my serious concerns about the development at 1113 Wolcott Avenue.

While the developer has in theory reduced the number of days on which there can be events, most all my previous concerns remain.

How is Event Defined?

Will Prophecy Theater have festivals with many sessions per day? Potentially, a *LOLLAPALOOZA* type event can have 4 two-hour sessions in a day. With a 180-person capacity, there could be **2,160** concert goers on any given weekend, every weekend of the year. This simply cannot be allowed; it would destroy the neighborhoods quality of life and is certainly not appropriate for a historic church on hallowed ground. Would anybody on the board want this type of event space next door to their home?

Accessory Use to A Hotel

It is abundantly clear that the hotel and café part of Prophecy Theater are simply pretexts to be able to have the Church as an event space. Would anybody really stay at a hotel that doesn't have proper staffing – not even having single a staff member on premise at night. The developer states there will be nobody on duty from 1:30 am to 7:00. This is a safety issue and potential disaster for both the guests and Beacon residents.
How serious can one be about having a quality café if it will be staffed by only 2- 4 people when there are 50 customers there?
I continue to take exception to the finding by the former building inspector that this *event venue* is indeed an accessory to a hotel. This certainly is not in the spirit of the Beacon building code:

*Permitted uses. If a site is to be used for a hotel, use of the site and any buildings or structures on the site shall be limited to usual hotel activities and accessory uses incidental to the operation of a hotel and of the same general character, provided that all such accessory uses shall be planned as an integral part and located on the same site with the hotel.*

Green Barrier between Prophecy Theater and River Ridge Views

The developer has indicated that there will be plantings between the two properties that will prevent trespassing onto the River Ridge property. On at least two occasions a Board Member has stated that there is bedrock in that location that may prevent plantings, the developer has yet to respond to this issue. This is a safety issue, a noise issue and an aesthetic issue.

Noise

B. Laing Associates solution to the many noise issues is to suggest that nearby residents close their windows. That is not a viable solution, and it shows the utter disregard that the developer has for his potential neighbors. To compare the one-off/occasional noise at the current adjacent parking lot or intermittent passing vehicles to 200 people arriving and departing at the same time is ridiculous. The same holds true to train noises. I look forward to seeing the response from The Noise Consultancy, which has been retained by the Planning Board.

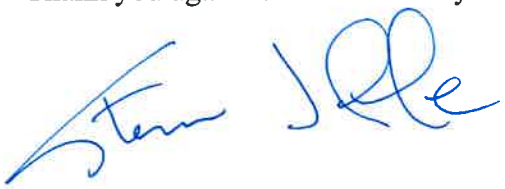
Community Safety

The developer has no mechanism for keeping concert/event/hotel/bar-café goers from trespassing on adjacent communities' property, many of us already have trespassing issues. I can only imagine what the level of trespassing will be when over 200 attendees are entering or departing the event venue. The onus will be on residents to call police, call tow trucks and deal with the attendees. This is not only dangerous for the 400 nearby residents, but is blatantly unfair

Square Peg in a Round Hole

For 18 months the residents near the church have been voicing their concerns and while the developer gives lip service to some of these concern most all the concerns still exist. Traffic, parking, trespassing, noise are still serious issues. As has been said before, the Prophecy Theater may be a good idea, but they are trying to put it in the wrong place. Please do not approve moving ahead with the Prophecy Theater project.

Thank you again for all the work you do for the City of Beacon,



Steve Jaffe

For Beacon City Planning Board Meeting
Revised and updated for February 15, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

This letter is written to you on behalf of the River Ridge Views Residents and Board of Directors. We are a community of townhomes adjacent to Applicant's location.

We have updated our letter from December to reflect the changes the Applicant has proposed in his February submission. Our changes are in red throughout.
**We are requesting in the meeting today that you issue a SEQRA Positive Declaration which will require the Planning Board to find, based on the clear evidence in the record, that there may be one or more significant adverse environmental impacts resulting from the Prophecy Theater, LLC application.**

Sincerely,

| Betty Wall,<br>Board President | Jenko Kent,<br>Board Member | Toby Hicks,<br>Board Member |
|---|---|---|
|  |  |  |
| 8 River Ridge Court | 15 River Ridge Court | 7 River Ridge Court |
| Feb 13, 2023 | Feb 13, 2023 | Feb 13, 2023 |

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## Sections of this letter on the following pages:


- Recall: Background
- The Planning Board should be aware that a 18+ month development process is already negatively impacting the Beacon community
- Evaluation factors for the Planning Board's issuance of a Positive Declaration
- Re: #1 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #2 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #3 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #4 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #5 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #6 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #7 - Application deficiencies of Section 223-24.7 of the City Zoning Code
- Re: #8 - Application deficiencies of Section 223-24.7 of the City Zoning Code
- Re: #9 - Application deficiencies of Section 223-24.7 of the City Zoning Code
- Re: #10 - Application deficiencies of Section 223-24.7 of the City Zoning Code
- Appendix: Intensity comparison of Prophecy proposal

## Recall: Background

Over the past 18+ months  we have all been inundated with varied proposals from the Applicant ("Prophecy Theater, LLC", "Applicant", or "Gavin"). The proposals have included thousands of pages, third party studies, and constantly shifting details – perhaps purposefully kept vague to avoid the Planning Board's diligent scrutiny and necessary disapproval.

Despite these many proposals, pages, and revisions, the Planning Board has not allowed the Applicant to progress quickly because, to put it bluntly, Prophecy Theater, LLC is a bad plan which is not in line with Beacon's code and is not supported by the overwhelming majority of the community's residents (i.e. those who live closest to it and will be most significantly impacted).

This has been a "Groundhog Day" situation where every meeting has been negative for Applicant – based on Applicant's inability to proceed beyond the Planning Board – and in every meeting a substantially similarly unacceptable proposal has been submitted for review. This constant reliving and reviewing of the same fundamentally bad plan has never resolved community concerns or brought the project up to SEQRA compliance.

## An 18+ month development process is already negatively impacting the Beacon community

We can tell you right now that similar to how Gavin's various consultants have put hours of work into studies and documents, the local Beacon community has put time into reviewing, discussing, and opposing the same plan. The Planning Board has observed some of these activities directly, but to make them clear we have put them in writing for you below.

The community has put effort including, but not limited to the activities below:

- Communicating the ProphecyTheater, LLC proposals to local residents (220+ hours)
- Collecting residents' input through discussions, surveys, emails, social media (320+ hours)
- Collecting over 350 resident signatures of opposition to the proposals (100+ hours)
- Cumulative community attendance at Planning Board meetings (100+ hours)
- Discussions, meetings, written submission and 100+ opposition letter preparation prior to Planning Board meetings (250+ hours)
- Meetings or communications with Applicant (<10 hours) **

Given the above local resident and community effort to oppose this particular Application, it is odd that so little investment of time or effort has been made by Applicant to discuss and liaise with their presumed future neighbors. *This is indicative that Applicant knows their proposal is clearly irreconcilable with the local neighbors' right to quiet enjoyment of their property.*

We do not envy the position of the Planning Board, to be reviewing Applicant's clearly weak and ill-fitted proposal. However, just as this Applicant must be exhausting for the Planning Board to see how this project's round peg might fit into a square hole, this is also exhausting for the local community to read, review, and respond to iterations of poorly prepared plans.

*** We do acknowledge that the Applicant has reached out by email at various points, however this outreach seems to be disingenuous because:*
*A) Applicant's proposal is so far from the mark as a starting point that it is unworkable to discuss a compromise, and*
*B) Last time we took Applicant up on a meeting, the result was that Applicant touted that meeting as evidence of extensive community outreach and misrepresented our level of opposition to the project.*
*C) Applicant sent us his February submission on 2/2/23 after already submitting it to the Planning Board on 2/1/23. If he genuinely wanted our input, he would have sent it to us prior to submission.*

## Evaluation factors for the Planning Board's issuance of a Positive Declaration

As we all know, should the Planning Board find deficiencies in any of the below ten items, the Planning Board is required to issue a Positive Declaration.

First, the Applicant must meet the general special permit standards set forth in Section 223-18 of the City Zoning Code:

1) The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will not conflict with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.
2) The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.
3) Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic in Article IV than would be the operations of any permitted use, not requiring a special permit. We did not receive the noise analysis from The Noise Consultancy prior to submitting this letter in December. The concerns that were raised by this independent company were even worse than we anticipated and way too long to list here. We do not believe that the Applicant's current noise consultant has sufficiently addressed those concerns and we are anxiously waiting to see The Noise Consultancy's February response.
4) Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, the entrance and exit drives shall be laid out so as to achieve maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.
5) Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.

6) The use will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program.

And second, the Applicant also must also meet the specific special permit standards for the particular special permit use they are seeking, as set forth at Section 223-24.7 of the City Zoning Code:

7) Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.
8) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.
9) The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.
10) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

## Re: #1 above - Application deficiencies of Section 223-18 of the City Zoning Code

Upon full review and evaluation by any reasonable person, the cumulative deficiencies itemized below will clearly impede the existing permitted uses on adjacent blocks and residents' quiet enjoyment of the already existing nearby homes.

<u>Use nature, hours, intensity</u>

- The applicant's description of the number of people on the property at any given time has not been clearly described in the Proposal.
    - In the prior iteration of the proposal, when you actually lay out the numbers and do the math, the use intensity of the property was **700%+ more "intense" than either of Gavin's local comparables [Elks Club and St. Rocco's] and 2,000%+ more intense than the existing church and rectory building use.**
    - **The current proposal has only reduced this very slightly to 500%+ more intense than comparables and 1,500%+ more intense than the current use of the property**
- **What is the definition of an event? Is it 1 event that can start early in the morning (for instance a music festival) and go until 9 or 10pm with the same attendees or could different attendees be coming and going every few hours which would make traffic/parking/trespassing even worse?**
- The Applicant's most recent proposal being reviewed today includes events from 8am-10pm (9pm Sunday) 160 times per year
- Applicant's proposal allows for more than 265 people on the property every day the event venue is in operation - 160 days per year

- The reduction in maximum “event capacity” is canceled out by the operation of the cafe during smaller events.

| Proposal (2023-02-13) | | | | | |
|---|---|---|---|---|---|
| *# people* | **Hotel** | **Cafe** | **Event Max Capacity** | **Staff/talent** | **Total** |
| **Type A** *Fri, Sat, Sun, Holidays, Holiday Eves* | 60+ | 0 ** | 180 | 25 | **265+** |
| **Type B** *Thu, Fri, Sat, Sun, Holidays, Holiday Eves* | 60+ | 50 | 130 | 15 | **260+** |

** Applicant's text reads *"the café may be open to the public if event capacity is less than 100 and/or serve as a concession space for attendees depending on the nature of the event."* So it is not 100% clear that the cafe will not operate during large events

- Critically with the above proposal… who is going to be monitoring their events – both with respect to number of events and number of people at event? Given the new event plan, it will be impossible to know if the Applicant is adhering to the restrictions. Neighbors don’t want to have the burden of watching for compliance, and the Applicant is incentivised to exceed this threshold all the time
- While Applicant has claimed at varying points that “the Church has 98 pews to seat 400 people,” this is not how the Church has been used, and certainly not 365 days/year.
    - From public observation of the location, and discussions with congregation members and individuals who previously grew up and lived in the rectory building:
        - Over the decades, this has been a quiet neighborhood structure where the maximum attending congregation size may exceed 50 people at a service only a handful of times per year
        - A “large” crowd at the church would be up to 75 people gathered at the church, and these larger gatherings would have been severely restricted and infrequent – a wedding, baptism, or sporadic celebratory service on an important religious day
        - None of these events were focused on music, late evenings, or drinking alcohol beyond the sacrament amount
- Zero residents of adjacent properties have said that they are not concerned of spillover trespassers who visited Prophecy Theater, LLC and then perhaps decide to frequent private yards and common areas of adjacent residences.

<u>Quantitative comparison of Applicant’s proposed intensity</u>

The discussion of “intensity” sometimes becomes vague and qualitative verbally. A quantitative comparison of intensity for Gavin’s proposal is below.

Intensity for the building is a direct result of variables which are being discussed and specified in the proposal:

- Number of days the property is used per year
- Number of people who will be on the property
- Number of hours those people are on the property

Multiplying these numbers together gives us a comparable measure of the intensity of the Prophecy Theater proposal.

| | | | Intensity comparison | | | |
|---|---|---|---|---|---|---|
| **Property** | ***FYI: Entity type*** | **Event type** | **Number of people per gathering** | **Gathering frequency per year** | **Comparable intensity** | **Comments** |
| **Goodwill Church / Reformed Church (Pre-Prophecy)** | *Non-profit* | Weekly congregations:<br>Larger events: | **< 50**<br>**< 75** | **52** (1x/week)<br>**12** | Less than **3,500** | Source: Discussions with congregation members and prior residents of the Rectory Building on the property. Neighborhood observation of structure |
| **Prophecy Proposal (2022-12-13)** | *For-profit* | Daily A/B/C events | **200 +**<br>A single minumum number used for simplicity. No events have less than 200 people on site between Hotel/Cafe/Event/Staff | **365** | **More than 73,000** | Source: Gavin's proposal 2022-12-13 |
| **Prophecy Proposal (2023-02-13)** | *For-profit* | A/B event days<br>&<br>Non-event days<br>(Cafe & Hotel only) | **260 +**<br>Number of people increased due to cutting out the smaller "C" events<br>**100+** | **160**<br><br>**205** | 41,600<br>+<br>20,500<br>=<br>**More than 62,100** | Source: Gavin's proposal 2023-02-13 |
| **Elk Club** | *Non-profit* | Large events:<br>Small events: | **100-300**<br>**< 50** | **10** x/year<br>**~100**x | Less than **8,000** | Property was cited as the desired comparable by Gavin in Dec 9th Highlands Current Article "Booming Beacon" Notably this property has a huge lot and expansive lawn Source: Neighborhood observation of structure and conversations with members |
| **St.Rocco's Society** | *Non-profit* | Large events:<br>Small events: | **125**<br>**<50** | **40** x/year<br>**~100**x | Less than **10,000** | Property was cited as the desired comparable by Gavin in Dec 9th Highlands Current Article "Booming Beacon" Society has ~300 dues paying members. Property has two event rooms: 1 for 125 people, and one for 50 people which can be booked seperately. But capacity of the building is such that the rooms cannot be booked for the same time.<br>Source: Neighborhood observation of structure and conversations with members |

*(Larger chart image included copied in appendix)*

Based on comparing the intensity of these venues:

- **The current Prophecy Theater proposal is 500%+ more "intense" than either of Gavin's local comparables and 1,500%+ more intense than the existing church and rectory building use**
- The high intensity of the proposal may be due to Gavin's need to return profit to shareholders, which none of the comparables needed to do
- Similarly, the comparables may partially be less intense because of their membership dues and/or donation revenues which is only available to non-profits and is a revenue stream that can offset having a lower intensity use of the structure/location.

<u>Parking</u>

- This is and has been a clear unresolvable deficiency of Applicant's plan since Day 1.
- The number of on-site parking spots is clearly insufficient for the number of guests, attendees, and staff at the venue.
- There are insufficient suitable nearby other parking lots which have given written use and perpetual access rights to Applicant.
    - e.g. (and only one of many examples) the Tompkins parking lot is often used by Artist Lofts residents
- *Even if* all lots were willing to cede their use to Applicant, is it really fair to assume that all the parking lots within 1/4 mile of the location to have one business dominate the lots 365 days per year 8am-11pm? Are there no other current or future businesses or civic services in Beacon which will be allowed to use these lots?
- Insufficient parking in lots will result in congestion parking on all side streets off of Wolcott/9D which will further constrict traffic flow.

Traffic flow

- Applicant's traffic suitability study data collection was conducted during a point of COVID which draws an inappropriate conclusion of traffic being suitable.
- A mistake with respect to parking and traffic for this location is critical to Beacon because 9D congestion may impede public and Beacon civil servant access to essential services and activities at City Hall.

Signage

- Applicant has proposed extensive signage to be placed all over town notifying drivers and pedestrians of acceptable parking and traffic flow.
- These should not be permanent or temporary signs on other peoples' property - if Applicant is asking permission to put a sign on our property to prevent Applicant's employees/ vendors/ customers/etc trespassing or misusing others' private property that seems to be a very twisted way of resolving the problem that their property does not have parking. Essentially, "My property does not have the parking spots I want, I am requesting to modify all the other properties in Beacon to fix my problem."
- This is a complicated and complex daily plan which is highly likely to fail. There are no comparable venues in Beacon which have such a complex plan because it will not work reliably and has many potential failure points which would impact the community.
- What happens when:
    - Applicant's employees forgets to put the signs up?
    - Forgets to take the signs down?
    - For the last few months, orange traffic cones have been all over the church parking lot 24/7 as opposed to during church services. They are an eyesore and if they are not being taken away now, why would we have confidence they will be properly removed in the future?
    - The sign confuses attendees of any other venue having an event in Beacon?
    - Doesn't match the signs to the A/B/C event types which vary by day?
    - Doesn't coordinate with any other business or lot user with demanding needs and takes parking spots which Applicant should not have?
    - Will the Applicant compensate the Police and Fire Department personnel who are summoned all over town to resolve complex traffic and parking guidance issues?

## Re: #2 above - Application deficiencies of Section 223-18 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

## Re: #3 above - Application deficiencies of Section 223-18 of the City Zoning Code

Noise from operations in connection to the special use requested is objectionable to nearby properties

- Non-hotel event noise would be generated in five ways:
    - 1) The actual musical, theatrical or other event inside the Church
    - 2) Any actual musical, theatrical or other event outside the Church
    - 3) Attendee and guest groupings before, during, and after the event
    - 4) Set up and removal of event equipment and supporting hardware and activities – *which may occur outside the requested operating hours*
    - 5) Increased car / shuttle / truck traffic on Wolcott / 9D
- The Church is located in a quiet area of town. 100% of adjacent properties are quiet residential properties. Now just imagine if noise complaints were being called in every single night due to our babies being unable to sleep because of various audible noises. Similar to Applicant's request to install signs all over town, it does not seem fair to allow these self-evaluated deficiencies to then burden residents who will have to constantly call in noise complaints.

## Re: #4 above - Application deficiencies of Section 223-18 of the City Zoning Code

Refer to Parking and Traffic comments in #1 above. The issues are comingled and indicate adverse impacts in both evaluation factors.

## Re: #5 above - Application deficiencies of Section 223-18 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

## Re: #6 above - Application deficiencies of Section 223-18 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

## Re: #7 above - Application deficiencies of Section 223-24.7 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

The only comment which we desire to voice once again is that there may be significant lead and other remediation material present in both of these old buildings which can not be spread into the air in this residential area during a renovation.

## Re: #8 above - Application deficiencies of Section 223-24.7 of the City Zoning Code

The Planning Board has heard and will continue to hear residents' deep concerns regarding Applicant's ability to adequately buffer requested special activities from any surrounding residential homes. Especially with respect to:

- Noise generated by the special activities - refer to #3 above
- Trespassers from significantly higher non-resident pedestrian traffic
- Insufficient parking - refer to #1 above
- The issues are comingled and indicate adverse impacts in multiple evaluation factors.

## Re: #9 above - Application deficiencies of Section 223-24.7 of the City Zoning Code

Refer to Parking and Traffic comments in #1 above. The issues are comingled and indicate adverse impacts in both evaluation factors.

## Re: #10 above - Application deficiencies of Section 223-24.7 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

# Appendix: Intensity comparison of Prophecy proposal

| | | | Intensity comparison | | | |
|---|---|---|---|---|---|---|
| **Property** | ***FYI: Entity type*** | **Event type** | **Number of people per gathering** | **Gathering frequency per year** | **Comparable intensity** | **Comments** |
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RIVER RIDGE VIEWS
2/10/23

Dear Chairman Gunn and the City of Beacon Planning Board,
**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my continued concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

I believe the updated operating schedule—which is confusing (who will keep track of the number and size of events aside from the developer?) —will negatively impact neighboring residents who will be subject to late night noise, and disturbance from the event space, both from inside and from attendees arriving and leaving the property. It also places an undue burden on residents to deal with trespassing and report both trespassing, parking, and noise infractions to the police on a regular basis. Even with the reduction in attendees over the past 18 months, we are still looking at the potential of 200+ people (hotel + event space) so we just want to make sure this doesn't become an ongoing problem for the community.

In addition, I believe the project's lack of on-site parking and its reliance on public parking lots will result in event attendees parking on nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View. These communities have no way to monitor or prevent that from happening.

I am also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

Additional concerns include Prophecy's event signage taking over the city streets, the need for a realistic security plan, significant issues raised by the independent noise consultant, an appropriate barrier between the Prophecy and RRV (will bedrock prevent a sufficient barrier being created to protect RRV residents from noise and trespassing on the North side?), are there toxic substances in the church/parsonage and if so, how they will be remediated?

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.
Thank you for the careful consideration that you have given to this project.

Jordan Comito
18 River Ridge Ct. Beacon NY 12508

## Amanda Caputo

**From:** bcolish@aol.com
**Sent:** Monday, February 13, 2023 6:30 PM
**To:** Amanda Caputo
**Cc:** mbjoyce@aol.com
**Subject:** Prophecy Theater proposal for the development of 1113 Wolcott Avenue

Dear Chairman Gunn and the City of Beacon Planning Board.

We are writing to oppose the proposed development of a hotel/bar/restaurant/cafe/event space for the Dutch Reformed Church, graveyard and parsonage at 1113 Wolcott Avenue.

As residents of West End Lofts, we are very concerned about the late night noise and disturbances from the event space, hotel and cafe. We will be most affected by noise since our corner apartment window faces the site. The proposed development will bring crowds talking in the parking lot and sitting on the public steps at night disturbing our sleep. The lack of onsite parking will lead to attendees using our private parking lot, so we, as residents of the building, will be left without parking.

We are older residents who should be considered in your decision. We moved to this quiet Beacon neighborhood to be away from traffic, horns and noise. This proposed event space will be very upsetting to our peaceful surroundings. Plus, we'll miss the church bells every Sunday morning at 10AM.

We believe the Prophecy Theater should reconsider its location and open in a commercial, not a residential neighborhood.

Sincerely,
Bernadine Colish
Michael Joyce

4 Liam Drive
Apt. 402
Beacon, NY 12508

2/15/23
Re: The Prophecy 1113 Wolcott Avenue

Dear Chairman Gunn and Members of the Beacon Planning Board,

First, I would like to thank the Planning Board for their continued review of this project and my many neighbors at River Ridge and beyond, who have diligently followed this project, attended PB meetings, written letters, signed petitions and watched the proposals morph for the past 18 months.

It is important that at the end of this process, that whatever gets approved for 1113 Wolcott Ave., will not only work for the developer, but it must also work for the **400+ residents** who live in the immediate vicinity**. It still does not.**

We were finally told at the last PB meeting that before he left, Dave Buckley approved the church as an accessory to the hotel. I still don't believe that the use that is being proposed, is in keeping with the spirit of the Beacon code. The event space is clearly the focus of this project, and the hotel is a means to that end.

**Question: Is there a way for that decision to be appealed by residents?**

Although the current proposal has reduced the number of days and hours of operation, there are still numerous concerns that do not go away with a change of event schedule.

**Impossible Enforcement of Restrictions:**
The new event management plan is so complicated that nobody will be able to keep track of it and know if it is being adhered to. I have read it 3 times and I can't remember all the variables. Perhaps that is the point?

**Question: What is the definition of an event? Can it be a music festival running from early morning until 9:00 or 10:00pm? Can he sell tickets at different time slots, so people are coming and going all day? If he does that he could potentially adhere to the hours of operation and max capacity yet have thousands of attendees on a weekend.**

**Noise**
The analysis from the Noise Consultancy that was submitted in December, but which was not addressed in the December Planning Board meeting due to timing, was extremely concerning and I do not believe that B. Laing has sufficiently responded to many of those concerns. And frankly I don't think they can be resolved. They are too numerous to list here but some examples appear in the joint letter submitted from The View, River Ridge and Hammond Plaza and we are hoping that the Noise Consultancy will provide a detailed response before the February 15th meeting.

We have residents at River Ridge who live literally 50 feet away from the church, and 130--180 people gathering to enter and exit an event at the same time will most certainly create a noise disturbance. And to "only" have that happen 4 times per week is not an acceptable solution. Imagine 130--180 people gathering on your neighbor's property 160 times a year, not counting guests at the hotel, which could be another 60+ people. And closing our windows is also not an acceptable solution for residents.

**Parking**
If The Prophecy had enough on-site parking to accommodate vehicles for the hotel/bar/café/event venue/staff, then people leaving at 9 or 10 pm might be less of an issue because they wouldn't be wandering by or gathering on neighbors' property. Despite a 1964 parking exception loophole that should be changed, the inadequate onsite parking at 1113 Wolcott leads to my next and greatest concern which is the disbursement of crowds, trespassing and safety.

**People Trespassing**
The current plan to encourage people to leave the Prophecy premises within a 45-minute window after an event ends, is not going to be sufficient. Even if the limited number of staff can do that, they have absolutely no control over the attendees once the attendee steps off the Prophecy premises. As one of the PB members has pointed out, people don't want to go home after they have been at an event. They want to gather, discuss, and enjoy the night out. The open nature of River Ridge and West End Lofts make them perfect gathering places, as does the area behind Hammond Plaza, the stairway near The View and the various parking lots on residential streets. I don't want to be asking groups of people to leave our premises, risk getting into confrontations with inebriated people or constantly calling the police -- and that is certainly going to happen. This is an undue burden and potentially a safety issue for residents to have to deal with and it is one of the main reasons that **this event space is not appropriate for this residential area.**

**Question: How will the developer keep his customers off neighboring properties?**

**Cars Trespassing**
The same concern that I have about people trespassing applies to cars. We have 8 guest spots and 4 spots for residents who don't have garages. As I mentioned above, I don't want to be monitoring those spots and getting into confrontations with people or calling the police or towing services. I can also imagine large numbers of cars turning into our development by accident or to make a u-turn to get out of the traffic jams that are going to be developing on 9D when people are being dropped off.

**Question: How will the developer keep cars from coming into neighboring developments?**

**Unsafe Hotel Staffing**
It is incomprehensible that the Prophecy would propose running a 30-room hotel and not have at least 1 person on staff 24/7. Every night we are potentially going to have 60+ strangers next

door with no management there? What happens if there is a fire, a fight or someone simply gets locked out of their room or the hotel? Totally unacceptable. This was brought up to the developer at many PB meetings and has been ignored.

**Barrier Between Church and River Ridge**
The developer of River Ridge has confirmed that there is bedrock between the church and River Ridge which prevented him from doing more planting. A Planning Board member has raised this concern multiple times and it has not been answered. There needs to be a barrier that will protect the residents on our North side from people and noise

The developer reached out to me on February 2nd to see if I had any questions, to let me know that my neighbors at River Ridge should be happy with this new proposal based on a survey that we conducted at the very beginning of this process when we had few details, hadn't seen independent noise reports, and really had no real idea of what we would be dealing with in the months that followed. If he genuinely wanted our input and to hear our concerns and answer questions, he would have shared this latest proposal with us prior to submitting it to the Planning Board on February 1st. I reached out to all my River Ridge neighbors in the past week and 100% of them want us to continue to raise our concerns to the Planning Board.

It is incumbent on the developer to present a proposal that addresses the concerns of the Planning Board, it's consultant's and the residents who are most impacted. The concerns are more than an inconvenience, they are serious safety and quality of life issues. After a year and a half of proposals, it is time for the PB to make a positive declaration.

Thank you for listening and for all the work that you do, and I hope you will make sure that my neighbors and I can continue to maintain the quiet and safe enjoyment of our homes.

Betty Wall
8 River Ridge Court
Beacon, NY 12508

RIVER RIDGE VIEWS
2/10/23

Dear Chairman Gunn and the City of Beacon Planning Board,
**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my continued concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

I believe the updated operating schedule—which is confusing (who will keep track of the number and size of events aside from the developer?) —will negatively impact neighboring residents who will be subject to late night noise, and disturbance from the event space, both from inside and from attendees arriving and leaving the property. It also places an undue burden on residents to deal with trespassing and report both trespassing, parking, and noise infractions to the police on a regular basis. Even with the reduction in attendees over the past 18 months, we are still looking at the potential of 200+ people (hotel + event space) so we just want to make sure this doesn't become an ongoing problem for the community.

In addition, I believe the project's lack of on-site parking and its reliance on public parking lots will result in event attendees parking on nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View. These communities have no way to monitor or prevent that from happening.

I am also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

Additional concerns include Prophecy's event signage taking over the city streets, the need for a realistic security plan, significant issues raised by the independent noise consultant, an appropriate barrier between the Prophecy and RRV (will bedrock prevent a sufficient barrier being created to protect RRV residents from noise and trespassing on the North side?), are there toxic substances in the church/parsonage and if so, how they will be remediated?

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Jennifer Granozio
3 River Ridge Court
Beacon, NY 12508

RIVER RIDGE VIEWS
2/10/23

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I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Matthew Glass
3 River Ridge Court
Beacon, NY 12508

RIVER RIDGE VIEWS
2/10/23

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I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

5 River Ridge Ct
Mark Rivlin

RIVER RIDGE VIEWS
2/10/23

Dear Chairman Gunn and the City of Beacon Planning Board,
**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

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In addition, I believe the project's lack of on-site parking and its reliance on public parking lots will result in event attendees parking on nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View. These communities have no way to monitor or prevent that from happening.

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I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Madeleine and Elliott Shriftman
6 River Ridge Court
Beacon, NY 12508



RIVER RIDGE VIEWS
2/10/23

Dear Chairman Gunn and the City of Beacon Planning Board,
**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

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In addition, I believe the project's lack of on-site parking and its reliance on public parking lots will result in event attendees parking on nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View. These communities have no way to monitor or prevent that from happening.

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I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

<Name><Address> Nicole Book
10 River R. Gr. Ct
Beacon NY 12508

RIVER RIDGE VIEWS
2/10/23

Dear Chairman Gunn and the City of Beacon Planning Board,
**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

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In addition, I believe the project's lack of on-site parking and its reliance on public parking lots will result in event attendees parking on nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View. These communities have no way to monitor or prevent that from happening.

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I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kimberly S Rodriguez

Kimberly Rodriguez
12 River Ridge Ct, Beacon

# RIVER RIDGE VIEWS
2/10/23

Dear Chairman Gunn and the City of Beacon Planning Board,
**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my continued concerns with you regarding the proposed development of a hotel/ bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

I believe the updated operating schedule—which is confusing (who will keep track of the number and size of events aside from the developer?) —will negatively impact neighboring residents who will be subject to late night noise, and disturbance from the event space, both from inside and from attendees arriving and leaving the property. It also places an undue burden on residents to deal with trespassing and report both trespassing, parking, and noise infractions to the police on a regular basis. Even with the reduction in attendees over the past 18 months, we are still looking at the potential of 200+ people (hotel + event space) so we just want to make sure this doesn't become an ongoing problem for the community.

In addition, I believe the project's lack of on-site parking and its reliance on public parking lots will result in event attendees parking on nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View. These communities have no way to monitor or prevent that from happening.

I am also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

Additional concerns include Prophecy's event signage taking over the city streets, the need for a realistic security plan, significant issues raised by the independent noise consultant, an appropriate barrier between the Prophecy and RRV (will bedrock prevent a sufficient barrier being created to protect RRV residents from noise and trespassing on the North side?), are there toxic substances in the church/ parsonage and if so, how they will be remediated?

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Feretta Odum and Rashida White
13 River Ridge Ct
Beacon, NY 12508

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**
**Date: February 9, 2023**

Dear Chairman Gunn and the City of Beacon Planning Board:

We are writing to share our continued concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

We are deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023. With this umpteenth version of the proposal, it continues to be a round peg in a square hole. It is not an appropriate business to operate in this location.

We believe the updated and confusing operating schedule will negatively impact neighboring residents. It places an undue burden on residents to deal with trespassing and report both trespassing, parking, and noise infractions to the police on a regular basis. Even with the reduction in attendees over the past 18 months, there is still the potential of 200+ people (hotel + event space). All of this will become an ongoing problem for those that live adjacent.

In addition, we believe the project's lack of on-site parking and its reliance on public parking will result in event attendees parking on nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View. These communities have no way to monitor or prevent that from happening.

We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency/crime.

Additional concerns include Prophecy's event signage taking over the city streets, the need for a realistic security plan, significant issues raised by the independent noise consultant, an appropriate barrier between the Prophecy and RRV (will bedrock prevent a sufficient barrier being created to protect RRV residents from noise and trespassing on the North side?), are there toxic substances in the church/ parsonage and if so, how they will be remediated? This list is far from exhaustive.

We respectfully request that the Planning Board consider the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for your careful consideration.

Mae Skidmore and Marilou Carlin
16 River Ridge Ct
Beacon NY 12508

Karoline Nowillo
14 River Ridge Court
Beacon, NY 12508

2/13/23

Dear Chairman Gunn and the City of Beacon Planning Board,
**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my continued concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

I believe the updated operating schedule—which is confusing (who will keep track of the number and size of events aside from the developer?) —will negatively impact neighboring residents who will be subject to early morning/ late night noise, and disturbance from the event space, both from inside and from attendees arriving and leaving the property.

The latest submission appears to have cafe/event operating times of:
Monday 7 a - 9 p → cafe
Tuesday 7 a - 9 p → cafe
Wednesday 7 a - 9 p → cafe
Thursday 7 a - 9 p +45 min → cafe + event(s)
Friday 7 a - 10 p + 45 min → +/- cafe + event(s)
Saturday 7 a - 10 p + 45 min → +/-cafe + event(s)
Sunday 7 a - 9 p + 45 min → +/-cafe + event(s)

This is in addition to hotel operating times of 24 hours per day/ 7 days per week/ 365 days per year with NO onsite staff between 1:30 am and 7 am.

Is this correct?

Thursday is still a work night for me, and any others who work on Fridays. Why is Thursday acceptable to be included in the expanded hours of "event" operation? This is clearly a work and school week night for many neighbors and families with children who attend school Monday to Friday. As a doctor, living steps away from the proposed event space, I am actually still working on the weekends and am on call for my patients and the ER at our local hospitals 24 hrs a day, 7 days a week. Any noise disruptions would be very detrimental to my work schedule.

And what is the proposed definition of an "event"? How many event/events per day will occur? Will there be 1 event allowed in one day? Will there be an "event" every hour? Will there be hourly timed tickets for an "event" allowing potentially 130 event max guests x 14 hrs of operation = 1820 guests + staff on a Thursday or Sunday or weekend holiday eve? 180 x 15 = 2700 guests + staff on a Friday or Saturday or weekend holiday? What will the limit be on this? There was heavy focus on the end time of the "event"? But not on the definition of an event or an event max per day. I think this is important to address NOW.

The opening time appears to be 7 am for event days for 160 event days a year. In another submission, the proposal is for staff to be available 30 to 45 min prior to the event to help with traffic flow, etc. So this will potentially start at 6:15 am? And they will be available for 45 min past the event to aid in "peaceful disbursement". How will they guarantee that all guests will be off the property in that time? And what if there is a security concern after those 45min? Still, they are not responsible to make sure there is no trespassing to neighboring properties. That burden will fall on property owners such as myself.

If the "event" starts at 7 am, will trucks be unloading etc at 6:15 am Thursday through Sunday and holidays and holiday eves? In another proposal, the group reports there will be no lift gates permitted between 9p and 7 am? And that oversize vehicles must arrive well before the start of the event to unload so as not to impede traffic flow. Does this mean that there won't be any event set ups requiring a lift gate, oversize vehicle, or loud noise until 7 am on a Thursday, Friday, Saturday, Sunday, holiday or holiday eve? And should the event start well after this? I believe it is important to set start times to the "event" NOW.

The project proposal places an undue burden on residents to deal with trespassing and report both trespassing, parking, and noise infractions to the police on a regular basis. Even with the reduction in attendees over the past 18 months, we are still looking at the potential of ( if we impose the definition that 1 day = 1 event with a 130 to 180 max capacity per day) 200+ people (hotel + event space). I want to make sure this does not become an ongoing problem for me and my community.

In addition, I believe the project's lack of on-site parking and its reliance on public parking lots will result in event attendees parking on nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View. These communities have no way to monitor or prevent that from happening. I believe a required shuttle service should be instituted for each event.

I am also very concerned that there will be no on-site hotel attendant from 1:30AM to 7AM. What if there is a fire/emergency or a fight/crime, etc.

Additional concerns include Prophecy's event signage taking over the city streets, the need for a realistic security plan, significant issues raised by the independent noise consultant, an appropriate barrier between the Prophecy and RRV (will bedrock prevent a sufficient barrier being created to protect RRV residents from noise and trespassing on the North side?), are

there toxic substances in the church/parsonage and if so, how will it be remediated? One extra wall under/over the proposed back deck will not keep trespassers off on my front lawn. Will this burden be on me and my neighbors?

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Sincerely,

*Karoline Nowillo*

Karoline Nowillo

2/11/23

**To: Beacon Planning Board**
**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

Dear Chairman Gunn and the City of Beacon Planning Board,

I am sharing my continued concerns regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

The updated operating schedule is confusing (who will keep track of the number and size of events aside from the developer?) – and will negatively impact neighboring residents who will be subject to late night noise and disturbance from the event space, both from inside and from attendees arriving and leaving the property. It also places a burden on residents to report trespassing, parking, and noise infractions to the police on a regular basis. Even with the reduction in attendees over the past 18 months, we are still looking at the potential of 200+ people (hotel + event space). How can we ensure this does not become an ongoing problem for the community?

In addition, I believe the project's lack of on-site parking and its reliance on public parking lots will result in event attendees parking on nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View.
These communities have no way to monitor or prevent that from happening.

An unintended consequence might also be overflow parking on Rombout Ave, which is very narrow and a potential 2 way traffic issue. If traffic on Rombout is backed up because of parked cars, it could cause an accident for cars travelling north on 9D coming around the turn just south of Rombout. Are you planning to put up no ***parking signs*** on Rombout Ave to prevent this?
How do the residents on Rombout Avefeel about this?

I am also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

Additional concerns include Prophecy's event signage taking over the city streets, the need for a realistic security plan, significant issues raised by the independent noise consultant, an appropriate barrier between the Prophecy and RRV (will bedrock prevent a sufficient barrier being created to protect RRV residents from noise and trespassing on the North side?), are there toxic substances in the church/parsonage and if so, how they will be remediated?

I respectfully request that the Planning Board consider the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

This project over time increasingly seems like we're trying to fit a square peg in a round hole. Thank you for your consideration.

Thom Hering
4 River Ridge Ave
Beacon, NY



February 12, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Thank you for your time and effort as members of the Beacon Planning Board in service to the Beacon community!

I am writing once again to convey my serious concerns regarding the latest proposal for the development of the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue, in anticipation of the upcoming Planning Board meeting on Wednesday, February 15, 2023.

This latest proposal, consistent with past proposals, still does not adequately address the many negative impacts this development will have on neighboring residents in the West End Lofts, Hammond Plaza, River Ridge Views, and other nearby neighbors who will be subject to late night noise, congested and dangerous traffic, inadequate parking, and likely trespassing onto private property.

Moreover, there are no mechanisms in any of the proposals submitted thus far that provide meaningful and effective measures to truly prevent, monitor, and address any of these aforementioned adverse impacts from taking place and playing out. For instance, how can you operate a hotel and have no staff on site from 1:30 AM to 7 AM to assist in the case of a fire, disturbance, and/or emergency? Why should the local community and the Beacon Police Department assume 100 percent of this responsibility? This staffing plan goes beyond being irresponsible; it's negligent!

I ask the Planning Board to once again consider the many negative impacts this proposed development will have on the local and greater Beacon Community and reject this proposal once and for all. It seems to me that you have given the developer repeated opportunities to address the community's concerns as well as the Board's stated concerns without success. Perhaps everyone's time would be better spent seeking out other, more appropriate uses for this special and unique property going forward.

Again, thank you for your continuing service to the Beacon community!

Sincerely,

Marc Wais
2 River Ridge Ct.
Beacon

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

I believe the updated operating schedule—which is both confusing and will be challenging to keep track of—will negatively impact neighboring residents who will be subject to late night noise, and disturbance from the event space, both from inside and from attendees leaving the property. It also places an undue burden on local residents to deal with trespassing and report both trespassing, parking, and noise infractions to the police on a regular basis.

In addition, I believe the project's lack of owned parking and its reliance on public parking lots will result in event attendees parking in nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza and River Ridge View.

We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Katherine Mahoney

Signature

Katherine Mahoney

Name (Please Print)

30 Hammond Plaza

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

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In addition, I believe the project's lack of owned parking and its reliance on public parking lots will result in event attendees parking in nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza and River Ridge View.

We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Clare Marie Reed

Signature

Clare Marie Reed

Name (Please Print)

owner 13 Hammond Plaza, Beacon, NY

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

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We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Hallam B Derx

Signature

HALLAM B. DERX

Name (Please Print)

24 HAMMOND PLAZA BEACON NY

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

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We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Pedro Rivera

Signature

Pedro Rivera Jr

Name (Please Print)

20 Hammond Plaza Beacon N.Y. 12508

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

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We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Carlos Manso (DPM)

Signature

Carlos Manso

Name (Please Print)

19 Hammond Plaza

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

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We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Liana Reed

Signature

Liana Reed

Name (Please Print)

16 Hammond Plaza, Beacon, NY 12508

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

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We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Signature

Michael Reed

Name (Please Print)

16 Hammond Plaza Beacon NY 12508

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

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We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Dawn Powell-Manss

Signature

Dawn Powell-Manss

Name (Please Print)

19 Hammond Plaza

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

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In addition, I believe the project's lack of owned parking and its reliance on public parking lots will result in event attendees parking in nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza and River Ridge View.

We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Signature

Marilyn T. Cooper

Name (Please Print)

25 Hammond Plz. Beacon NY 12508

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

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We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Barbara Stern

Signature

Barbara Stern

Name (Please Print)

10 Hammond Plaza

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

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We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

M Puvogel

Signature

M Puvogel

Name (Please Print)

24 HAMMOND PLAZA BEACON

Address

# HAMMOND PLAZA

2/8/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

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We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Joyce A. Kaiden

Signature

Joyce A. Kaiden

Name (Please Print)

1 Hammond Plaza, Beacon, NY 12508

Address

February 13, 2023

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater development proposal for 1113 Wolcott Avenue**

I'm once again writing to register my continued concern regarding the proposal to develop 1113 Wolcott Avenue.

Having read the findings of the B.Laing Acoustical Report commissioned by Prophecy Theater, it is clear to me there is little in this document that provides assurance that my family's quality of life will be protected if this proposal is given the green light. In short, it fails to address how Prophecy Theater will effectively mitigate the impact of 180 people arriving at the same time and the same 180 people leaving the event space at the same time.

While the latest proposal includes a "reduction" in the days and hours of operation, my concern remains that this does not address the fundamental issue of placing a commercial operation in the middle of a residential neighborhood. While the developer proposes eliminating Mondays, Tuesdays, and Wednesdays from the days of operation, we all know this is no real sacrifice since these are the quietest days of the week for the Beacon hospitality community. It's no sacrifice if the business isn't there in the first place!

With regards to hours of operation, many evenings will still run until 10PM and then they will likely still need at least 45 minutes (as per their earlier proposal) to clear the property, which means we will likely be subject to noise, disturbance, and potential trespassing until close to midnight (or later).

Mr Hecker emailed my husband and I (as we are Board members acting on behalf of The View residents) after the new proposal was submitted to the Planning Board to gauge our feedback. I shared the following with him: "*When we met with you several months ago, we'd shared that we would be comfortable with the event space being used in the daytime, and that our concern was late night noise, disruption, and trespassing. That remains our position today. In principle, we have no issue with the hotel, aside from concern around the space being unattended overnight*."

With regards to the hotel, the current proposal does not include overnight staffing. We believe this is a safety issue for not just the hotel guests, but for all of us in the neighborhood. If there is a fire, an accident, or fight, for example, who will be there to manage the situation?

I certainly appreciate the idea of supporting arts organizations and professionals with the workshops and retreats that Prophecy Theater say they plan to host, I just can't imagine how these programs gel with the idea of late-night events for large crowds all of whom will be descending upon our neighborhood at the same time.

I thank the Planning Board for its careful consideration of this project and its willingness to seek independent insight. My neighbors and I would welcome the opportunity to host the Planning Board for a visit across our complexes so it can see up-close and firsthand just how closely we abut the proposed development. I believe you would find it very helpful to your final decision.

With kind regards,

Shelley Simmons-Bloom
The View, 30 Beekman Street

February 13th, 2023

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Dear Chairman Gunn and Members of the City of Beacon Planning Board,

**Re: Our continued concerns regarding the Prophecy Theater development proposal for 1113 Wolcott Avenue**

The proposal Prophecy Theater will submit to the Planning Board on Wednesday, February 15th will be its 16th iteration.

From the beginning, Prophecy Theater has failed to adequately address the concerns of our quiet Beacon neighborhood with its proposal to build a 30-room hotel and "accessory" event space/bar/café at 1113 Wolcott Avenue. In the past year-and-a half, they have continued to push to force this square peg project into a round hole.

While the developer has recently submitted a new proposal with reduced days and hours of operation, it fails to address our ongoing concerns.

Here's a recap of why the communities of River Ridge, The View, West End Lofts, Hammond Plaza, and many of the residential streets who will be most impacted by this project continue to have concerns about this project:

**Noise disturbance**

The most recent acoustics study by B. Laing on behalf of Prophecy Theater fails to adequately address many of the extremely troubling findings of The Noise Consultancy's December Report. Considering this, our following concerns remain:

- The human element – the nighttime impact on more than 400 households and families immediately affected.
- The impact of up to 180 event attendees arriving and leaving at the same time. How can large groups of patrons coming together and going together be compared to a current Tuesday evening on 9D?
- It is unclear how their recommendation of a sound dampening wall eliminates the concerns over large trucks, and large groups of patrons coming and going en masse.
- Noise from trains and normal street traffic cannot (and should not) be compared to the type of noise that will be created by an event venue where 180 people will arrive together and leave together.
- The noise levels from large crowds leaving a noisy concert/event cannot (and should not) be compared to normal parking by residents/guests. Has the developer tested the sound levels of 180 people leaving the venue after an event? Some of our residents live within 50 feet of the church. Are they entitled to have their windows open and not be disturbed? The Noise Consultancy pointed out that the "*volume of their speech(patrons) is often increased if they are leaving a venue that had amplified music and/or serviced alcohol. Some will congregate in front of the venue debriefing the evening or waiting for transport, while others filter throughout the neighborhood to their parking locations*." "*Crowd control can, at times, employ voices that are louder than the patrons to get their attention. This noise source, patrons leaving the facility, has not been evaluated for regulatory compliance with Beacon's noise code*."
- It focuses heavily on comparisons to existing noise levels on Wolcott Avenue, but not the surrounding/nearby streets
- It ignores the issue of noise from the café/bar deck

- It is not clear how any of the proposals realistically mitigate against significant adverse environmental impacts
- Neighbors report that the nightclub noise from across the river in Newburgh can be heard further into Beacon now that the trees have been cleared to build the Edgewater complex. Any further clearing of trees or hedgerow in the graveyard will likely add to the noise impact.
- At this time, the Noise Consultancy response to the updated proposal has not been posted, but we trust that the Noise Consultancy will continue to point out all the other concerns that they raised in their 12/8/23 submission, which have not been addressed by the developer.

**Days and hours of operation**

- Who will monitor the varying times and days that are specified in the proposal (e.g. number of attendees, hours of operation, type of events, number of large events/year, noise levels etc.?
- How will the schedule of the events and days be monitored: 160 events a year, with 80 later than 9pm, only 40 at max capacity etc.? It's an acknowledgement of the disruption this venue will cause and a reinforcement of the fact that this is a nice idea in the wrong location.
- The plans are so complex that the residents will have no way to keep track and surely the Building Inspector will not have the time to monitor this
- We are concerned the developer could have plans for multiple events in a day or over several days (e.g., a weekend music festival). Can they specify their plans more concretely?

**Parking, traffic, and trespassing**

- The Noise Consultancy states that: "*Off-site patron noise, the likelihood of which is significantly increased by inadequate on-site parking, may also potentially be subject to consideration in the Special Permit and SEQRA evaluations*."
- The developer's initial parking studies were conducted during the pandemic when traffic/parking was drastically reduced. The supplemental observations were made in November during a non-peak season — the week before and during Thanksgiving. Also,

supplemental parking observations for Tompkins/Municipal and Beekman for the most part, didn't correspond to when large events would be going on and when residents of West End Lofts utilize parking spaces at Tompkins.

- The use of temporary signage in front of neighboring communities is unsightly, inappropriate, and likely an ineffective strategy for crowd management, and we ask you to please reject this. We can't imagine the City of Beacon is going to allow one business to put up temporary signage all over the city to address parking concerns. What if all businesses want to do that? What if residential developments don't want signs in front of their property?
- How is Prophecy going to ensure that their guests don't trespass on our property before, during and after their events, including parking their cars in the private parking lots at River Ridge Views (RRV), Hammond Plaza, and West End Lofts and residential parking spaces? Or loiter and party on the streets, staircases, or in parking lots. Once people leave the Prophecy grounds, it is no longer their responsibility, and the burden/nuisance then falls on Beacon residents to move them along.

**General**

- There is nobody staffing the hotel from 1:30am-7am. **24-hour on-site staffing should be non-negotiable**. 60+ people alone in a hotel with nobody to assist if there is a fire/emergency or a fight/crime, etc. is a recipe for disaster. Residents raised this major concern at the last PB meeting and there has been no response from the developer.
- A member of the Planning Board has pointed out multiple times, (with no response) that the developers at RRV were not able to do more plantings between RRV and the church because there is bedrock in the ground. How is Prophecy Theater going to deal with that and create a privacy barrier for RRV residents?
- Are there toxic materials in the church/parsonage the developers are currently aware of, and if so, how will they be remediated? How will they handle the discovery of any toxic contamination once development begins to ensure the neighboring communities are not exposed or impacted?

In summary, the Prophecy Theater could negatively affect our neighborhood for many years to come.

An approval for this project would put every neighbor affected in the position of having to police the actions of Prophecy Theater, which isn't fair. Like any business, we believe they will try to maximize their hours and attendees and force us to police them. This would leave us only two choices: give in and accept the frequent disruption or dedicate our lives to complaining to the police department and city council. Either way, our quality of life would be seriously diminished.

Thank you, as always, for your time and careful consideration of our concerns.

Kind regards,

Shelley Simmons-Bloom | Board President, The View, 30 Beekman Street
Betty Wall | Board President, River Ridge Views, River Ridge Court
Dawn Powell Manso | Board President, Hammond Plaza, Beekman Street

## Amanda Caputo

**From:** Karen Bummele <kbummele@gmail.com>
**Sent:** Monday, February 13, 2023 2:11 PM
**To:** Amanda Caputo
**Subject:** Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

February 12, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

We are writing to share our concerns regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

We are deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

We believe the updated operating schedule—which is both confusing and will be challenging to keep track of—will negatively impact neighboring residents who will be subject to late night noise and disturbance from the event space—both from inside the space and from attendees leaving the property. It also places an undue burden on the local residents to deal with trespassing and reporting trespassing, parking, and noise infractions to the police on a regular basis. As tenants on the ground floor of the View, we are exposed directly to proposed hotel and theater and are deeply concerned that attendees will trespass our property in the back area and compromise the quiet, privacy and safety of our complex.

In addition, we believe the project's lack of owned parking and its reliance on public parking lots will result in event attendees parking in nearby residential streets and the private parking lots at West End Lofts, River Ridge View, and The View.

We are also very concerned that there will be no hotel attendant from 1:30AM to 7AM, which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

We appreciate the desire to bring arts, community and culture and at the same time respectfully request that the Planning Board consider the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly and negatively affected.

Thank you for the careful consideration that you have given to this project.

Bummeles, Unit 104
30 Beekman Street
Beacon, NY 12508

February 13, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

I believe the updated operating schedule—which is both confusing and will be challenging to keep track of—will negatively impact neighboring residents who will be subject to late night noise and disturbance from the event space—both from inside the space and from attendees leaving the property. It also places an undue burden on the local residents to deal with trespassing and reporting trespassing, parking, and noise infractions to the police on a regular basis.

In addition, I believe the project's lack of owned parking and its reliance on public parking lots will result in event attendees parking in nearby residential streets and the private parking lots at West End Lofts, River Ridge View, and The View.

I'm also very concerned that there will be no hotel attendant from 1:30AM to 7AM, which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

I respectfully request that the Planning Board consider the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly and negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Tim Stanard
30 Beekman Street, unit 112
Beacon, NY 12508

February 13, 2023

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Dear Chairman Gunn and the City of Beacon Planning Board:

Thanks once again for all the work you do.

This letter regards the 1113 Wolcott Avenue (Prophecy Theater) project, and my continuing concerns about it. I've listed some of them below:

1. In an earlier hearing, Prophecy Theater inferred that residents of The View, River Ridge, and West End Lofts were newcomers who don't have the right to protest its project. Of course, that is irrelevant since we live in residential buildings in a residential neighborhood, buildings that were approved by this board. However, if approved, Prophecy Theater will adversely affect the neighborhood for many years to come, not just right now. In 15 years, we will no longer be the newcomers protesting Prophecy Theater; we will be the ones who've had to put up with it for 15 years.

2. Prophecy Theater has done nothing to earn our trust during this long process, so why should be believe them when they says they will adhere to hour and guest number limits or the ever-changing types of events it plans to host.

3. This project puts residents in the vicinity of Prophecy Theater in the position of having to police Prophecy Theater, which isn't fair. We've put enough effort into these hearings. Like any business, Prophecy Theater will try to maximize hour and attendees, thus forcing us to police them.

4. Prophecy Theater's approach is markedly myopic, only viewing the project from how it benefits them, not how it affects the neighborhood

5. The Planning Board should also consider the fact that extra traffic will be generated on Beekman and Wolcott streets from the new Edgewater development and the development proposed next beside Two Way Brewery, on West Main Street. Prophecy Theater's traffic studies have not taken those into account. Additionally, the traffic studies were conducted during the pandemic when traffic and parking was less heavy than it is now.

6. If Prophecy Theater does get approved, will it then start asking for a tax break like the Craig House development did?

7. Perhaps most importantly, I believe Beacon residents, especially those in the immediate vicinity, have a right to know who the investors are who are funding the Prophecy Theater project? It has remained a closely guarded secret so far, which makes me uneasy.

Once again, this is a good project for a commercial not a residential zone.

Thanks very much for your consideration.

Regards,

Matt Bloom (30 Beekman Street/The View)

February 14, 2023

Re: Prophecy Theater Proposal for the Development of 1113 Wolcott Avenue

Dear Chairman Gunn and the City of Beacon Planning Board,

I am once again writing to share my concern regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023 continues to present many challenges.

The updated operating schedule—which is both confusing and will be challenging to monitor—will negatively impact neighboring residents who will still be subject to late night noise, and disturbance from the event space, both from inside and from attendees leaving the property. It also places an undue burden on local residents to deal with trespassing and report trespassing, parking issues, and noise infractions to the police on a regular basis. And it also places undue burden on the Beacon Police Department.

In addition, the project's lack of owned parking and its reliance on public parking lots will result in event attendees parking in nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza, and River Ridge View.

Also, overly concerning is that there will be no hotel attendant from 1:30AM to 7AM to assist or intervene if there are emergencies.

I respectfully request that the Planning Board consider the negative impact this project will have not only upon the approximately four hundred (400) households and families who will be directly affected but the community at large as well.

Thank you for your continued consideration of the many concerns voiced by community members.

*Virginia Romano*

Virginia Romano
9 River Ridge Court
Beacon, NY 12508

2.14.23

Dear Honorable Chairman Mr. Gunn and to the Members of The Planning Board

Per my December 12, 2022 opening letter.

"Here we go again. Another Proposal regarding 1113 Wolcott Avenue and another plan that continues to either contradict itself or fails to listen to the numerous comments made by the Planning Board, City Consultants and the Public."

I have no reason to thank the Applicant for his newest Application, as it is self-imposed and/or due to lack of due diligence. I DO, however THANK Applicant for when he did finally provide housekeeping services to the hotel and the fact that they still remain in the newest 16 Iteration of business model. Let us all continue to remember that as of now the Hotel Space is the Applicant's only current allowable source of business and profit. The Event Space is only guaranteed by the passing of the Planning Board for a Special Use Permit.

Outstanding Hotel Questions:

1. I have asked several times for a Hotel Floor Plan that is to city code. There needs to be a public

restroom and manager's office.

2. I have asked previously for an anticipated room rate. Though I may have a BS from the Cornell School of Hotel Management (now known as the Cornell SC Johnson College of Business), I would imagine any business owner would have an idea of room rates as to do a Proforma re Cost/Expense and Breakeven Analysis.

Continued Sample of Hotel Questions:

1. Current 16th iteration and current Mgmt Plan (I apologize if I am off on certain facts as the entire business model continues to confuse me) there will be no events on M-W. Which will mean that the Church will only be staffed with 2 employees for the Café. Will Applicant be outsourcing his food and beverage program? How can 2 staff members cook, service, and walk from the Church to the Hotel for room service? How can these 2 employees also act as security if the public or anyone else is trying to enter the premises?
2. With a 100 percent room occupancy, which is every Hotel Operator's desire for profit maximization, the 50 seat Café cannot even accommodate the appox 60 hotel guests.
3. No Attendant for 1:30am to 7am is a disaster for guests and local residents. So many ifs can happen in the middle of the night. A fire, ambulance need, people locked out of their rooms. These numerous ifs will spill out to the local residents and cause a disruption to quality of life.

I think it best for us to simply accept that the hotel is not the Applicant's true priority1). The the facts speak for themselves.

Event Space:

1. I still do not know how 3 parking attendants (who can also act as ushers, security and cleanup) can control a crowd of 180. I don't even know if these multiple functions comply labor with employment laws.
2. Staffing model has no coat check

3. I have asked the Applicant numerous times as to what if local residents do not want signs on their properties but he contentious to highlight this as form to barrier of entry/trespassing. I would rather request a private guard to each local impacted residential community and or street.

Bottom line the staffing model /lack of employees does not sufficiently protect the residential area that Prophecy LLC is in.

Sound Study:

1. B.Lang Associates revised report states current conditions are loud or above residential code. I don't think I have heard anybody complain re the sound of the Train or the noise from Wolcott Avenue. Thus, to state that we are already above residential noise ordinance is just further proof that this proposal will only generate more noise, harm and incumbency to the surrounding residential community.

Cemetery:

1. A cemetery is a historic and deeply symbolic ~~pear~~ piece of land. It holds the tombstones of loved ones. I have asked before regarding the Applicant's experience regarding this type of site.
2. How will the Applicant safely keep the cemetery safe once a Public Path is put in?
3. To my experience Plots are deeded titles to land. How did the Applicant receive the rights to the cemetery? Did the families of those buried relinquish their right to the land?

II thank the Planning Board and City Consultants for their Continues Due Diligence and time on this Application. Re SEQRA, I remain that a positive declaration should be stated and no Special Use Permit granted.

Respectfully,

Rachel Rivkind

Rachel Rivkind
10 River Ridge Ct
Beacon, NY 12508

February 15, 2023

Dear Members of the Planning Board,

I have written to you prior in support of the Prophecy Hall Project that is planned for 1113 Wolcott Ave. As the director of an arts non-profit, having a proper facility for theatrical and choral productions is huge concern for our student ensembles and Prophecy Hall would be a vital resource for us and the greater community. However, there are additional benefits to both our organization and the community that this venue and its adjacent hotel would provide.

As an organization focused on arts and education, hosting professional development workshops and conferences for artists and educators is something of great interest to us. Having a venue with an adjacent hotel opens up the possibilities of our organization, and others like ours, to be able to host multi-day conferences that would make it easily accessible for people to come from out of town and participate. This not only opens up our organization to expanding our reach and impact, but brings people from greater reaches to our city, directly impacting the small local businesses the rely on tourism as a vital part of their survival.

I sincerely hope the planning board can see the multitude of benefits this project will bring to our city and the intentions of the owners. Simply put, the owners, like all of us, want what's best for Beacon and to create a space that we can all enjoy.

Regards,

Gina Samardge

2/15/23

Dear Chairman Gunn and the City of Beacon Planning Board,

**Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue**

I am writing to share my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, February 15th, 2023.

I believe the updated operating schedule—which is both confusing and will be challenging to keep track of—will negatively impact neighboring residents who will be subject to late night noise, and disturbance from the event space, both from inside and from attendees leaving the property. It also places an undue burden on local residents to deal with trespassing and report both trespassing, parking, and noise infractions to the police on a regular basis.

In addition, I believe the project's lack of onsite parking and its reliance on public parking lots will result in event attendees parking in nearby residential streets and the private parking lots at West End Lofts, Hammond Plaza and River Ridge View.

I am also very concerned that there will be no hotel attendant from 1:30AM to 7AM which is a recipe for disaster with nobody to assist if there is a fire/emergency or a fight/crime, etc.

Additional concerns include Prophecy Theater's event signage taking over the city, a realistic security plan, and issues raised by Beacon's independent noise consultant.

I respectfully request that the Planning Board considers the human aspect of this proposal and the impact upon the approximately 400 households and families who will be directly negatively affected.

Thank you for the careful consideration that you have given to this project.

Kind regards,

Michael Tighe & Brian Dewey
W Church Street, Beacon, NY 12508

2.15.23

Dear Chairman Gunn and Members of Planning Board,

Here we are 1 ½ yrs later with 16 plan Iterations with the same outcome. At what point does it become apparent that Applicant is employing a Strategy of Attrition.

If this were in a legal forum, I would move for a Directed Verdict and assert that the actions displayed by the Applicant's conduct is lacking in good faith. Specifically, there is not any question of fact displayed by the Applicant's continued planning Iterations of acting in good faith because by now don't you think they would have gotten it right.

Respectfully,

Dale E Brooks
10 River Ridge Ct
Beacon, NY 12508

**City of Beacon Planning Board Agenda**
**02/15/2023**

**Title:**

Public hearing on application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc.

**ATTACHMENTS**

12 Highland Place_Sheet 1 of 8.pdf

12 Highland Place_Sheet 2 of 8.pdf

12 Highland Place_Sheet 3 of 8.pdf

12 Highland Place_Sheet 4 of 8.pdf

12 Highland Place_Sheet 5 of 8.pdf

12 Highland Place_Sheet 6 of 8.pdf

12 Highland Place_Sheet 7 of 8.pdf

12 Highland Place_Sheet 8 of 8.pdf

City of Beacon_12 Highland Place Subdivision Response Letter_2023-0131.pdf

CoB Planning Board Referral - January 2023.pdf

12 Highland Public Comment McCredo 2.pdf

12 Highland Public Comment McCredo.pdf

Planners Comments Highland Pl Sub 2.10.23.pdf

Engineer Review 12 Highland Place 02-13-23 review.pdf

12 Highland Public Comment McCredo 3.pdf

# HIGHLAND PLACE SUBDIVISION

## RESIDENTIAL SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6054-31-306777
TOTAL LOT AREA: ±1.07 ACRES
ZONING DISTRICT: R1-10 & R1-5

| PROJECT INFORMATION: | |
|---|---|
| PARCEL OWNER: | GARY JOSEPH, XXX, BEACON NY 12508 |
| PROJECT ENGINEER: | HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508 |
| PARCEL LOCATION: | 12 HIGHLAND PLACE, BEACON NY 12508 |
| TAX PARCEL ID: | 6054-31-306777 |
| PARCEL AREA: | ±1.07 ACRES |
| WATER SUPPLY: | PROPOSED MUNICIPAL |
| SEWAGE DISPOSAL: | PROPOSED MUNICIPAL |




SITE LOCATION MAP SCALE: 1" = 400'

| ADJOINING OWNERS (WITHIN 100 FEET): |
|---|
| PARCEL: OWNER & ADDRESS |
| 1. HOWARD BANICK, 18 MEAD AVENUE, BEACON NY 12508 |
| 2. ANNE THOMAS, 22 HIGHLAND PLACE, BEACON NY 12508 |
| 3. EVERETT GIFFORD, 21 HIGHLAND PLACE, BEACON NY 12508 |
| 4. JASON MCREDO, 11 HIGHLAND PLACE, BEACON NY 12508 |
| 5. PAUL LYONS, 7 HIGHLAND PLACE, BEACON NY 12508 |
| 6. ANNE GUAQUIE, 64 GROVE STREET, BEACON NY 12508 |
| 7. SANDRA FITZGERALD, 14 GARDEN PLACE, BEACON NY 12508 |
| 8. PATRICIA KOMISAR, 43 GROVE STREET, BEACON NY 12508 |
| 9. CARLTON GOOD, 39 GROVE STREET, BEACON NY 12508 |
| 10. AHLENA LEON, 31 GROVE STREET, BEACON NY 12508 |
| 11. MEREDITH HEUER, 24 GROVE STREET, BEACON NY 12508 |
| 12. CITY OF BEACON SCHOOL DISTRICT, 10 EDUCATION DRIVE, BEACON NY 12508 |

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

OWNER/APPLICANT:
GARY JOSEPH
LORI JOSEPH BUILDERS, INC.
1 EAST MAIN STREET
BEACON, NEW YORK 12508
PH: 845-416-1808

PROJECT SURVEYOR:
BRENDAN JOHNSON, PLS
10 MEADOW LANE
PLEASANT VALLEY, NEW YORK 12569
PH: 845-380-0528

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: PRELIMINARY SUBDIVISION PLAT (PT-1)
SHEET 4: SUBDIVISION PLAN (SP-1)
SHEET 5: GRADING & UTILITY PLAN (GU-1)
SHEET 6: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 7: CONSTRUCTION DETAILS (CD-1)
SHEET 8: CONSTRUCTION DETAILS (CD-2)

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.

_____ _____
GARY JOSEPH DATE

DCDBCH APPROVAL BLOCK
DUTCHESS COUNTY DEPARTMENT OF HEALTH
POUGHKEESPIE, NEW YORK

RECOMMENDED FOR APPROVAL BY:

_____

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THE RESIDENTIAL SUBDIVISION TO BE KNOWN AS HIGHLAND PLACE SUBDIVISION IN THE CITY OF BEACON WERE APPROVED ON_____ IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE COUNTY CLERK OF DUTCHESS COUNTY IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 TITLE 2 OF THE NEW YORK STATE PUBLIC HEALTH LAW AND ARTICLE 17 TITLE 15 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW, AND ARTICLE 11 OF THE DUTCHESS COUNTY SANITARY CODE.

_____
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: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 7/26/22 | PER PLANNING BOARD COMMENTS | CMB | 7 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB |
| 2 | 8/29/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 9/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 4 | 10/14/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 5 | 11/29/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 6 | 12/27/22 | NO CHANGE THIS SHEET | CMB | | | | |

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STATE OF NEW YORK MICHAEL A. BODENDORF 084468 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

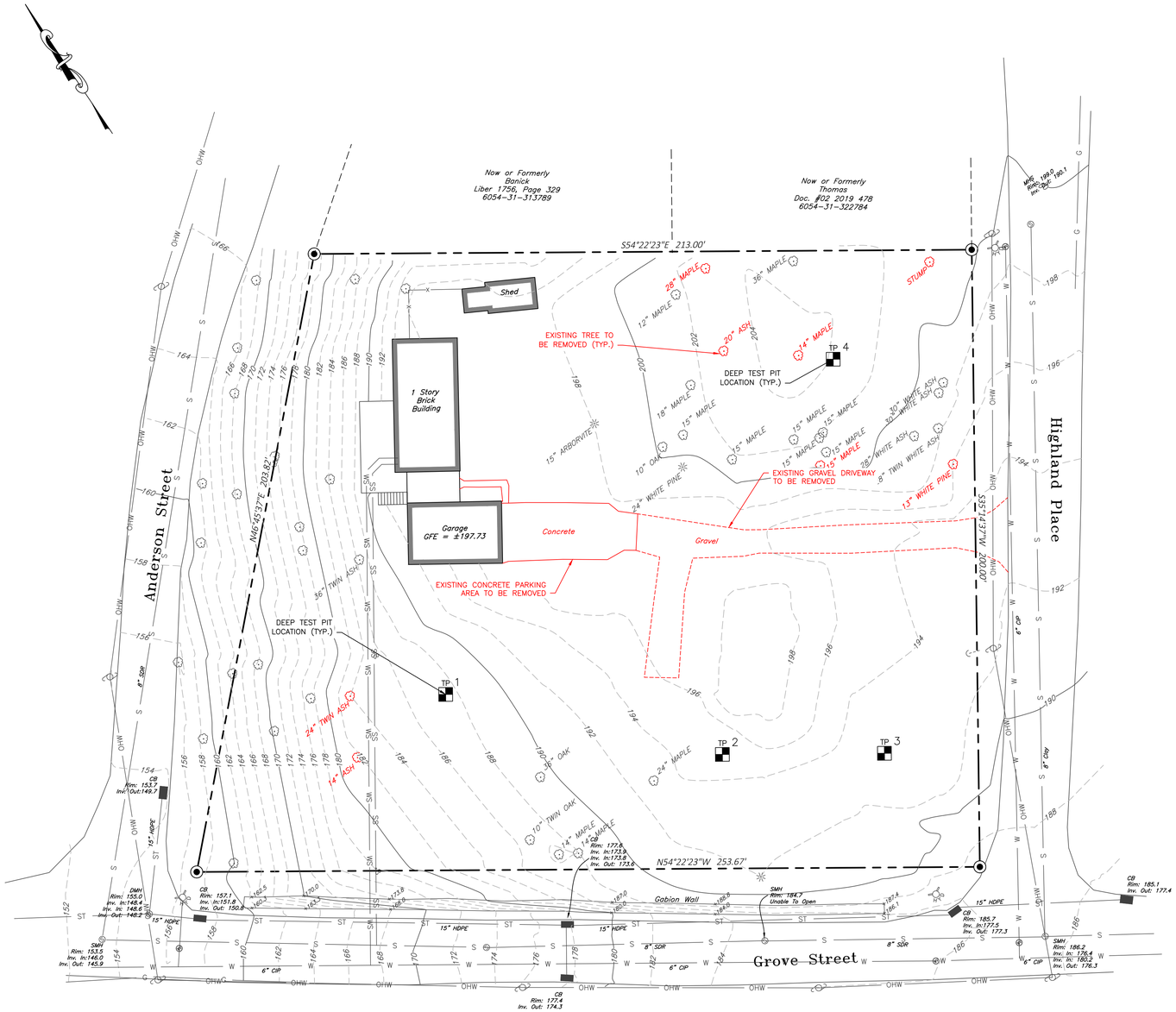
COVER SHEET

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

| | |
|---|---|
| JOB #: | 2022:011 |
| DATE: | 6/28/2022 |
| SCALE: | AS SHOWN |
| TITLE: | CV-1 |
| SHEET: | 1 OF 8 |

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




## EXISTING CONDITIONS & REMOVALS PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

## SURVEY REFERENCE:

1. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR JOSEPH" DATED JUNE 6, 2022 AS PREPARED BY BRENDAN JOHNSON PLS. (845) 380-0528.

## SURVEY NOTES:

1. COPYRIGHT JOHNSON SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
2. 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.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
11. CONTOUR INTERVAL IS TWO FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

### DEEP TEST HOLE TABLE:

DEEP TEST HOLE RESULTS ESTABLISHED ON AUGUST 25, 2022 AND DIRECTED BY HLD.

| |
|---|
| TP1: 3" TOPSOIL, 3"-84" SAND-GRAVELLY LOAM. BEDROCK AT 84". |
| TP2: 4" TOPSOIL, 4"-48" SAND-GRAVELLY LOAM. BEDROCK AT 48". |
| TP3: 3" TOPSOIL, 3"-94" SANDY-SILTY LOAM. BEDROCK SHELF (SOUTH SIDE) AT 72". |
| TP4: 2" TOPSOIL. BEDROCK AT 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: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
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| 6 | 12/27/22 | NO CHANGE THIS SHEET | CMB | | | | |

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STATE OF NEW YORK MICHAEL A. BODENDORF 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

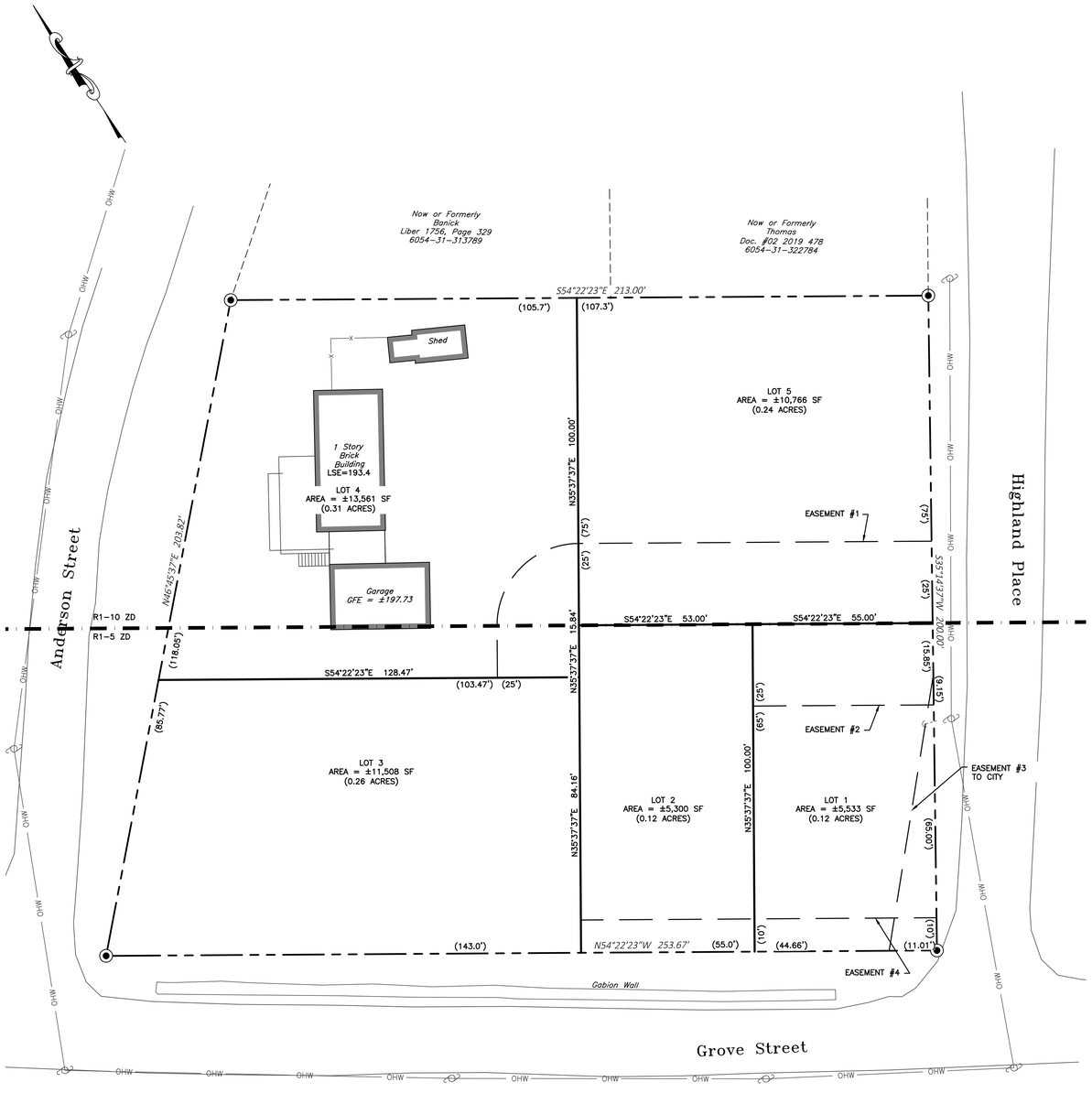
EXISTING CONDITIONS & REMOVALS PLAN

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #: 2022:011
DATE: 6/28/2022
SCALE: 1" = 20'
TITLE: XC-1
SHEET: 2 OF 8

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




## SUBDIVISION PLAT
SCALE: 1" = 20'

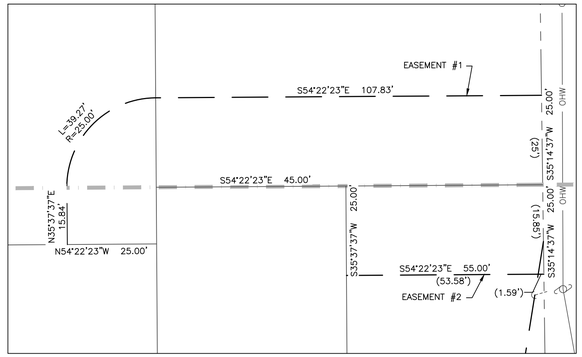
GRAPHIC SCALE

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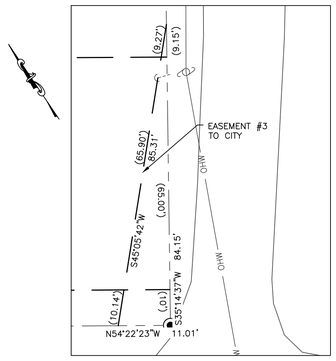
( IN FEET )
1 inch = 20 ft.

LEGEND:

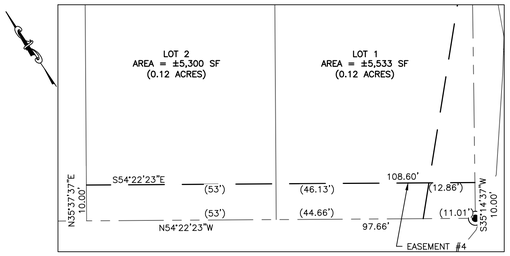
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT




## EASEMENT #1 & #2
SCALE: 1" = 20'




## EASEMENT #3
SCALE: 1" = 20'




## EASEMENT #4
SCALE: 1" = 20'

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 16, 2022.

BY: _____
*BRENDAN JOHNSON, P.L.S.* *N.Y. State Lic. no. 50031*

## SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

| PARAMETER | REQUIREMENT | LOT #1 | LOT #2 | LOT #3 |
|---|---|---|---|---|
| LOT AREA: | 5,000 SQUARE FEET MIN. | 5,533 S.F. | 5,300 S.F. | 11,508 S.F. |
| LOT WIDTH: | 50 FEET MINIMUM | 55 FEET | 53 FEET | 84.16 FEET |
| LOT DEPTH: | 100 FEET MINIMUM | 100 FEET | 100 FEET | 128.47 FEET |

## SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

| PARAMETER | REQUIREMENT | LOT 4 | LOT 5 |
|---|---|---|---|
| LOT AREA: | 10,000 SQFT MIN./UNIT | ±13,561 SQFT | ±10,766 SQFT |
| LOT WIDTH: | 85 FEET MINIMUM | ±115.8 FEET | ±100 FEET |
| LOT DEPTH: | 100 FEET MINIMUM | ±105.7 FEET | ±107.3 FEET |

## SURVEY REFERENCE:
1. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR JOSEPH" DATED JUNE 6, 2022 AS PREPARED BY BRENDAN JOHNSON PLS. (845) 380-0528.

## SURVEY NOTES:
1. COPYRIGHT JOHNSON SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
2. 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.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
11. CONTOUR INTERVAL IS TWO FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

## TOTAL PARCEL AREA:
±46,669 SF OR 1.071 ACRES

## TAX MAP REFERENCE:
CITY OF BEACON 6054-31-306777

## FLOOD BOUNDARY:
SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

## WETLAND NOTE:
NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

## SUBDIVISION NOTES:
1. EASEMENT #1 IS AN ACCESS AND UTILITY EASEMENT OVER LOTS 4 AND 5 FOR ACCESS TO LOTS 3 AND 4, & UNDERGROUND UTILITIES TO LOT 4.
2. EASEMENT #2 IS AN ACCESS AND UTILITY EASEMENT OVER LOT 1 FOR THE BENEFIT OF LOT 2.
3. EASEMENT #3 IS A UTILITY EASEMENT OVER LOT 1 FOR THE BENEFIT OF THE CITY OF BEACON.
4. EASEMENT #4 IS A UTILITY EASEMENT OVER LOT 1 FOR THE BENEFIT OF LOT 2 AS WELL AS AN ACCESS EASEMENT OVER LOTS 1 & 2 FOR A SIDEWALK BENEFITING LOTS 1, 2 & 3.
5. THE SUBDIVISION CONTAINS A SHARED DRIVEWAYS WHICH THE CITY OF BEACON HAS NO RESPONSIBILITY TO MAINTAIN, PROVIDE SERVICE FOR, NOR MAKE ANY IMPROVEMENTS TO; ALL SUCH COSTS SHALL BE BORNE BY THE PROPERTY OWNERS USING SAID DRIVEWAYS IN ACCORDANCE WITH THE TERMS OF A MAINTENANCE DECLARATION OR AGREEMENT.

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

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 7/26/22 | PER PLANNING BOARD COMMENTS | CMB | 7 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB |
| 2 | 8/29/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 9/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 4 | 10/14/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 5 | 11/29/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 6 | 12/27/22 | REVISED PER UPDATED LAYOUT | CMB | | | | |

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PROFESSIONAL ENGINEERING P.C.
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PH: 845-440-6926
F: 845-440-6637

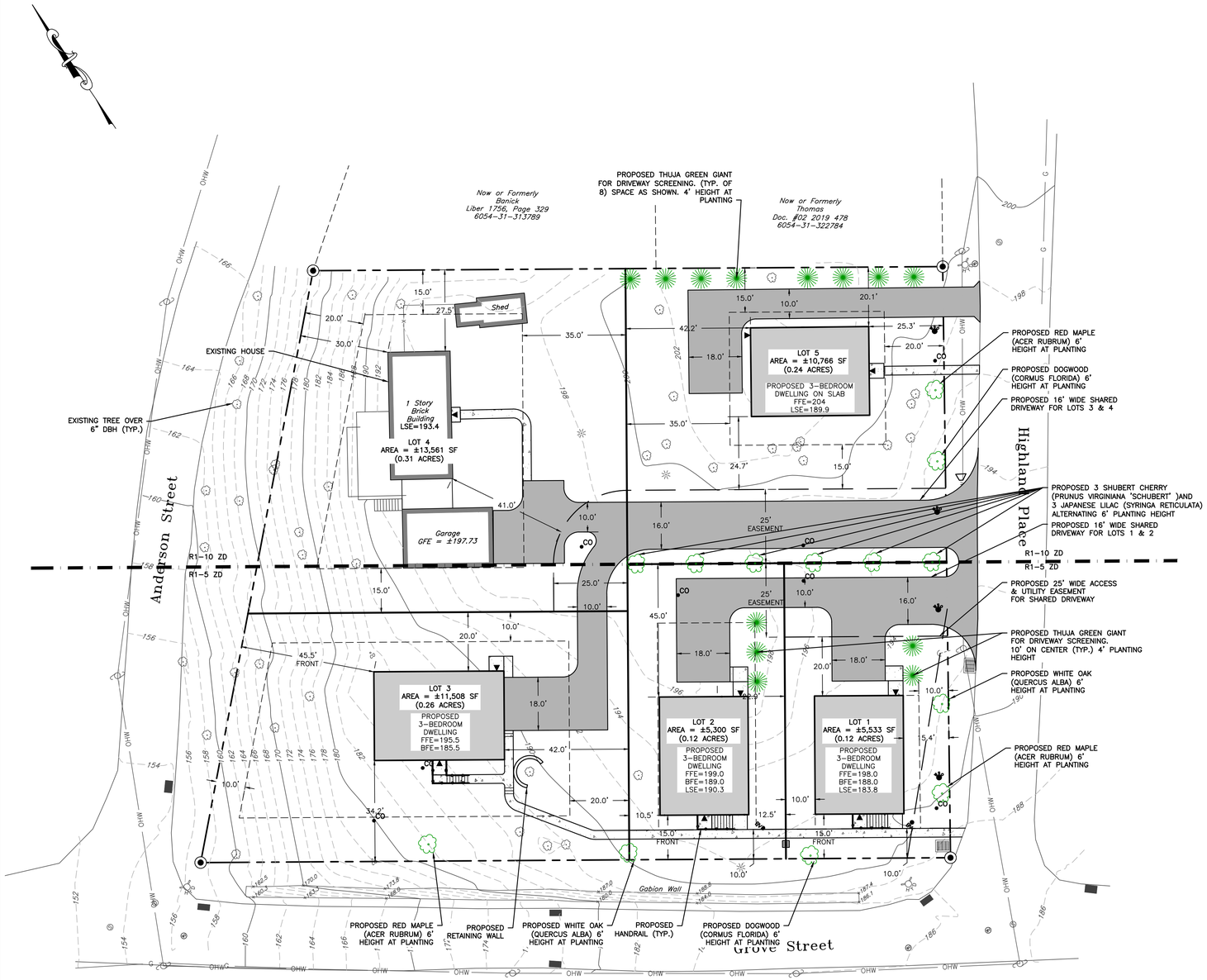
PRELIMINARY SUBDIVISION PLAT

# HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

| | |
|---|---|
| JOB #: | 2022:011 |
| DATE: | 6/28/2022 |
| SCALE: | 1" = 20' |
| TITLE: | PT-1 |
| SHEET: | 3 OF 8 |

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




SUBDIVISION PLAN
SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED FOOTING DRAIN LINE
- PROPOSED YARD DRAIN
- PROPOSED BACKFLOW PREVENTION DEVICE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED ENTRY DOOR LOCATION

## SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

| PARAMETER | REQUIREMENT | LOT #1 | LOT #2 | LOT #3 |
|---|---|---|---|---|
| LOT AREA: | 5,000 SQUARE FEET MIN | 5,533 S.F. | 5,300 S.F. | 11,508 S.F. |
| LOT WIDTH: | 50 FEET MINIMUM | 55 FEET | 53 FEET | 84.16 FEET |
| LOT DEPTH: | 100 FEET MINIMUM | 100 FEET | 100 FEET | 128.47 FEET |
| YARD SETBACKS (RESIDENTIAL USE): | | | | |
| FRONT YARD: | 10 FEET MINIMUM | 15 FEET | 15 FEET | 45.5 FEET |
| SIDE YARD: | 10 FEET MINIMUM | 10 FEET | 10.5 FEET | 20 FEET |
| REAR YARD: | 20 FEET MINIMUM | 20* FEET | 45 FEET | 42 FEET |
| MAX. BUILDING HEIGHT: | MAX 35 FEET, 2.5 STORIES | ≤35 FEET | ≤35 FEET | ≤35 FEET |
| MAX. BUILDING COVERAGE: | 40% MAX | ±22% | ±23% | ±12% |
| DWELLING UNITS PER LOT: | MAX 1 | 1 | 1 | 1 |

* MEASUREMENT TAKEN TO EASEMENT.

## SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

| PARAMETER | REQUIREMENT | LOT 4 | LOT 5 |
|---|---|---|---|
| LOT AREA: | 10,000 SQFT MIN./UNIT | ±13,561 SQFT | ±10,766 SQFT |
| LOT WIDTH: | 85 FEET MINIMUM | ±115.8 FEET | ±100 FEET |
| LOT DEPTH: | 100 FEET MINIMUM | ±105.7 FEET | ±107.3 FEET |
| YARD SETBACKS (RESIDENTIAL USE): | | | |
| FRONT YARD: | 20 FEET | 30 FEET | 25.3 FEET |
| SIDE YARD: | 15 FEET | 15 FEET | 20.1 FEET |
| REAR YARD: | 35 FEET MINIMUM | 41.0* FEET | 42.2 FEET |
| MAX. BUILDING HEIGHT: | 35 FT, 2.5 STORIES | ≤35 FEET | ≤35 FEET |
| MAX. BUILDING COVERAGE: | 25% MAX. | ±14% | ±11% |
| MAX. UNITS/BUILDING: | 1 MAX | 1 | 1 |

* MEASUREMENT TAKEN TO EASEMENT.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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| REVISIONS: | | | | REVISIONS: | | | |
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| 5 | 11/29/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
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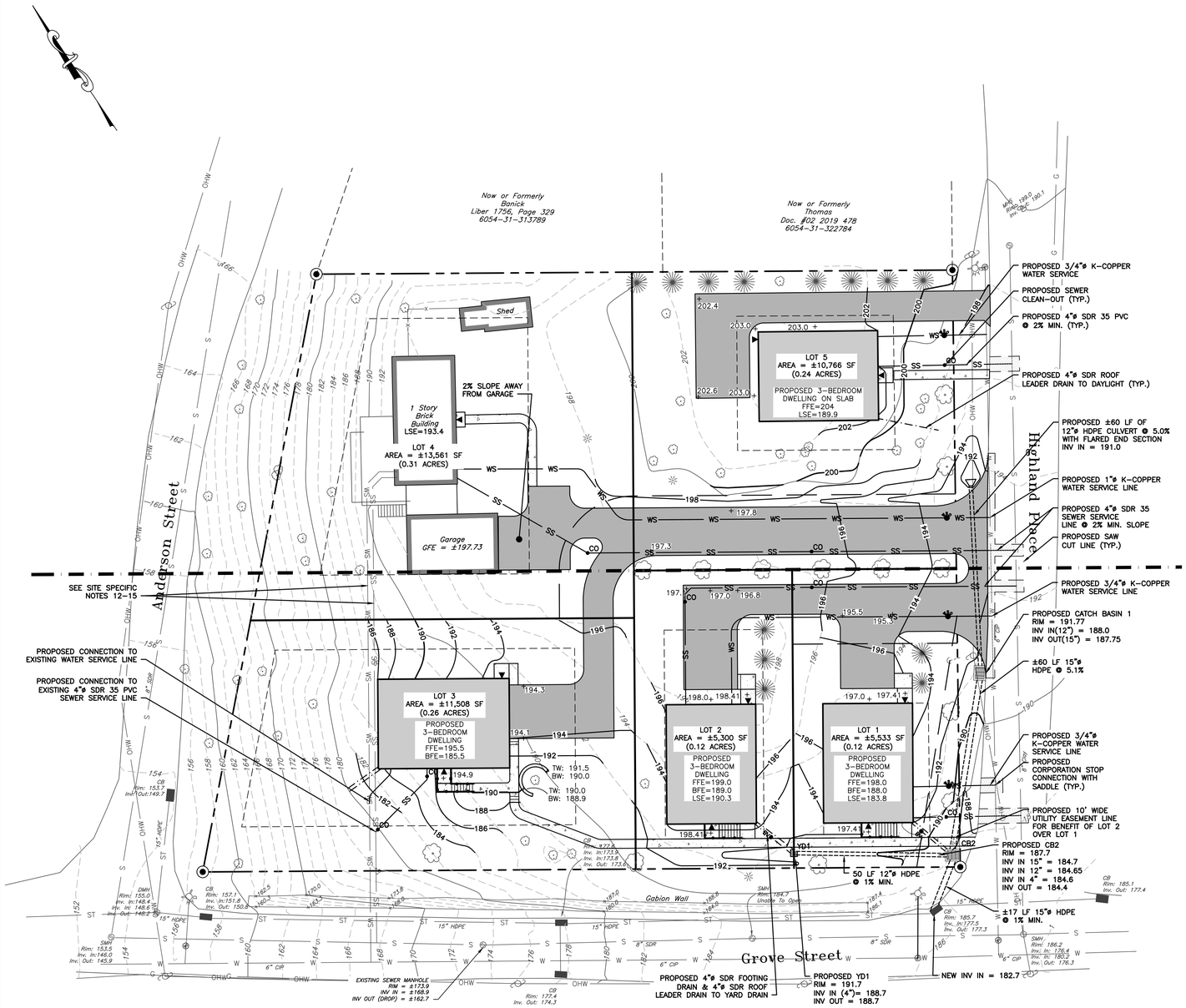
SUBDIVISION PLAN

# HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #: 2022:011
DATE: 6/28/2022
SCALE: 1" = 20'
TITLE: SP-1
SHEET: 4 OF 8

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




## GRADING & UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20 ft.

## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- ST PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED FOOTING DRAIN LINE
- PROPOSED YARD DRAIN
- PROPOSED BACKFLOW PREVENTION DEVICE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED ENTRY DOOR LOCATION

## UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. LOTS 1 AND 2 SHALL HAVE SUMP PUMPS WITHIN THE BASEMENTS. THE SUMP PUMPS SHALL BE DISCHARGED TO THE PROPOSED DRAINAGE STRUCTURES ON EACH LOT.

## SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE SHALL BE 3/4"ø K-COPPER ON LOTS 1, 3 & 5. LOTS 2 & 4 SHALL BE 1"ø K-COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. 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.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED STORMWATER SYSTEM.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS, IF NECESSARY ON PROPOSED LOTS 1, 2 AND 5. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN.
11. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

    PROPOSED LOT 1 & LOT 2: SLSD LEFT = ±247 FEET TO THE 90° TURN WITHIN HIGHLAND PLACE. SLSD RIGHT = 111 FEET TO THE INTERSECTION WITH GROVE STREET. SLSD RIGHT = ±111 FEET TO THE INTERSECTION WITH GROVE STREET.STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±233 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH ON HIGHLAND PLACE.

    PROPOSED LOT 3 & LOT 4: SLSD LEFT = ±223 FEET TO THE 90° TURN WITHIN HIGHLAND PLACE.SLSD RIGHT = ±136 FEET TO THE INTERSECTION WITH GROVE STREET.STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±209 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH ON HIGHLAND PLACE.

    PROPOSED LOT 5: SLSD LEFT = ±133 FEET TO THE 90° TURN WITHIN HIGHLAND PLACE. SLSD RIGHT = ±210 FEET TO THE INTERSECTION WITH GROVE STREET.STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±124 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH ON HIGHLAND PLACE.

    THE SLSD LEFT AND RIGHT FOR ALL DRIVEWAYS, AS WELL AS SSD FOR LOT 5 ARE LESS THAN THE MINIMUM REQUIRED SIGHT DISTANCE; HOWEVER, THE MEASUREMENTS ARE TO A SHARP 90° TURN WITHIN HIGHLAND PLACE LOOKING LEFT, AND A ROAD INTERSECTION WITH GROVE STREET TO THE RIGHT. APPROACHING VEHICLES CANNOT BE TRAVELING AT THE POSTED SPEED LIMIT WHILE BEING ABLE TO NAVIGATE THESE TURNS. THEREFORE, THE DESIGN SPEED LIMITS ARE LOWER THAN 30 M.P.H. AT THE TURN/INTERSECTION, AND WILL LIKELY NOT REACH 30 M.P.H. AT THE DRIVEWAY LOCATIONS DUE TO THE SHORT STRETCH OF ROAD.
12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
13. THE CONTRACTOR SHALL EXCAVATE TEST PITS ON PROPOSED LOT 3 AT THE PROPOSED CONNECTION POINTS WITH THE EXISTING WATER AND SEWER SERVICE LINES FROM PROPOSED LOT 4 TO VERIFY THE LOCATION AND DEPTHS OF THE EXISTING LINES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS OR OTHER ISSUES WITH THE SERVICE LINES.
14. THE NEW SERVICE LINES FOR PROPOSED LOT 4 SHALL BE CONSTRUCTED AND PLACED INTO SERVICE PRIOR TO DISCONTINUATION OF THE EXISTING WATER AND SEWER SERVICE LINES.
15. THE EXISTING PORTION OF THE WATER AND SEWER SERVICE LINES ON PROPOSED LOT 3 SHALL BE REMOVED UP TO THE PROPERTY LINE WITH LOT 4 AND ABANDONED IN PLACE ON PROPOSED LOT 4 AFTER THE NEW CONNECTIONS ARE MADE TO THE SERVICE LINES.
16. IF ROCK IS ENCOUNTERED DURING EXCAVATION, IT SHALL BE REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT. LOT 5 DWELLING SHALL BE CONSTRUCTION ON SLAB.
17. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.

## GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
8. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 7/26/22 | PER PLANNING BOARD COMMENTS | CMB | 7 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB |
| 2 | 8/29/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 9/27/22 | SHEET ADDED | CMB | | | | |
| 4 | 10/14/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 5 | 11/29/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 6 | 12/27/22 | REVISED PER UPDATED LAYOUT | CMB | | | | |

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK · MICHAEL A. BOSEBOOM · 084465 · 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

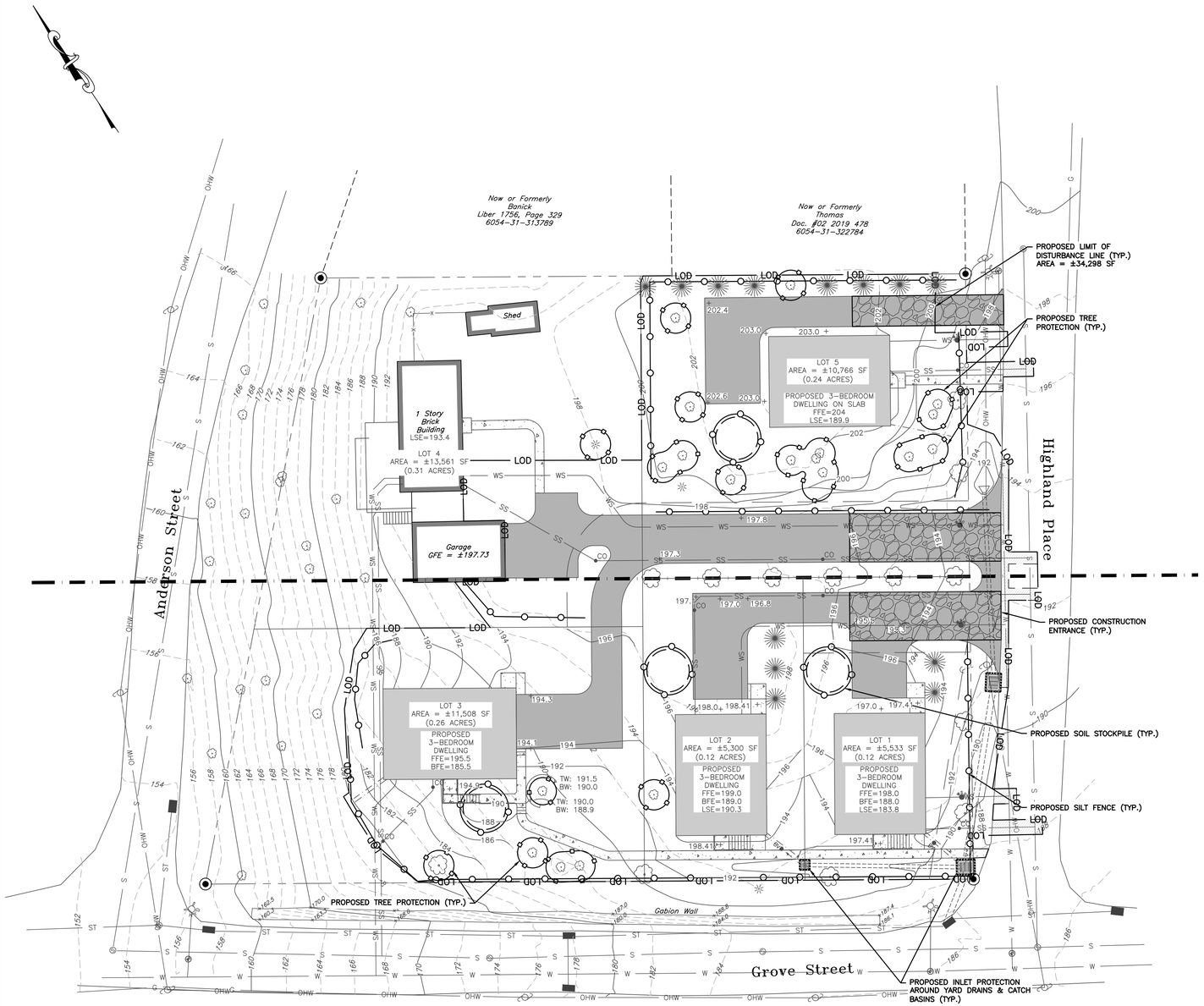
GRADING & UTILITY PLAN

# HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

| | |
|---|---|
| JOB #: | 2022:011 |
| DATE: | 6/28/2022 |
| SCALE: | 1" = 20' |
| TITLE: | GU-1 |
| SHEET: | 5 OF 8 |

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




## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20 ft.

## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED FOOTING DRAIN LINE
- PROPOSED YARD DRAIN
- PROPOSED BACKFLOW PREVENTION DEVICE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED ENTRY DOOR LOCATION
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED TREE PROTECTION

## EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

## INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

## INDIANA BAT PROTECTION NOTES:

1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
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| 2 | 8/29/22 | PER PLANNING BOARD COMMENTS | CMB |
| 3 | 9/27/22 | PER PLANNING BOARD COMMENTS | CMB |
| 4 | 10/14/22 | NO CHANGE THIS SHEET | CMB |
| 5 | 11/29/22 | PER PLANNING BOARD COMMENTS | CMB |
| 6 | 12/27/22 | REVISED PER UPDATED LAYOUT | CMB |

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 7 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB |

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PROFESSIONAL ENGINEERING P.C.
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PH: 845-440-6926
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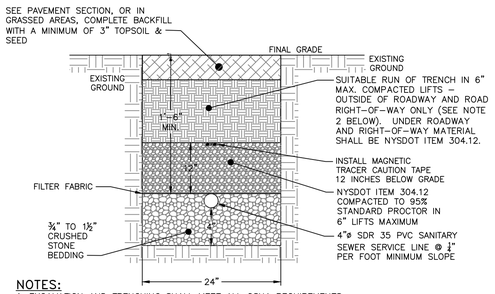
EROSION & SEDIMENT CONTROL PLAN

# HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

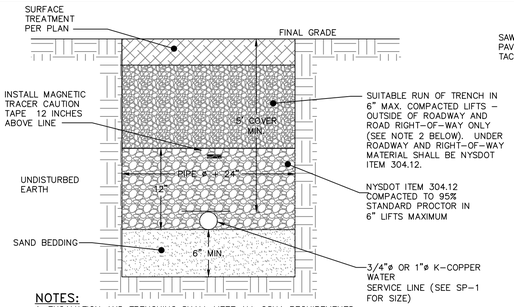
JOB #: 2022:011
DATE: 6/28/2022
SCALE: 1" = 20'
TITLE: ESC-1
SHEET: 6 OF 8

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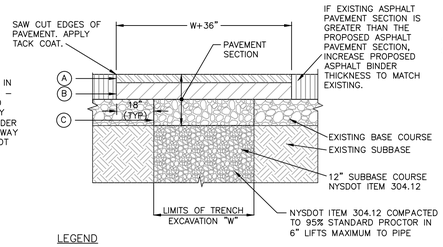

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

## SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE




NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

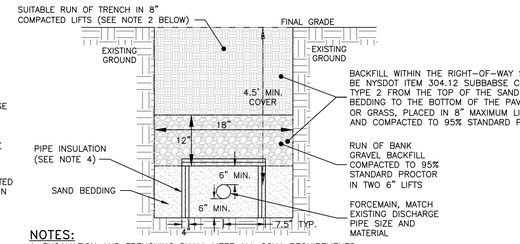
## WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE




LEGEND
- (A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
- (B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
- (C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

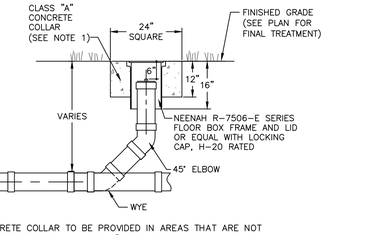
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. ALL SEAMS SHALL BE SEALED.

## PAVEMENT RESTORATION DETAIL
NOT TO SCALE



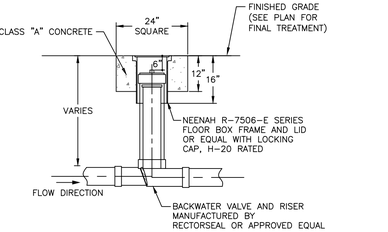

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. CONTRACTOR TO VERIFY ALL PIPE CROSSINGS PRIOR TO CONSTRUCTION (E.G., WATER SERVICES, SEWER SERVICES, GAS LINES, ETC.).
4. WHERE MINIMUM 4.5' COVER REQUIREMENT CANNOT BE MET, PROVIDE PIPE INSULATION BOARD CERTIFOAM 40 OR APPROVED EQUAL, CLOSED CELL EXTRUDED POLYSTYRENE FOAM MEETING ASTM C578 TYPE VI WITH MINIMUM 40 PSI COMPRESSIVE STRENGTH PER ASTM D1621, 0.1% MAXIMUM WATER ABSORPTION PER ASTM C272. PROVIDE TWO 2" THICK BOARDS, OVERLAP ALL INSULATION BOARD JOINTS.

## SUMP PUMP FORCEMAIN TRENCH DETAIL
NOT TO SCALE

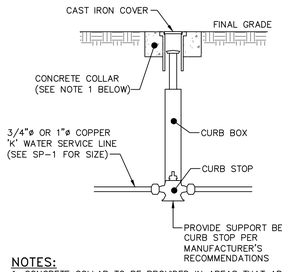



NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

## CLEANOUT DETAIL
NOT TO SCALE

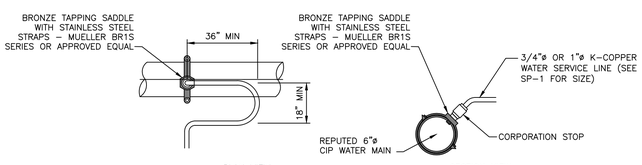



## BACKWATER VALVE FOR FOOTING DRAIN DETAIL
NOT TO SCALE



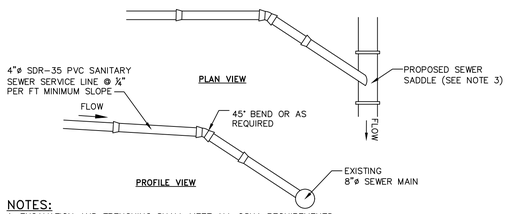

NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

## WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



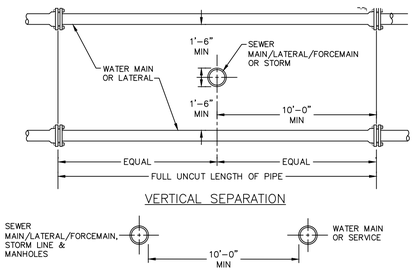

NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

## WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



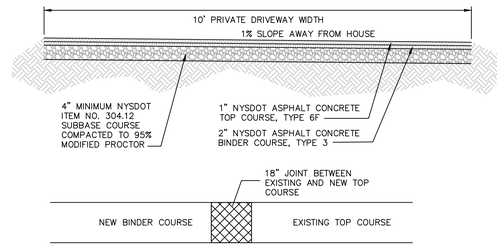

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

## SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE




NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

## WATER LINE SEPARATION DETAIL
NOT TO SCALE

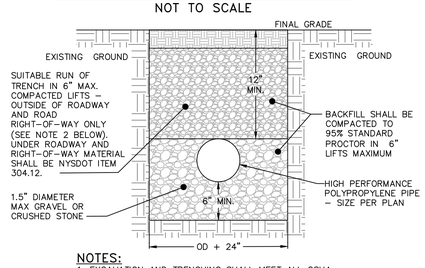






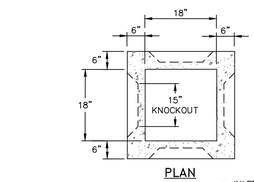
PLAN VIEW

## PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

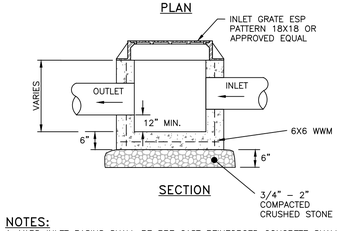



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

## STORM LINE TRENCH DETAIL
NOT TO SCALE



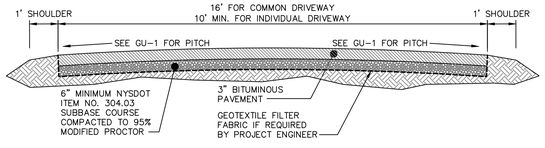

PLAN




SECTION

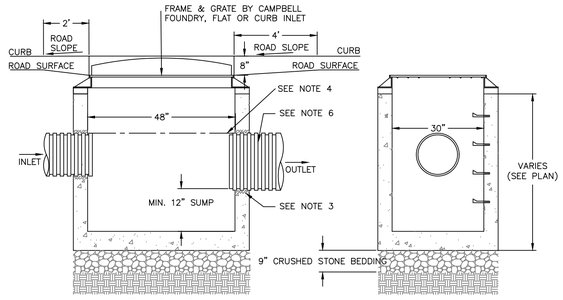
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
6. SUMP SHALL BE 12".
7. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

## PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE




NOTE:
PAVEMENT THICKNESS TO MATCH EXISTING PAVEMENT ON HIGHLAND PLACE, BUT SHALL NOT BE LESS THAN 3" BINDER COURSE AND 1–1/2" TOP COURSE (I.E., 4.5" MIN. TOTAL THICKNESS). SUBBASE FOR FIRST 25' OF COMMON DRIVEWAY SHALL BE MINIMUM 4" NYSDOT ITEM NO. 304.03 COMPACTED TO 95% MODIFIED PROCTOR.

## COMMON DRIVEWAY SECTION DETAIL
NOT TO SCALE




NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.
7. CASTINGS SHALL BE DOMESTICALLY MADE IF THEY ARE TO BE OWNED BY THE CITY OF BEACON.

## CATCH BASIN DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 7/26/22 | PER PLANNING BOARD COMMENTS | CMB | 7 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB |
| 2 | 8/29/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 9/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 4 | 10/14/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 5 | 11/29/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 6 | 12/27/22 | NO CHANGE THIS SHEET | CMB | | | | |

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CONSTRUCTION DETAILS

# HIGHLAND PLACE SUBDIVISION

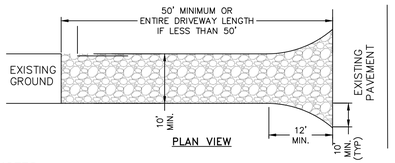
12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–31–306777

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| JOB #: | 2022:011 |
| DATE: | 6/28/2022 |
| SCALE: | AS SHOWN |
| TITLE: | CD–1 |
| SHEET: | 7 OF 8 |

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

# GENERAL RETAINING WALL NOTES:

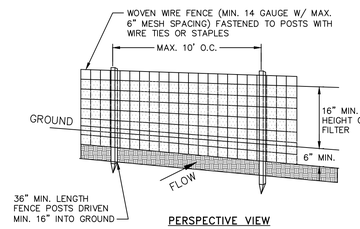
1. PROPOSED RETAINING WALL TO BE UNILOCK CONCORD WALL XL OR ESTATE WALL (SEE PLAN AND PROFILE SHEETS). ALL WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY MATERIAL COLORS WITH THE OWNER.
3. LEVELING BASE IS THE COMPACTED GRANULAR SOIL, OR IF SPECIFIED IN THE CONSTRUCTION DOCUMENTS AN UNREINFORCED CONCRETE FOOTING, PLACED BENEATH THE FIRST COURSE OF SEGMENTAL RETAINING WALL UNITS.
   - 3.1. THE LEVELING BASE MATERIAL SHALL BE NON-FROST SUSCEPTIBLE, WELL GRADED, COMPACTED ANGULAR GRAVEL-SAND MIXTURE (GW AS PER ASTM D2487).
4. DRAINAGE FILL IS A FREE DRAINING AGGREGATE WITH HIGH PERMEABILITY PLACED DIRECTLY BEHIND THE MODULAR CONCRETE UNITS. THIS WILL INCLUDE A DRAINAGE PIPE AND MAY BE SEPARATED FROM OTHER FILL WITH A SUITABLE GEOTEXTILE FILTER.
   - 4.1. THE DRAINAGE FILL SHALL BE A FREE DRAINING ANGULAR, GRAVEL MATERIAL OF UNIFORM PARTICLE SIZE SMALLER THAN 1 INCH AND GREATER THAN 1/4 INCH. THE DRAINAGE FILL SHALL BE SEPARATED FROM THE REINFORCED FILL OR RETAINED FILL BY A SPECIFIED GEOTEXTILE FILTER.
5. DRAINAGE PIPE IS A PERFORATED PIPE USED TO CARRY WATER, COLLECTED FROM WITHIN THE SEGMENTAL RETAINING WALL, TO OUTLETS, TO PREVENT PORE WATER PRESSURES FROM BUILDING UP WITHIN THE SEGMENTAL RETAINING WALL AND SPECIFICALLY BEHIND THE SEGMENTAL RETAINING WALL UNITS.
   - 5.1. THE DRAINAGE PIPE SHALL BE A PERFORATED CORRUGATED POLYETHYLENE OR PERFORATED PVC PIPE, WITH A MINIMUM DIAMETER OF 4 INCHES, PROTECTED BY A GEOTEXTILE FILTER TO PREVENT THE MIGRATION OF SOIL PARTICLES INTO THE DRAINAGE PIPE.
6. GEOTEXTILE FILTER IS A PERMEABLE PLANAR POLYMER STRUCTURE THAT WILL ALLOW THE PASSAGE OF WATER FROM ONE SOIL MEDIUM TO ANOTHER WHILE PREVENTING THE MIGRATION OF FINE PARTICLES THAT MIGHT CLOG THE DOWNSTREAM FILL. SELECTION OF A GEOTEXTILE FILTER IS BASED ON THE CHARACTERISTICS OF THE DIFFERENT SOILS USED IN AND SURROUNDING THE SEGMENTAL RETAINING WALL.
   - 6.1. THE GEOTEXTILE FILTER SHALL BE NEEDLE PUNCHED NONWOVEN (FOR DRAINAGE AND SEPARATION) BY ADS OR APPROVED EQUAL.
7. DESIGN ASSUMPTIONS:
   - 7.1. THE FOUNDATION SOILS WILL PRODUCE ACCEPTABLE TOTAL AND DIFFERENTIAL SETTLEMENT GIVEN THE APPLIED LOAD OF THE SEGMENTAL RETAINING WALL.
   - 7.2. THE MAXIMUM GROUNDWATER ELEVATION IS AT LEAST 2/3 X H (HEIGHT) BELOW THE BASE OF THE SEGMENTAL RETAINING WALL.
   - 7.3. THERE WILL BE NO HYDROSTATIC PRESSURE WITHIN OR BEHIND THE SEGMENTAL RETAINING WALL.
   - 7.4. THE SURROUNDING STRUCTURES WILL NOT EXERT ANY ADDITIONAL LOADING ON THE SEGMENTAL RETAINING WALL.
   - 7.5. THERE ARE NO STRUCTURES (UTILITIES SUCH AS GAS/WATER MAINS, STORM SEWERS, ELECTRICAL/COMMUNICATIONS CABLES, ETC) TO BE PLACED WITHIN OR BELOW THE REINFORCED FILL DURING OR AFTER CONSTRUCTION. (NOT APPLICABLE – NO REINFORCED FILL THIS PROJECT).
8. IF UNEXPECTED SOURCES OF WATER ARE IDENTIFIED (E.G., A HIGHER WATER TABLE OR WEEPING SOIL LAYERS), ADDITIONAL DRAINAGE STRUCTURES MAY BE REQUIRED (E.G., BLANKET DRAINS OR CHIMNEY DRAINS). THE SPECIFIC DETAILS WILL NEED TO BE DETERMINED BY THE DESIGN ENGINEER. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF UNEXPECTED SOURCES OF WATER ARE IDENTIFIED DURING INITIAL EXCAVATION.
9. GENERAL INSTALLATION GUIDES ILLUSTRATING PROPER METHODS AND TECHNIQUES FOR GOOD CONSTRUCTION ARE AVAILABLE TO THE INSTALLER FROM RISI STONE SYSTEMS OR THE SEGMENTAL RETAINING WALL MANUFACTURER UPON REQUEST.
10. CONSTRUCTION: SITE PREPARATION.
    - 10.1. COMPLY WITH ALL CURRENT FEDERAL, STATE, AND LOCAL REGULATIONS FOR EXECUTION OF THE WORK, INCLUDING LOCAL BUILDING CODES AND EXCAVATION REGULATIONS. PROVIDE EXCAVATION SUPPORT AS REQUIRED TO MAINTAIN STABILITY OF THE AREA DURING EXCAVATION AND SEGMENTAL RETAINING WALL CONSTRUCTION AND TO PROTECT EXISTING STRUCTURES, UTILITIES, LANDSCAPE FEATURES, PROPERTY OR IMPROVEMENTS.
    - 10.2. PRIOR TO GRADING OR EXCAVATION OF THE SITE, CONFIRM THE LOCATION OF THE SEGMENTAL RETAINING WALL AND ALL UNDERGROUND FEATURES, INCLUDING UTILITY LOCATIONS WITHIN THE AREA OF CONSTRUCTION. ENSURE SURROUNDING STRUCTURES ARE PROTECTED FROM EFFECTS OF SEGMENTAL RETAINING WALL EXCAVATION.
    - 10.3. COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH SEGMENTAL RETAINING WALL INSTALLATION.
    - 10.4. CONTROL SURFACE WATER DRAINAGE AND PREVENT INUNDATION OF THE SEGMENTAL RETAINING WALL CONSTRUCTION AREA DURING THE CONSTRUCTION PROCESS.
    - 10.5. THE FOUNDATION SOIL SHALL BE EXCAVATED OR FILLED AS REQUIRED TO THE GRADES AND DIMENSIONS SHOWN ON THE PLAN.
    - 10.6. THE FOUNDATION SOIL SHALL BE PROOF ROLLED AND EXAMINED BY THE GENERAL REVIEW ENGINEER TO ENSURE THAT IT MEETS THE MINIMUM STRENGTH REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. IF UNACCEPTABLE FOUNDATION SOIL IS ENCOUNTERED, THE GENERAL REVIEW ENGINEER SHOULD CONTACT THE DESIGN ENGINEER TO DISCUSS OPTIONS AND DETERMINE THE MOST APPROPRIATE COURSE OF ACTION.
    - 10.7. IN CUT SITUATIONS, THE NATIVE SOIL SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN IN THE CONSTRUCTION DOCUMENTS AND REMOVED FROM THE SITE OR STOCKPILED FOR REUSE AS REINFORCED OR RETAINED FILL AS IDENTIFIED ON THE PLAN. CARE SHOULD BE TAKEN NOT TO CONTAMINATE OR OVERLY SATURATE THE STOCKPILED FILL MATERIAL.
11. CONSTRUCTION: INSTALLING DRAINAGE SYSTEM.
    - 11.1. THE APPROVED GEOTEXTILE FILTER SHALL BE SET AGAINST THE BACK OF THE FIRST SEGMENTAL RETAINING WALL UNIT, OVER THE PREPARED FOUNDATION SOIL EXTENDING TOWARDS THE BACK OF THE EXCAVATION, UP THE EXCAVATION FACE AND EVENTUALLY OVER THE TOP OF THE DRAINAGE FILL TO THE BACK OF THE SEGMENTAL RETAINING WALL UNITS NEAR THE TOP OF THE WALL OR AS SHOWN ON THE PLAN. GEOTEXTILE OVERLAPS SHALL BE A MINIMUM OF 1 FOOT AND SHALL BE SHINGLED DOWN THE FACE OF THE EXCAVATION IN ORDER TO PREVENT THE MIGRATION OF PARTICLES FROM ONE FILL TYPE TO ANOTHER.
    - 11.2. THE DRAINAGE PIPE SHALL BE PLACED AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE OVERALL DRAINAGE PLAN FOR THE SITE. THE MAIN COLLECTION DRAIN PIPE SHALL BE A MINIMUM OF 4 INCHES IN DIAMETER. THE PIPE SHALL BE LAID TO ENSURE GRAVITY FLOW OF WATER FROM THE REINFORCED FILL. CONNECT DRAINAGE COLLECTION PIPE AT A STORM SEWER CATCH BASIN OR DAYLIGHT ALONG SLOPE AT AN ELEVATION LOWER THAN LOWEST POINT OF PIPE, EVERY 50 FEET MAXIMUM.
    - 11.3. IF OTHER SOURCES OF WATER ARE DISCOVERED DURING EXCAVATION OR ANTICIPATED, REFER TO NOTE 8 ABOVE.
12. CONSTRUCTION: INSTALLING SEGMENTAL RETAINING WALL UNITS.
    - 12.1. THE BOTTOM ROW OF SEGMENTAL RETAINING WALL UNITS SHALL BE PLACED ON THE LEVELING BASE AS SHOWN IN THE CONSTRUCTION DOCUMENTS. THE UNITS SHALL BE PLACED IN THE MIDDLE OF THE LEVELING BASE. CARE SHALL BE TAKEN TO ENSURE THAT THE SEGMENTAL RETAINING WALL UNITS ARE ALIGNED PROPERLY, LEVELED FROM SIDE TO SIDE AND FRONT TO BACK AND ARE IN COMPLETE CONTACT WITH THE LEVELING BASE.
    - 12.2. THE SEGMENTAL RETAINING WALL UNITS ABOVE THE BOTTOM COURSE SHALL BE PLACED TO INTERCONNECT THE SHEAR KEY AND THEN PUSHED FORWARD, CREATING THE SPECIFIED BATTER OF THE SEGMENTAL RETAINING WALL FACE.
    - 12.3. THE SEGMENTAL RETAINING WALL UNITS SHALL BE SWEPT CLEAN BEFORE PLACING ADDITIONAL COURSES TO ENSURE THAT NO DIRT, CONCRETE OR OTHER FOREIGN MATERIALS BECOME LODGED BETWEEN SUCCESSIVE LIFTS OF THE SEGMENTAL RETAINING WALL UNITS.
    - 12.4. SUCCESSIVE COURSES SHALL BE PLACED TO CREATE A RUNNING BOND PATTERN WITH THE EDGE OF ALL UNITS BEING APPROXIMATELY ALIGNED WITH THE MIDDLE OF THE UNIT IN THE COURSE BELOW IT. CUT SEGMENTAL RETAINING WALL UNITS MAY NEED TO BE PLACED TO ENSURE THE VERTICAL LINE BETWEEN ADJACENT SEGMENTAL RETAINING WALL UNITS REMAINS WITHIN THE MIDDLE THIRD OF THE SEGMENTAL RETAINING WALL UNIT BELOW.
    - 12.5. WHERE APPLICABLE, A MAXIMUM OF 3 COURSES OF SEGMENTAL RETAINING WALL UNITS CAN BE PLACED ABOVE THE LEVEL OF THE REINFORCED FILL AT ANY TIME.
    - 12.6. THE INSTALLER SHALL CHECK THE LEVEL OF SEGMENTAL RETAINING WALL UNITS WITH EACH LIFT TO ENSURE THAT NO GAPS ARE FORMED BETWEEN SUCCESSIVE LIFTS THAT MAY AFFECT THE PERFORMANCE OF THE SEGMENTAL RETAINING WALL.
    - 12.7. CARE SHALL BE TAKEN TO ENSURE THAT THE SEGMENTAL RETAINING WALL UNITS AND GEOSYNTHETIC REINFORCEMENT, WHERE APPLICABLE, ARE NOT DAMAGED DURING HANDLING AND PLACEMENT.
    - 12.8. NO HEAVY EQUIPMENT, FOR COMPACTION, FILL PLACEMENT OR OTHER, SHALL BE ALLOWED WITHIN 3 FEET OF THE BACK OF THE SEGMENTAL RETAINING WALL UNITS.
13. CONSTRUCTION: DRAINAGE FILL.
    - 13.1. THE DRAINAGE FILL WILL BE PLACED BEHIND THE SEGMENTAL RETAINING WALL UNITS WITH A MINIMUM WIDTH OF 1 FOOT AND SEPARATED FROM OTHER SOILS USING THE SPECIFIED GEOTEXTILE FILTER. DUE TO SITE CONSTRAINTS, THE DRAINAGE FILL MINIMUM WIDTH IS 6 INCHES FOR THIS PROJECT).
    - 13.2. DRAINAGE FILL SHALL BE PLACED BEHIND THE SEGMENTAL RETAINING WALL FACING IN MAXIMUM LIFTS OF 6 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 95% STANDARD PROCTOR.
14. CONSTRUCTION: SECURE COPING.
    - 14.1. COPING UNITS SHALL BE SECURED TO THE TOP OF THE SEGMENTAL RETAINING WALL WITH TWO 3/8 INCH BEADS OF CONCRETE ADHESIVE POSITIONED 2 INCHES IN FRONT AND BEHIND THE TONGUE OF THE LAST COURSE OF SEGMENTAL RETAINING WALL UNITS.



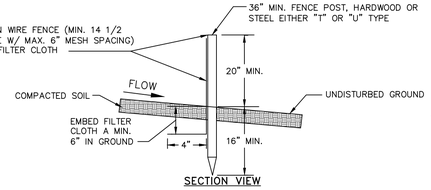

PLAN VIEW

NOTES:
1. STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



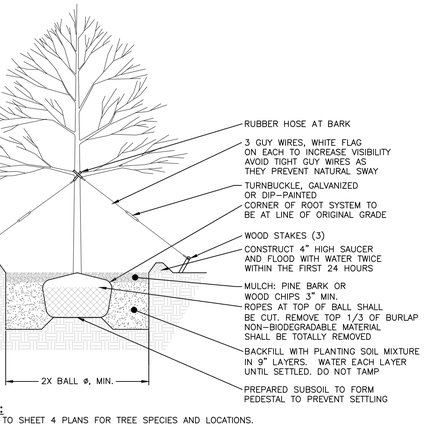

PERSPECTIVE VIEW




SECTION VIEW

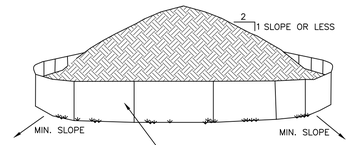
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

## SILT FENCE DETAIL
NOT TO SCALE



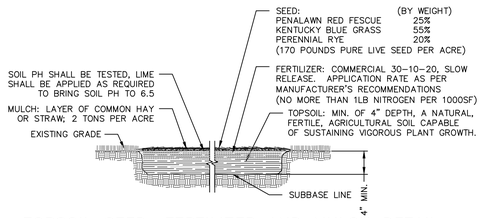

NOTES:
1. REFER TO SHEET 4 PLANS FOR TREE SPECIES AND LOCATIONS.

## TREE PLANTING DETAIL
NOT TO SCALE

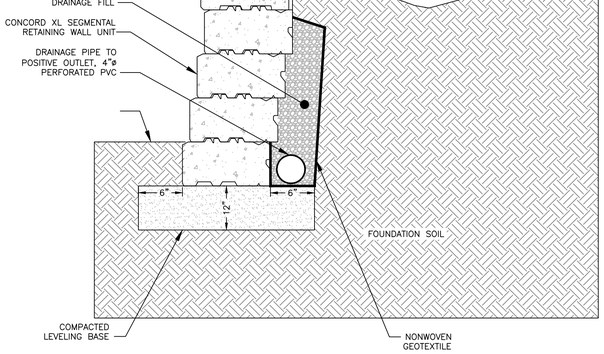



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

## TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

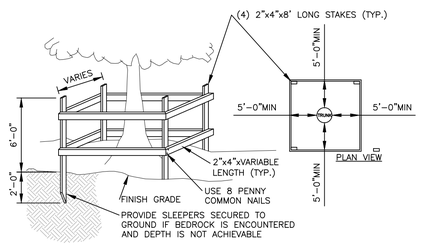



## TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE




NOTES:
1. REFER TO RETAINING WALL NOTES, THIS SHEET.

## SEGMENTAL RETAINING WALL DETAIL – GRAVITY WALL SECTION
NOT TO SCALE




NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

## TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 7/26/22 | PER PLANNING BOARD COMMENTS | CMB | 7 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB |
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STATE OF NEW YORK MICHAEL A. BOSCHKOFF 084466 LICENSED PROFESSIONAL ENGINEER

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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

# HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

| | |
|---|---|
| JOB #: | 2022:011 |
| DATE: | 6/28/2022 |
| SCALE: | AS SHOWN |
| TITLE: | CD-2 |
| SHEET: | 8 OF 8 |

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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*

January 31, 2023

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

Re: 12 Highland Place – Application for Preliminary & Final Subdivision Approval
Lori Joseph Builders, Inc. (Applicant)
12 Highland Place, City of Beacon, New York
Tax Parcel: 6054-31-306777, ±1.07 ac.

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above-referenced project, Hudson Land Design ("HLD") respectfully submits this letter in support of the Application for Preliminary & Final Subdivision Approval, and in response to the comments at the SEQR Public Hearing at the Board's January 10th meeting Agenda, at which time the Planning Board closed the SEQR Public Hearing and adopted a Negative Declaration for the Project.

Since last appearing before the Planning Board, HLD has further revised the plans in response to comments from the Board and from the public, and in order to address the comments in John Clarke Planning and Design's January 6, 2023 comment memorandum, and the comments in Lanc & Tully's January 5, 2023 comment letter. Below is a point-by-point response to the comment letters.

**John Clark Planning and Design January 6, 2023 Comment Memorandum**

1. Comment noted.
2. The discrepancy between the plan and the table has been corrected.
3. The note has been revised to omit references to specific species.

**Lanc & Tully January 5, 2023 Comment Letter**

General Comments

1. Comment noted. As was discussed at the Planning Board's January 10th meeting Agenda, the maintenance agreement for the shared driveways will be provided for the Planning Board Attorney's review by the Applicant's attorney as a condition of approval. The agreement will include provisions for underground utilities.

2. Comment noted. A bond estimate will be provided in a future submittal as a condition of approval.
3. Comment noted. Easement descriptions will be provided by the project surveyor for the City's consultants to review and confirm in a future submittal as a condition of approval.

Sheet 3 of 8:

1. Note No. 1 under "Subdivision Notes" has been revised to reflect the appropriate lots that the easement crosses over.
2. The easement line has been removed from lot 2 and the associated notes have been revised to reflect this change.
3. The plan has been revised to show a total of 8 proposed trees along lot 5's northerly boundary line for screening purposes. This change is reflected on sheet 4 of 8.

Sheet 4 of 8:

1. Comment noted. We took a hard look at narrowing the flares at the ends of the driveways and we confirmed that the proposed width and flare radii of the driveway entrances are necessary and proper for a firetruck to maneuver in and out of the driveway.

Sheet 5 of 8:

1. An additional sewer cleanout has been provided on the new sewer service line serving lot 3.
2. The proposed grading has bene revised to shed water to the outside edge of each driveway, which then conveys the drainage toward the drainage collections system.

Sheet 7 of 8:

1. The "City of Beacon Private Road Section" detail has been removed from the plan.
2. A Common Driveway construction detail has been added to this sheet.
3. The "Catch Basin Detail" has been adjusted to show that castings shall be domestically made.

In further support of this Application, please find five (5) hard copies of the revised Subdivision Plat set consisting of 8 sheets for review.

It is respectfully submitted that throughout the review of the Project, the Applicant has designed and updated the project to ensure that it is consistent with the character of the area; that the Project provides adequate and safe fire and emergency vehicle access and that the Project preserves the natural features of the insofar as possible and without negatively impacting the community or natural features which are of ecological, aesthetic or scenic value. As was discussed during the SEQR environmental review of the project, the design has been modified to reduce imperious surfaces; to enhance screening; to include a tree-lined driveway; to improve emergency vehicle access and to respond to the comments from the Board, its consultants and from the public regarding the layout of the project among other details. Accordingly, it is respectfully submitted that the project as refined and adjusted fully satisfies the requirements set forth in the City of Beacon Chapter 195 Subdivision of Land regulations applicable to the Project.

We look forward to appearing again at the Planning Board's February 15, 2023 meeting Agenda for the Subdivision Public Hearing on the Project. The public hearing signage on the property has been updated to indicate that the Subdivision Public Hearing will take place on Wednesday, February 15, 2023. In the meantime, should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Gary Joseph (w/ attachments)
Taylor M. Palmer, Esq. (w/ attachments)
Daniel G. Koehler, P.E. (HLD file)

CITY OF BEACON

Traffic Safety Committee
One Municipal Plaza
Beacon, New York 12508
845-838-5010
cityofbeacon@beacony.gov

## MEMORANDUM

**To:** **City of Beacon Planning Board**
**From:** **Benjamin Swanson, Secretary to the Traffic and Safety Planning Committee**
**Date:** **February 8, 2023**
**Re:** **12 Highland Place Subdivision Referral**

I am writing this memorandum on behalf of the Traffic and Safety Committee ("Committee"), which met on January 26, 2023. At the request of the Planning Board, the Committee reviewed in detail and discussed public comments and plans related to the proposed 12 Highland Place Subdivision ("Proposal"), including traffic, parking, emergency vehicle access, and pedestrian safety concerns.

The Committee issues the following findings:

- The Proposal is in compliance with City Code requirements for required roadway width, and the Committee found that widening of the road for the Proposal beyond such is not necessary.

- The Proposal has adequate emergency vehicle access. Fire Chief VanVoorhis explained to the Committee that the City's Fire Department apparatuses will access through the middle driveway, from which the Department would then access any of the adjoining properties without issue. There is currently no parking permitted opposite this driveway and therefore the committee is satisfied that Fire Department Vehicles will have adequate turn radius and ability to access all homes in the Proposal.

- The Committee has no concern about the proposal to limit parking on the West side of Highland Place. The Committee's Police representative expressed that the West side is used infrequently for parking currently. The Committee also noted that restricting parking along one of a street is a common occurrence throughout the City more generally. The Committee also found adequate parking allocations for each of the properties in the Proposal.

- The Committee discussed pedestrian safety and possible improvements at length. The Committee declines to recommend that the Planning Board require the developer to install sidewalks along either Highland Place or Grove Street due to practical space constraints and considering that adjacent streets lack sidewalks to connect with.

In sum, the Committee did not find significant cause for concern regarding road width, emergency vehicle access, parking availability, or pedestrian safety to make any specific recommendations for changes to the plans provided. The Committee did wish to highlight the need for continued no parking immediately across from the middle driveway in the proposal for the subdivision to ensure continued emergency vehicle access.

## Amanda Caputo

**From:** Jodi McCredo <jodimccredo@gmail.com>
**Sent:** Thursday, February 9, 2023 11:02 AM
**To:** Amanda Caputo
**Subject:** Flag lots

Hi Amanda,

Please forward to the planning board.

Hello planning board members,

I'll be sending another email at some point with information more specific to the project proposed for 12 Highland Place, but in the meantime I wanted to share some information with you about flag lots in general. This project will effectively create 3 flag lots on our one small street, when even one flag lot is problematic and should be discouraged. This really points to the issue that many of us have with this project.

The following information is taken from https://www.useful-community-development.org/what-is-a-flag-lot.html

"Many subdivision regulations prohibit the creation of new flag lots. In residential areas the rationale for this would be the desire for some degree of uniformity in the building setback line. This tends to create a nicer looking neighborhood in the minds of many people. More importantly to a city government perhaps, flag lots can be mighty confusing to police, fire, garbage collection, or other city services. Utility lines so far tend to be linear, and so if the backs of lots are not somewhat uniform, utility location and servicing tends to become more tricky.

...If your zoning board is reviewing a prospective new subdivision or planned development, **by all means avoid flag lots for all the reasons implied above.** It is better practice to prohibit all flag lots in your regulations than to disapprove of them on a case by case basis."

"In sum, a flag lot is far from the worst thing you could allow in your city, **but certainly we hope you do not participate in creating any new ones.** There is one exception. We do think that a flag lot is preferable to having a lot where the only access is by way of easement over a neighbor's property. So if you have a chance to prevent future conflict due to an encroachment over or very near to an easement, and the only way to eliminate the necessity of the easement is through creating a flag lot, feel free to allow that."

This is clearly stating that traditional flag lots (where each one has their own driveway that is a part of the lot) are bad for communities, but flag lots via easements and shared driveways, which is what you are considering here, are substantially worse.

There is also this article from the NYT regarding flag lots in Scarsdale. In case you hit a paywall, here is a piece of what it said -

"Some residents complain that flag lots intrude on neighbors' privacy, destroy the appearance of the neighborhood and are unfair to neighbors who find themselves with a house almost in their backyard. The Planning Board opposes flag lots on several grounds. The board says that installing

sewer and water lines to a lot that does not front on a road is difficult and often involves cutting down trees; that interior lots need turnarounds for fire engines and ambulances, which means paving over land, and that emergency access can easily be blocked by a single car in the driveway.

It also objected to flag lots because the new houses they accommodate intrude into neighbors' backyards, they appear unconnected with the street, they often are larger than older houses and if placed on a small lot, they give a crowded, out-of-scale appearance."

The article also states that Scarsdale code only allowed flag lots if the lot was half an acre or more. A quick Google search showed that many municipalities have similar laws prohibiting or restricting flag lots. When I searched through the City of Beacon code I couldn't find anything on flag lots at all, which points to how unusual and completely out of character this proposal is for this city. It also means that this decision rests entirely with you. Please do not allow this.

Thank you,

Jodi McCredo

## Amanda Caputo

**From:** Jodi McCredo <jodimccredo@gmail.com>
**Sent:** Wednesday, January 11, 2023 4:22 PM
**To:** Amanda Caputo
**Subject:** Highland Place parking

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Hi Amanda,

Please forward this to the planning board.

Hello planning board members. As someone who has lived on Highland Place for almost 20 years I want to be perfectly clear, the only issue that we have ever had with parking on Highland is that there is sometimes not enough of it, which is an issue that will already be made worse if parking is removed from Grove. I absolutely agree with removing parking from Grove Street, even though it will cause more cars to park by my house, because Grove truly is very dangerous. Removing parking on Highland, especially while doubling the density, would be absolutely crushing for those of us who live there. I'm floored that this is even a consideration.

The emergency vehicle access issue is about turning only. Since all other homes in this area have true direct access to the streets that they front, there has never nor will there ever be a need for an emergency vehicle to turn into any of our lots. It is only because of this particular situation creating houses behind houses unlike any other part of our neighborhood that the issue of being able to access those back homes came up. Without this project, or with this project limited to the three lots that actually have direct access to Highland without going behind another home, the issue does not exist.

This could also be solved by widening the street, which there is more than enough room to do. If the developer could work with the city to widen the street in front of 12 HIghland it would alleviate much of the burden that this project is placing on our community.

The fact that parking is an issue, the fact that the street is too narrow, the fact that this corner is so dangerous, the fact that no other homes in our area require emergency vehicles to turn down narrow driveways, are all reasons for why five homes on this particular property is simply too much. The suggestion to place an even larger burden on the current residents by removing parking instead of eliminating the extra homes from this plan so that the neighborhood can remain intact and one developer will make slightly less money is one that I can't even wrap my head around.

Thank you,

Jodi McCredo

**John Clarke Planning and Design** jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: February 10, 2023
Re: **12 Highland Place Subdivision**

I have reviewed a January 31, 2023 response letter from Hudson Land Design and an 8-sheet Subdivision Plan set, dated January 31, 2023.

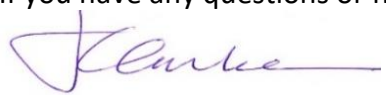
**Proposal**

The applicant is proposing to subdivide a 1.07-arcre parcel with one existing house into five lots for the construction of four additional houses. Proposed Lot 1 has 5,533 square feet, Lot 2 has 5,300 square feet, Lot 3 has 11,508 square feet, Lot 4 with the existing house has 13,561 square feet, and Lot 5 has 10,766 square feet. The parcel is split by the R1-5 and R1-10 zoning districts.

**Comments and Recommendations**

All my previous comments have been addressed.

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



John Clarke, Beacon Planning Consultant

c: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Daniel G. Koehler, P.E., Project Engineer

LANC & TULLY
Engineering and Surveying, P.C.

February 13, 2023

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

RE: 12 Highland Place
5-Lot Subdivision
Tax No. 6054-31-306777
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a 5-lot subdivision of the parcel located at 12 Highland Place:

- Correspondence from Hudson Land Design dated January 31, 2023.
- City of Beacon – Traffic Safety Committee Memorandum of February 8, 2023.
- Plan set titled "Highland Place Subdivision" as prepared by Hudson Land Design and consisting of the following sheets, all having the latest revision date of January 31, 2023:
  - Sheet 1 of 8 – Cover Sheet (CV-1)
  - Sheet 2 of 8 – Existing Conditions & Removal Plan (XC-1)
  - Sheet 3 of 8 – Preliminary Subdivision Plat (PT-1)
  - Sheet 4 of 8 – Subdivision Plan (SP-1)
  - Sheet 5 of 8 – Grading & Utility Plan
  - Sheet 6 of 8 – Erosion & Sediment Control Plan (ESC-1)
  - Sheet 7 of 8 – Construction Details (CD-1)
  - Sheet 8 of 8 – Construction Details (CD-2)

The proposed project entails the subdivision of a 46,669± square foot (1.071 acres) parcel located at 12 Highland Place into 5 lots. Two common driveways are proposed to service two lots each and a single driveway to service the remaining lot. The proposed lots range in size from 5,300 square feet to 13,330 square feet in size. The existing parcel (proposed Lot 4) has a single-family residence, detached garage, and shed located on it at this time, which are proposed to remain. The parent parcel is bisected by a Zoning line, with the southern portion of the site being in the R1-5 Zone (Lots 1, 2, and 3) and the northerly portion of the site (Lots 4 & 5) being in the R1-10 Zone.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The Planning Board should discuss the Memorandum of February 8, 2023, as issued by the City of Beacon Traffic Safety Committee. Based upon the issued memorandum, the traffic Safety Committee did not find any issues with the proposed application, and are leaving the restricting of parking along Highland Place to the Planning Boards discretion.

2. City of Beacon As Common Driveways are proposed for the project, the Applicant will need to prepare and submit for review a maintenance declaration or agreement for each of the common driveways. The maintenance agreement should also account for utilities that may be installed under the common driveways. ***Applicant notes that this will be submitted to Planning Board Attorney for review and is requesting that this be a condition of approval.***

3. As a condition of approval, the Applicant shall provide the City of Beacon with a performance guarantee and inspection fees as stated in Section 195-15 & 16, of the City Code for all public improvements to be constructed as part of the project. The project engineer shall submit a cost estimate for the prosed public improvements for review, as the project progresses. ***Applicant states that a bond estimate will be provided in a future submittal as a condition of approval.***

4. Documents and descriptions for the proposed easements shall be provided for review. ***Applicant notes that these will be provided as part of a future submission and is requesting that this be a condition of approval.***

This completes our review at this time. All previous engineering comments have been addressed, with the exception of the above, for which the applicant is requesting that they be made part of the conditions for any approvals issued by the Board. 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.
Bruce Flower, Building Inspector

## Amanda Caputo

**From:** Jodi McCredo <jodimccredo@gmail.com>
**Sent:** Tuesday, February 14, 2023 12:50 PM
**To:** Amanda Caputo
**Subject:** 12 Highland
**Attachments:** Overhead 12 HIghland.pdf

Hi Amanda,

Please forward this along. Thanks!

Hello planning board members,

Apologies for another long email, but there are still many issues that need to be addressed regarding this proposal.

In regards to the proposed subdivision on 12 Highland Place, the residents of the area still maintain that 5 lots is simply too much for this particular property. It was said at a previous planning board meeting that everyone thinks impacts in their own neighborhood qualify as significant. The fact that more than 200 people signed a petition against this project in a very short period of time and without the petition being widely circulated, along with multiple articles that have been written about this project in the Highland's Current, is evidence of the significance of the negative impact this project would have on this city. If you haven't already, please read the comments posted on that petition. Granted, many of them are about development and overcrowding in general which is not in your purview, but many are specific to this project from people who really know the area.

Back in July when this project first came before this board, both the planning board chair and the city engineer immediately voiced concerns about the shared driveways. The chair said that the driveway and parking situation was weird and "feels uncomfortable," and everyone seemed to agree that this layout had too much pavement and too many curb cuts. The fact that the private road plan was also unacceptable in no way negates these valid concerns. The driveways for lots 1 and 2 leave them with no yard space at all. The driveway for lot 5, along with the driveway easement for lot 4, take away pretty much all of the yard space for lot 5. This is just part of what makes these proposed lots completely out of character with the existing neighborhood. I've attached an overhead shot taken from Google Maps showing just how green and beautiful this property currently is. Replacing a few trees is not enough to compensate for the extreme loss of nature, including many smaller trees and bushes, and displacement of animals that this layout requires. The fact that this developer wasn't able to cram these houses in on a private road does not mean that we have to allow at least twice as much pavement and three times as many curb cuts to get what he wants. At some point we have to acknowledge that this is simply too much and it isn't going to work. As shown in my previous email, one flag lot would be too much. Three flag lots is far beyond what should be considered for a street even twice the size of Highland.

We keep hearing that this project "conforms to the zoning," but that sentiment is based solely on lot size and dimensions. As noted below, there is much more to the requirements set forth in our city code for subdivisions than lot size. A tomato meets the minimum requirements to be considered a fruit, but that doesn't mean it belongs in a fruit salad.
Our code clearly states:

"§ 195-20 Minimum requirements; general standards.
A.The Planning Board, in considering an application for the subdivision of land, **shall** be guided by the following considerations and standards, which standards shall be deemed to be the **minimum requirements for the convenience, health, safety and welfare of the City**."

It goes on to list four considerations -
1- "Character of land," which this plan disregards as it creates a hazard with limited emergency vehicle access and produces unsatisfactory living conditions.
2- "Preservation of Natural Features," which this plan disregards by cutting down so many trees, including smaller trees and bushes, and paving over so much land.
3- "Conformity to City Development Plan and Official Map," which this plan disregards by putting homes behind homes instead of lined up along the street like the rest of the city.
4- "Frontage on improved streets," which this plan disregards by claiming frontage on streets that cannot be accessed. There is no reference in this chapter to lot size or dimensions, it simply lists these as the **minimum requirements**. None of these requirements have been met by this proposal.

You have heard statements regarding the impact to the character of our neighborhood, and it was pointed out that the current home at 12 Highland is set back very far from the street. The setback for this home was due to issues regarding building on the bedrock that covers the rest of the lot, which is still a concern that should be taken seriously as previous attempts to build on that bedrock have already caused damage to surrounding homes. The real impact to the character, however, is not about setbacks but about building flag lots with homes behind homes. In our neighborhood, and around almost all if not all of Beacon, all of our homes directly face the street that they have access to. Putting homes behind other homes significantly changes a neighborhood's character, unreasonably increases congestion, and unfairly burdens one street with traffic and parking issues that should be spread out among multiple streets. In the case of this proposal, it takes a burden that should be spread out among three separate streets (Grove, Highland, and Anderson) and puts the entire burden on Highland, which happens to be one of the smallest streets in the city.

The attorney for the applicant made the case that this proposal is consistent with the character of our neighborhood simply because they are all single family homes that meet lot size requirements. Once again, single family homes that meet lot size requirements are less than the minimum requisite here is. That is not enough to make this project consistent with the character of our neighborhood, which is a completely separate condition in our code. We've had block parties in our neighborhood where the residents all hang out in front of our homes with tables set up. We go far walks and chat with neighbors sitting on their porches or in their yards. We stop by for a quick chat at fire pits. The future residents of these proposed houses with their pretend frontage on top of a wall would not be a part of any of that because they are set up unlike any other homes anywhere in our vicinity. I really appreciated the comments at the last meeting regarding the fact that we create that character of our neighborhood, because that is the truth. This neighborhood has been an amazing place for children to grow up and play in the street, for people to let their pets out, for neighbors to hang out and go for walks and talk together. Many of us are actually excited for a couple of extra homes for new neighbors and hopefully new friends for us and our children. Five houses on this lot positioned in this way, with three of those houses behind other homes and cars trying to back out of long dangerous driveways and the removal of so much greenery and the displacement of so many animals and so much more congestion than this small street was designed for would change that dynamic drastically.

You had a conversation at the last meeting about the proposed sidewalk, which was also referred to in that meeting as a "walkway", "charming path", and "private sidewalk." Whatever you call it, it is yet another thing that sets these houses apart from our neighborhood and gives them something that will be shared between only them and not the rest of the surrounding neighbors. This is completely out of step with bringing our community together with smart development that benefits our city.

More than the impact to the character, however, **this design poses significant impacts to traffic and parking**. At the November planning board meeting the applicant was advised to consult with the fire chief regarding emergency access to these lots. Did that consultation ever take place? It was stated at the January meeting that emergency vehicle access is not an issue because the applicant demonstrated, in a drawing they admitted was not to scale and not, to my knowledge, approved by our fire chief, that a fire engine can access the property. It is extremely important to remember that **this only works by eliminating half of the parking on the same street that this project would double the density of.** It is true that Highland is way too narrow for a project of this size and scope, but there has never been an issue with the width of our street before this proposal to cram homes behind homes. It was also stated at the last meeting that this

is an existing issue and one not created by this project. That is simply not true. The issue that was brought up in regards to emergency vehicles was about the **turning radius** required for a large vehicle to be able to maneuver onto a private road, which would now be down shared driveways. This was never an issue in the past because, when homes are built to conform to the true character of our neighborhood, they are lined up along a road that they have actual access to and emergency vehicles have never needed to maneuver around other homes to get to them. Spruce, Anderson, Overlook, all of our surrounding streets and streets all over this entire city are just as narrow and they do not have this issue because there is no need to get an emergency vehicle around one home to access another. There was already a suggestion at the discussion about this project in July about eliminating parking on one side of Grove near Highland. This was definitely an issue before this project was proposed, and I do agree with that suggestion because of how dangerous this area is. It would also, however, cause more cars to park on Highland since Highland ends at Grove and there is nowhere else to go. Eliminating parking on one side of Highland in addition would never be necessary without this project, and it will definitely have a devastating impact, particularly for those of us who regularly come home late from work and won't be able to park our cars. Are you also going to suggest the elimination of parking on Spruce, Anderson, and Overlook which are just as narrow? What about Jackson St., Masters Pl., Center St., Spring St. or countless others that look just like Highland all over this city? What makes them different, aside from the fact that no one is proposing cramming houses behind houses on those streets?

The driveway layout necessary to fit all of this in is completely unrealistic. Even with the elimination of parking on one side of the street, how would a fire truck safely access Lot 3? How would an ambulance get to any of them? How would it get back out? How would that work in the snow? How are cars getting in and out of any of these driveways? Imagine any of these driveways with one car already parked. How does another car maneuver in? How do they get back out? There is no room to turn around, so are all of these cars expected to safely back out of these long shared driveways into the street? Imagine you live in lot 3. How would you get in and out of your driveway every day? How are you backing your car up along that 10 foot wide curve? How would you do it from lots 2 or 5? How does that work with snow and ice on the ground? Lot 5 has its own driveway and I still don't see a way for cars to safely maneuver in and out of it. How will these people get their garbage and recycling cans to the curb every week?

Due to the ongoing discussions regarding the planning board's authority to say no to this project, I wanted to point out the following from our city code -

*City of Beacon, NY / The Code / Part II: General Legislation / Subdivision of Land*

*195-20 **Minimum** requirements; general standards*

*(4) Frontage on improved streets. The area proposed to be subdivided shall have frontage on **and direct access to** a street duly placed on the Official Map, and if such street is not improved to the satisfaction of the Planning Board, such improvements shall be a condition of subdivision approval.*

This clearly states that a MINIMUM requirement is frontage on AND direct access to.This proposal has lots claiming frontage on streets that are on the opposite side of a wall from the property, and three of the lots only have indirect access via easements over other properties. It was said at the last planning board meeting that the "technical aspect of frontage" has been achieved, and that the rest can be worked out during the design phase. Our city code defines the frontage line as *"The front lot line separating an individual lot from the street right-of-way."* This proposal has front lot lines that separate the individual lots from a wall. The claims in this proposal do not constitute frontage as required in our code, and no amount of design can change the physical limitations of the lot.

*195-21 Streets*
*A. Location, width and improvement. Streets shall be suitably located, **of sufficient width, and adequately improved** to accommodate the expected traffic and to afford satisfactory access to police, fire-fighting, snow removal and other utility and street maintenance equipment, and shall be coordinated so as to compose a safe and convenient system. The location, arrangement or design of street shall be such as to cause no undue hardship to adjoining properties.*

*§ 195-23 Improvements.*
*A. Street improvements. Streets shall be graded and improved with pavement, sidewalks, curbs, gutters, street signs, street trees, water mains, sanitary sewers, storm drains, fire alarm signal devices, fire hydrants and other utilities, except that the Planning Board may waive, subject to appropriate conditions, such improvements as it considers are not requisite in the interest of the public health, safety and welfare. The subdivider shall install underground service connections to the property line of each lot before the street is paved. Except where waivers are granted, all such grading and street improvements shall conform in all respects to this chapter and to Chapter 192, Street Specifications.*

Highland Place is not of sufficient width to accommodate this project. The burden of that fact should rest on the developer to widen the street or reduce the scope of the project. It should not be placed on the residents, who will lose our ability to park in front of our homes.

*195-24 Lots and driveways*
*B. Lot dimensions*
*(1)Except as provided elsewhere in this chapter or otherwise permitted by the City Council, lot area and dimensions shall comply with at least the minimum standards of the Zoning chapter for the district in which they are located. Where lots are more than double the minimum required area, the Planning Board may require that they be arranged so as to allow for further subdivision and the opening of future streets where necessary to serve such potential lots, all in compliance with the Zoning chapter and this chapter. Where, in the opinion of the Planning Board, lots of larger than minimum size are required for purposes of proper drainage, water supply, waste disposal, or the preservation of important ecological features, the Board may require such oversized lots as a condition of plat approval.*

We keep hearing that this needs to be approved because it fits the zoning based solely on lot dimensions. Lot dimensions are pretty far down in the city code for subdivisions, and even within that paragraph gives much leeway to the planning board for considerations. There is so much more to this plan than lot size, and it clearly should not be the deciding factor in your vote.

*G. Subdivisions with land in two or more zoning districts or municipalities.*
*(1) In general, a lot should not be divided by a zoning district or municipal boundary. If it is, however, necessary for a zoning district boundary to cross a lot, such lot shall be designed so that it can be readily developed in accordance with the standards of the more restrictive zoning district. If it is necessary for a municipal boundary line to cross a lot, the Planning Board may require suitable legal agreements to assure that the two portions of the lot will not be separated in the future and that the portion of the lot in the adjoining municipality will not be used for any purpose that would make it nonconforming if the entire lot were located within the City of Beacon.*

Respectfully, I disagree with the city planner's interpretation of this portion of the law. This is a proposed subdivision with land in two zoning districts, and the minimum standards of the more restrictive district would not allow 5 lots.

*I.Common driveways.*
*(4) Common driveways shall be permitted in residential districts when approved by the Planning Board. In determining the appropriateness of a common driveway, the Planning Board shall consider whether it will minimize adverse environmental effects on the site, the length of the road, overall density, proposed offset of driveways, road grades and center line radius, setback requirements, and all other generally accepted planning standards*.

In this instance, these shared driveways maximize adverse environmental effects on the site, are too long to safely back out of and too narrow to turn around in, and place way too much density on one street.

*195-25 Reservations and easements*
*B. Widening or realignment of existing streets. Where a subdivision borders an existing street which is narrower than the recommended right-of-way width as specified for such streets in this chapter, or where a subdivision borders an existing street planned for widening or realignment in such a way as to require the use of some land in the subdivision, the Planning Board may require the subdivision plat to show such areas which shall be marked "Reserved for Street*

*Realignment (or Widening) Purposes." Land reserved for such purposes may not be counted in satisfying yard or area requirements of the Zoning chapter.*

*223-25 Site development plan approval*
*E. Considerations. In acting on any site development plan application, the Planning Board shall take into consideration the recommendations of the City Development Plan, the proposed location, height and bulk of buildings, traffic circulation within and without the site, provision of off-street parking spaces, exterior lighting,* ***buffer areas and other open spaces****, drainage improvement in accordance with § 223-25G of this chapter and display of signs,* ***so that any development will have a harmonious relationship with the existing or permitted development of contiguous land and of adjacent neighborhoods, and so that pedestrian and vehicular traffic will be handled adequately and safely within the site and in relation to the adjoining street system.***

This development will make it impossible for emergency vehicles to access these homes, impossible for cars to get in and out of these driveways, and much more dangerous to walk down our street.

The impression that my neighbors and I have been getting from these meetings is that many of you seem to be struggling with this decision because you agree that this proposal isn't right for this lot but you aren't sure where your authority is to say no. It is clear, however, that there is not only justification in our code and comprehensive plan to say no to this, but clear instructions to. Choosing to allow this plan to proceed with all 5 lots would destroy our neighborhood in a way never before seen in this city, and set a truly dangerous precedent making it much more difficult for future planning boards to reject proposals that reduce safety and quality of life in favor of developer's profits. Requiring this developer to do the right thing and scale back this project to the three lots that this property actually has real frontage for would protect this entire city from predatory development that puts profits over people.

Please, protect us.

Thank you,

Jodi McCredo

**City of Beacon Planning Board Agenda**
**02/15/2023**

**Title:**

Continue Review of application for Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC and referred to Planning Board by City Council

**ATTACHMENTS**

230130RGD_PB_Comment Response.pdf

City of Beacon_HIP HLD Response Letter_2023-0131.pdf

L230131_Comment Response Letter_Beacon Lofts & Studios.pdf

Sheet 1_Site Plan_Planning Board Submission_4_230131.pdf

Sheet 2_Existing Conditions_Survey_Planning Board Submission_4_230131.pdf

Sheet 3_Building Plans_Planning Board Submission_4_230131.pdf

Sheet 4_Landscape Plan_Planning Board Submission_4_230131.pdf

Sheet 5_GRADING & UTILITY PLAN_4_230131.pdf

Sheet 6-E & SC PLAN_4_230131.pdf

Sheet 7-SITE DETAILS_4_230131.pdf

Sheet 8-STORM DETAILS_4_230131.pdf

Sheet 9-WATER DETAILS_4_230131.pdf

Sheet 10-SEWER DETAILS_4_230131.pdf

Sheet 11-E&SC DETAILS_4_230131.pdf

Sheet 12-PROFILES_4_230131.pdf

SWPPP Beacon HIP Vacant Parcel 2023-0131.pdf

Water-Sewer-Report_Beacon HIP Lofts & Studios_2021-0131.pdf

Traffic Comments Beacon HIP Lofts Studios_Rev 2.pdf

Planners Comments HIP Lofts Concept Plan 2.10.23.pdf

Engineer Review Beacon HIP Lofts 02-10-23 review.pdf

Greenway Trail Committee Comments Beacon Hip Lofts.pdf

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Suite 180E
Valhalla New York 10595
Main: 877 627 3772
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January 30, 2023

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

Beacon HIP Lofts & Studio
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 21005078B

Dear Chairman Gunn and Members of the Planning Board:

The following items are in response to comments contained in the Creighton Manning January 5, 2023 letter and Item 5 of the John Clarke Planning and Design memorandum dated January 6, 2023. The items are numbered according to their review comments.

## Creighton Manning Letter Dated January 5, 2023

### Site Plan

1. Based on the TIS, the driveway on Front Street will be full-movement. There does not appear to be issues with the full-movement configuration, but the Site Plan should be corrected for clarity.

   ***Response:*** ***The driveway to Front Street will be an emergency only access as identified on the Site Plans. The arrival and departure distributions, site generated traffic volumes, and Build traffic volume figures have been revised to reflect this. The analysis results for the intersection of Mill Street at Front Street has also been revised accordingly. These revised figures and analyses are attached. The conclusions of the Traffic Impact Study remain unchanged.***

2. CM recommends that the two parking spaces adjacent to the proposed greenway trail crossing in the parking lot be relocated in order to increase visibility of pedestrians on the crosswalk. Furthermore, CM recommends that a raised crosswalk be considered.

   ***Response:*** ***The two parking spaces adjacent to the proposed greenway trail crossing can be designated as land banked parking plan and noted as the last two spaces to be constructed if required. A raised crosswalk will be provided for the greenway trail crossing as suggested.***

3. CM notes that there is trash enclosure proposed in the parking lot. CM recommends a truck circulation exhibit be provided so the route can be reviewed.

   ***Response:*** ***The Site Plans now include a garbage truck circulation plan.***

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4. It is recommended that the project provide connections with one or both existing sidewalks along Mill Street.

   ***Response:*** ***The Applicant will agree to provide connection to the existing sidewalk on the west side of Mill Street include appropriate ADA sidewalk ramps and striped crosswalks at the Mill Street/Front Street intersection.***

5. 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 spaces? If so, please delineate this on the plan and detail any applicable signs.

   ***Response:*** ***Assigned parking for residents of the Project is not proposed. As indicated in the Traffic Impact Study the Project is primarily a live-work type development similar to the adjacent Beacon HIP Lofts development. It is not anticipated that designated parking spaces will be necessary. As noted below, a survey of the existing tenants at the adjacent live-work apartments is currently being conducted, which may identify a further likelihood of shared parking between the existing adjacent development and the proposed Project.***

6. Will the site be providing any electric vehicle charging spaces and/or bicycle racks/storage?

   ***Response:*** ***The Project will provide two (2) electric vehicle charging spaces.***

## Traffic Impact & Parking Study

1. CM agrees with the ITE land use codes (LUCs) referenced by Colliers in developing the trip generation of the proposed development. The LUCs include 220 "Multifamily Housing (Low-Rise) and 822 "Strip Retail Plaza". Based on these LUCs the development is expected to generate 91 total trips during the weekday AM peak hour, 203 total trips during the weekday PM peak hour, and 229 total trips during the Saturday midday peak hour. CM agrees that utilizing LUC 822 provides a conservative analysis. For instance, if a general office use occupied the space, it would potentially generate a maximum of 61 trips.

   ***Response:*** ***Comment noted. No further response required.***

2. CM acknowledges that the traffic figures are not intended to depict the exact roadway geometry. However, please confirm whether the development will actually create a four-legged intersection at Front Street/Spencer Lane with the construction of the new driveway as shown on the traffic figure.

   ***Response:*** ***As noted previously, the Project does not propose a direct access to Front Street. The Traffic Impact Study traffic volume figures have been updated accordingly.***

3. CM agrees with the value shown on Figures 14 and 15 for arrival and departure distributions.

   ***Response:*** ***Comment noted. No further response required.***

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4. The traffic forecasts account for a background growth rate of +1% per year as well as the following other developments:
    - Building 16 of the Beacon HIP Lofts
    - 25 Townsend Street
    - Beacon Views
    - 393-397 Conklin Street

    ***Response:*** ***Comment noted. No further response necessary.***

5. As noted in the TIS, the Fishkill Avenue/Mill Street intersection currently operates under two-way stop-control with supplemental flashing yellow and red signals. As part of PIN 8757.80 and 8757.30, the intersection will be improved with a three-color actuated traffic signal. At this time, the signal timings for this proposed signal have not been determined. Therefore, Colliers based its No-Build and Build analyses on a 100-second cycle length, which is a reasonable assumption for an intersection of this size and configuration. The analysis indicates that with the signalization of the intersection, it will operate at an acceptable LOS B or better.

    ***Response:*** ***Comment noted. No further response necessary.***

6. CM agrees with the findings of the analysis indicating that the Front Street/Mill Street intersection will operate at an acceptable level of service in the No-Build conditions and will continue to do so in the Build conditions.

    ***Response:*** ***Comment noted. As noted, revised analyses for this intersection are enclosed based on the proposed Project access scenario. These analyses indicate similar Levels of Service to those presented in our December 23, 2022, Traffic Impact Study.***

7. The site will be supported by 95 parking spaces, which meets the City of Beacon zoning requirements.

    ***Response:*** ***Comment noted. No further response necessary.***

8. CM agrees with the findings of the shared parking analysis, which indicates that the required parking is higher than the potential demand. CM agrees that spaces could be land banked for any unforeseen demand. Land banking spaces is an accepted practice that would allow for the development to proceed with a reduced number of paved parking spaces in favor of more greenspace. Once the development is completed and occupied and if the actual demand is higher than the number of built spaces, those land banked spaces can be constructed.

    ***Response:*** ***Comment noted. See also response to John Clarke Planning and Design comment below.***

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9. CM agrees with the ITE LUC 151 "Mini-Warehouse" referenced by Colliers in developing the trip generation of the proposed self-storage facility. Based on the LUC the self-storage facility is expected to generate 13 total trips during the weekday AM peak hour, 13 total trips during the weekday PM peak hour, and 12 total trips during the Saturday midday peak hour.

   ***Response: Comment noted. No further response necessary.***

10. CM acknowledges that the study intersections will continue to operate at an acceptable LOS in the Build condition when self-storage facility start it is operations.

    ***Response: Comment noted. No further response necessary.***

## John Clark Planning and Design Memorandum Dated January 6, 2023

5. The Traffic Impact Study provided a parking analysis estimating 80 necessary spaces, which primarily considers different peak usage times from the two primary uses (see page 10 and Tables P-1 and P-2). This 15-space deduction seems fairly conservative, given the additional potential for apartment residents in both the proposed building and neighboring housing to want to use the studios in this new structure on the site. A survey of the existing tenants in the adjacent live-work apartments could provide more information in estimating peak parking demand. A lower shared parking requirement is permitted under Section 223-26C(6) and land-banked parking is an option under 223-26E, particularly for the entry parking spaces near Mill Street.

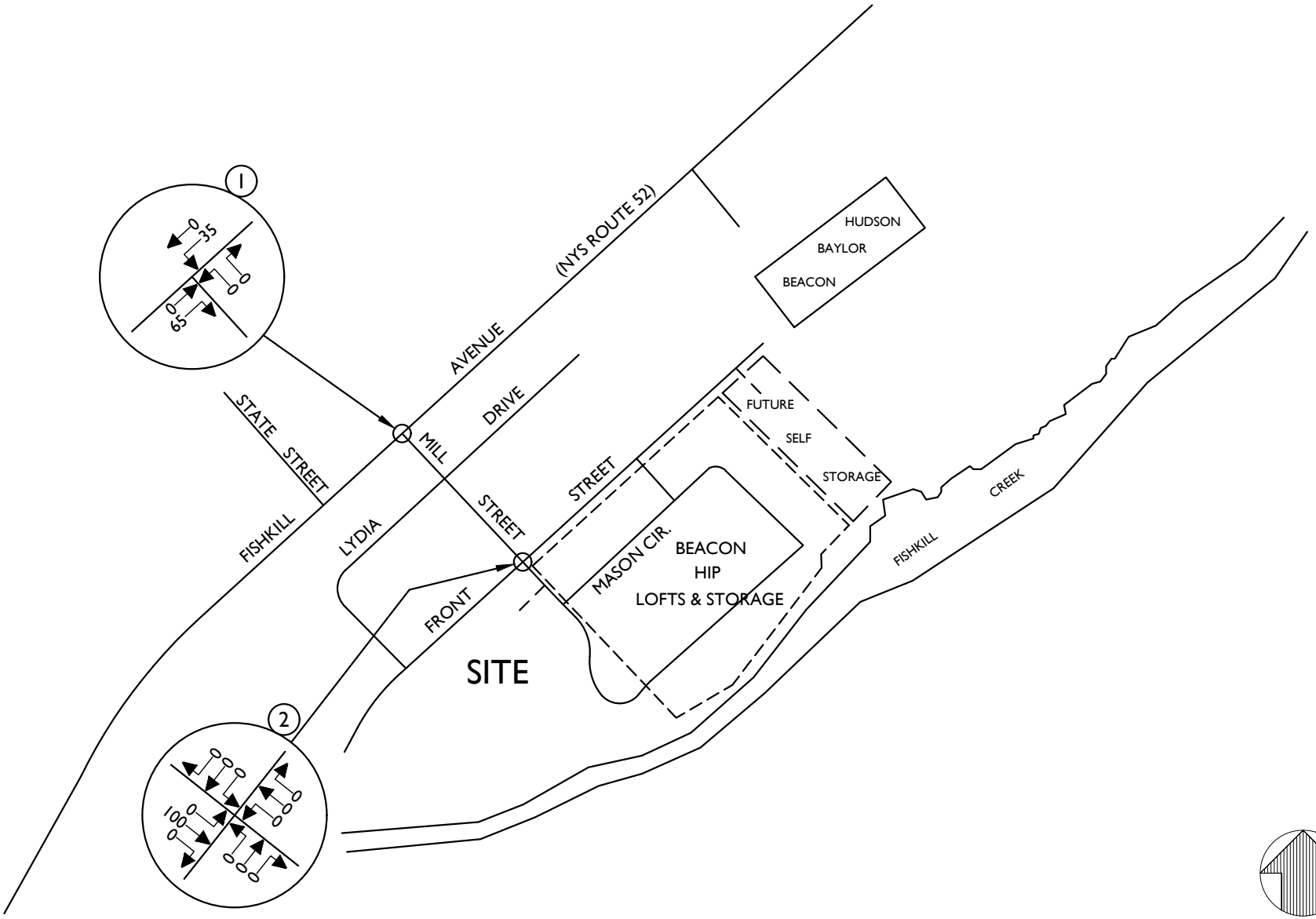
   ***Response: A survey of the existing tenants at the adjacent live-work apartments is currently being conducted in order to determine if a greater shared parking credit may be utilized to determine the number of land banked parking spaces.***

Sincerely,

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

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

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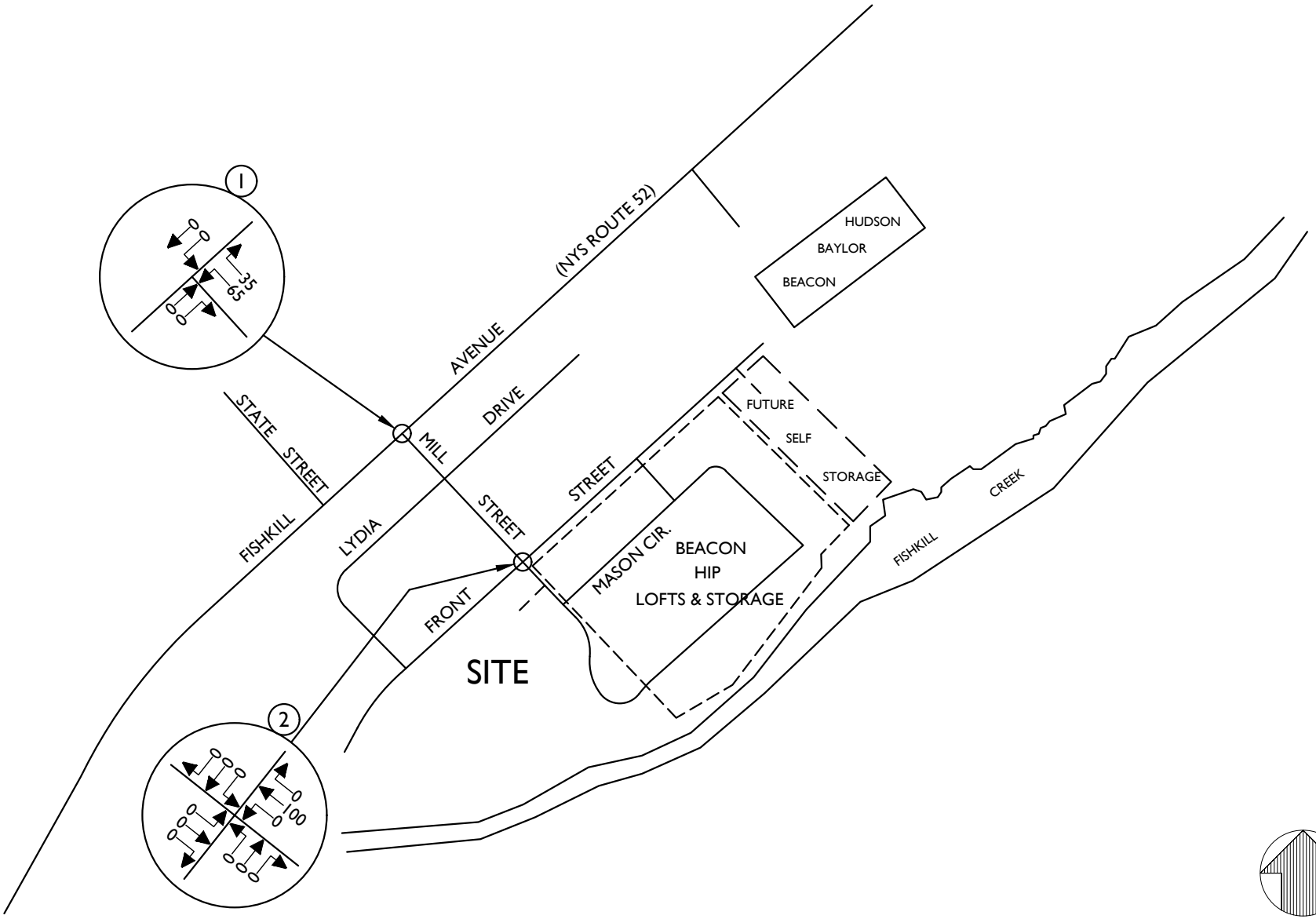
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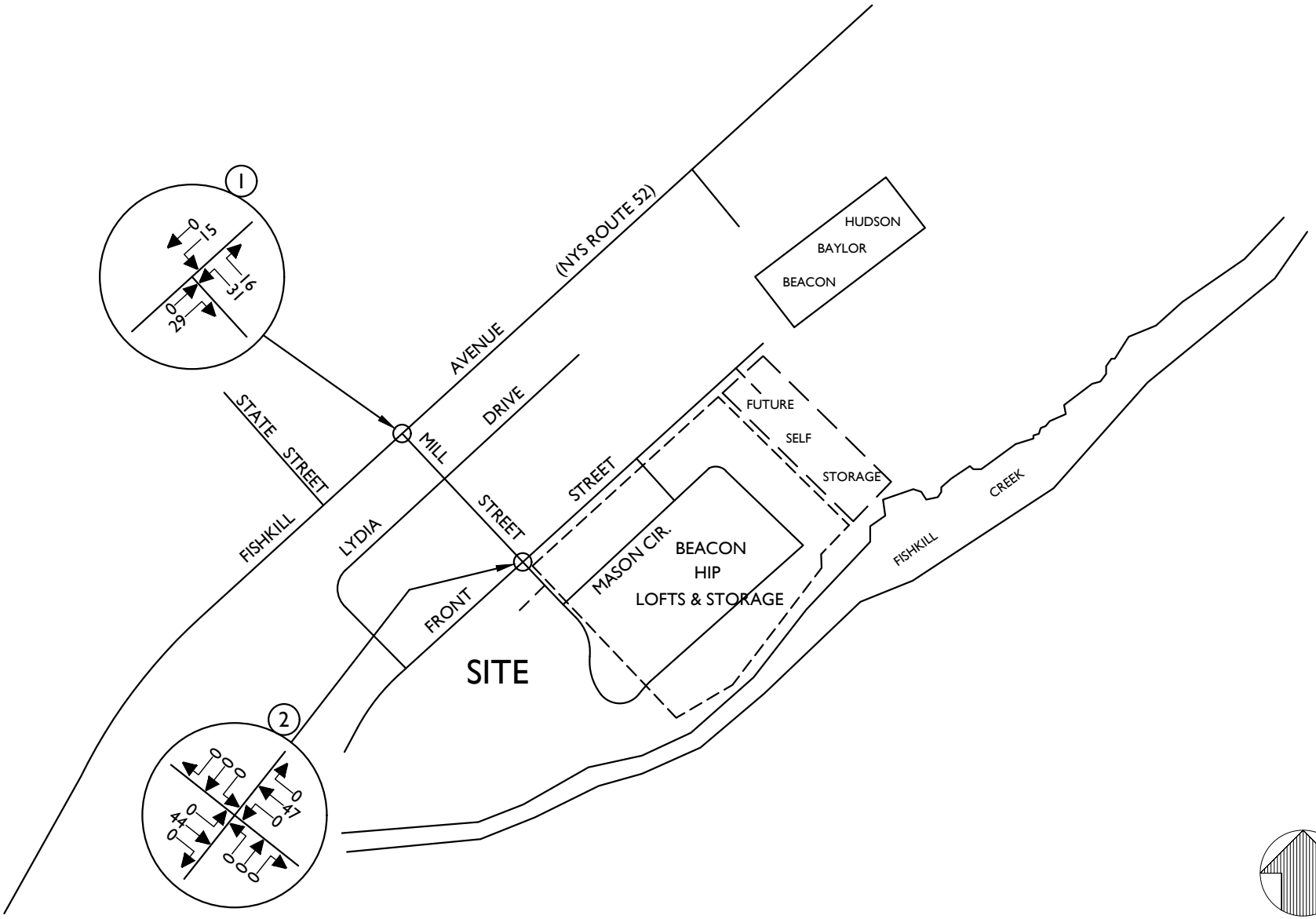
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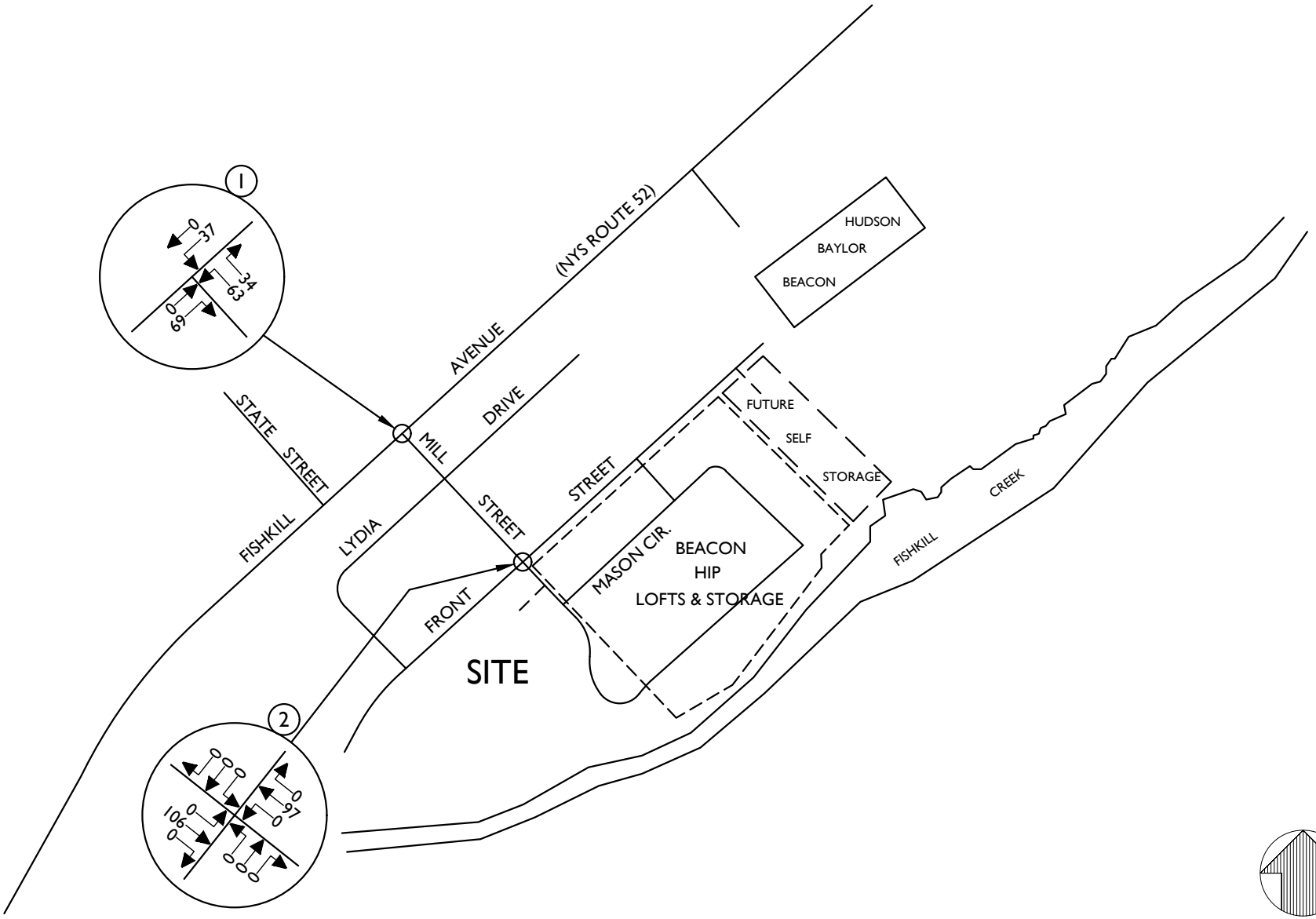
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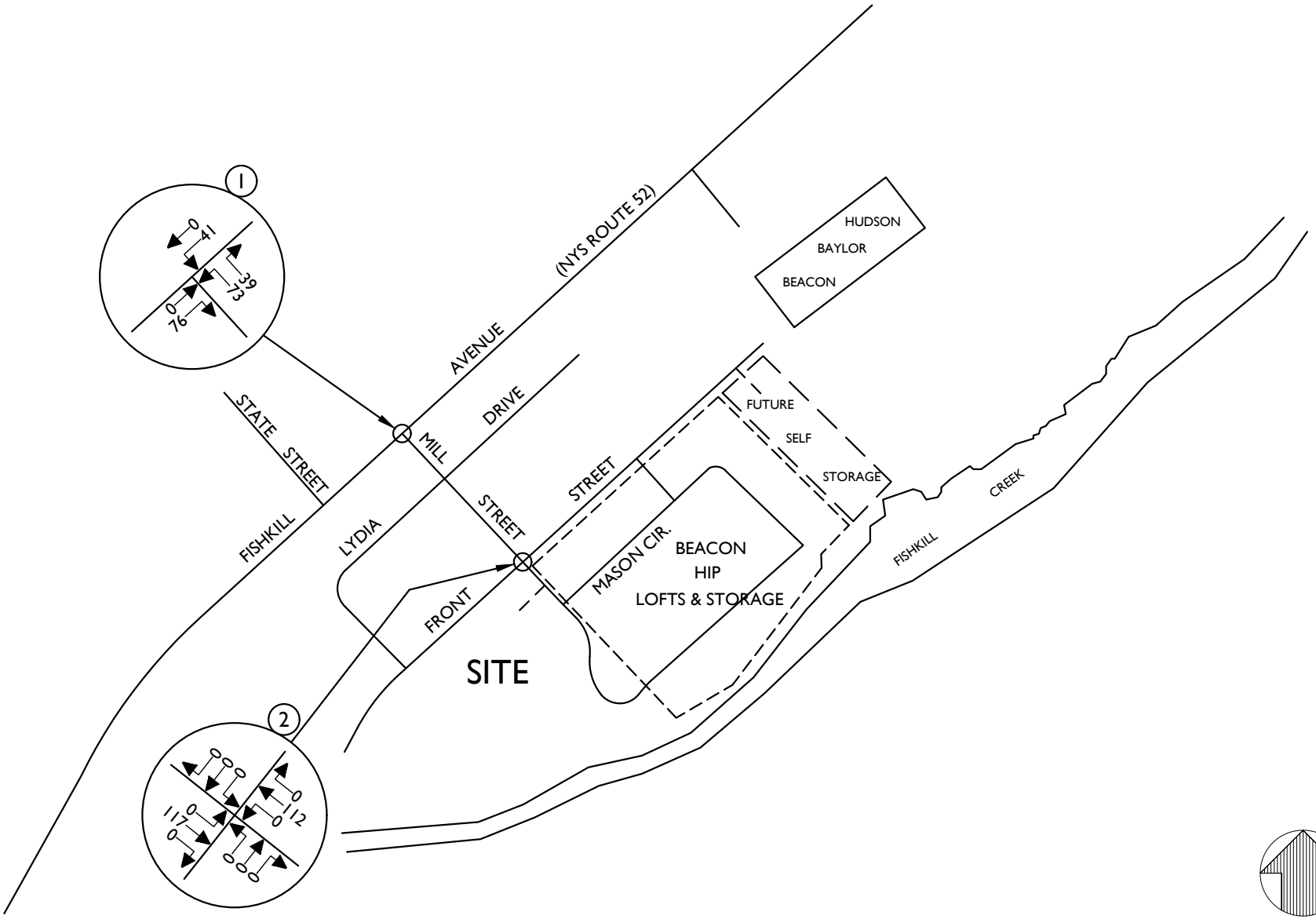
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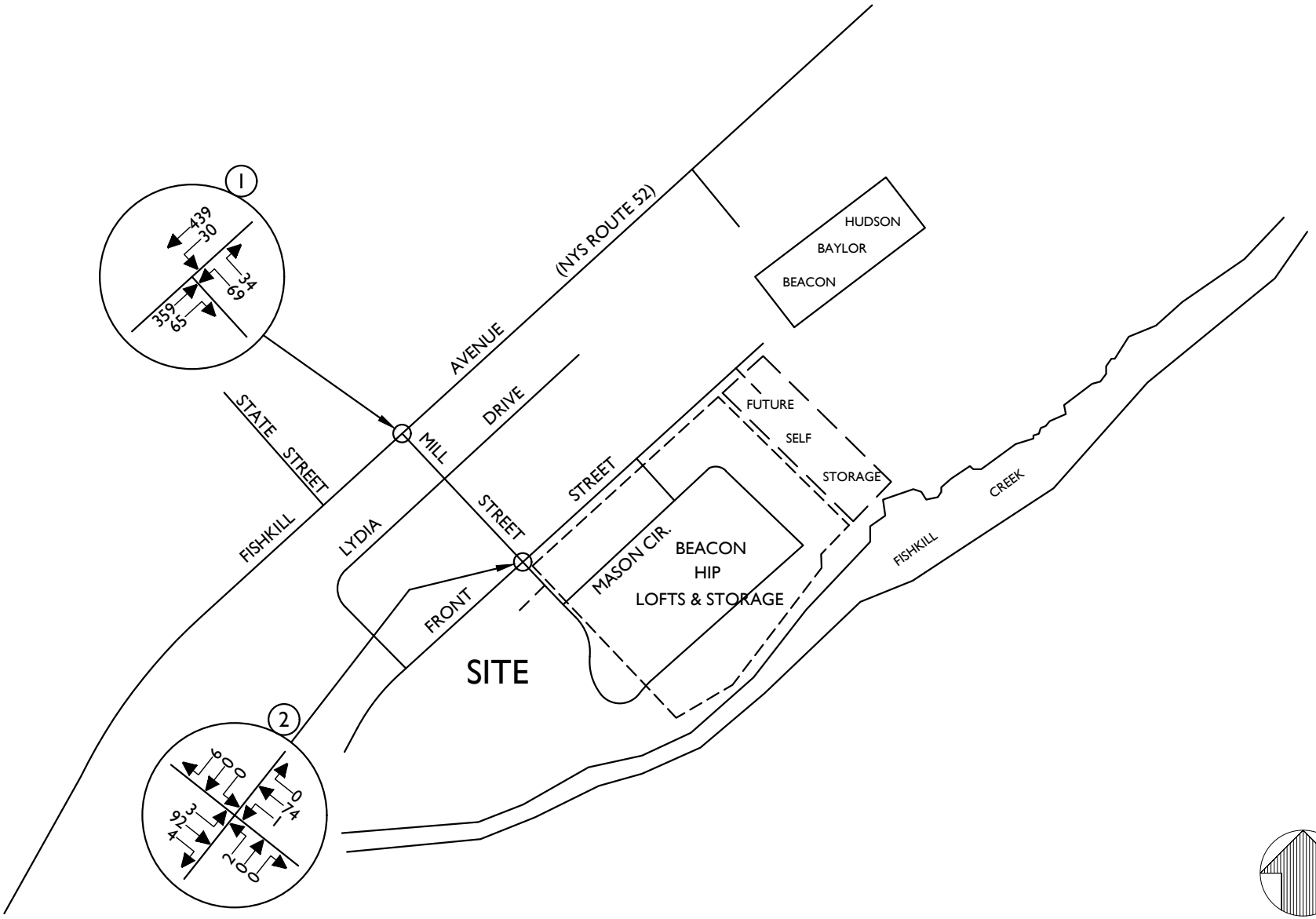
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SITE GENERATED TRAFFIC VOLUMES
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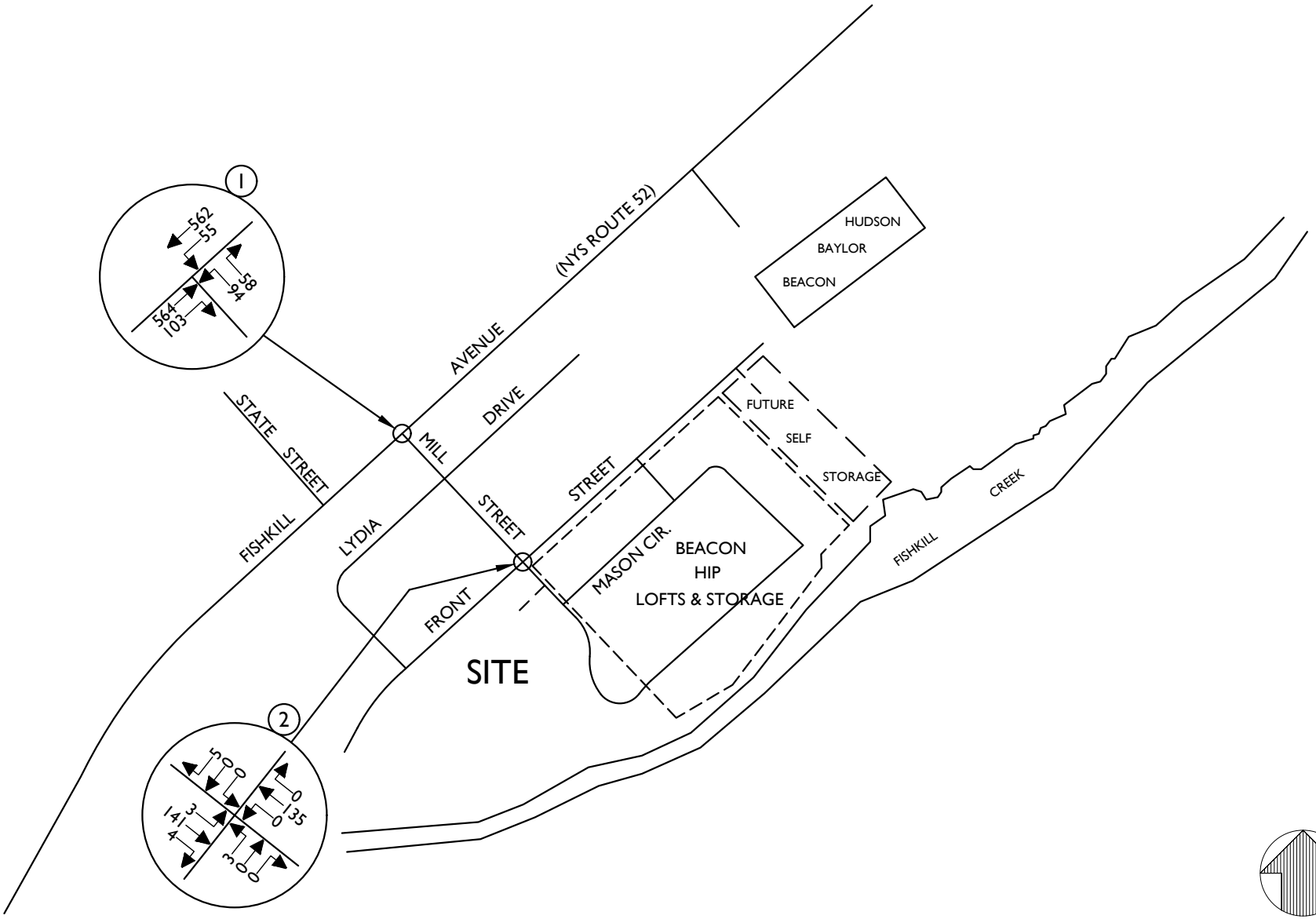
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2025 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

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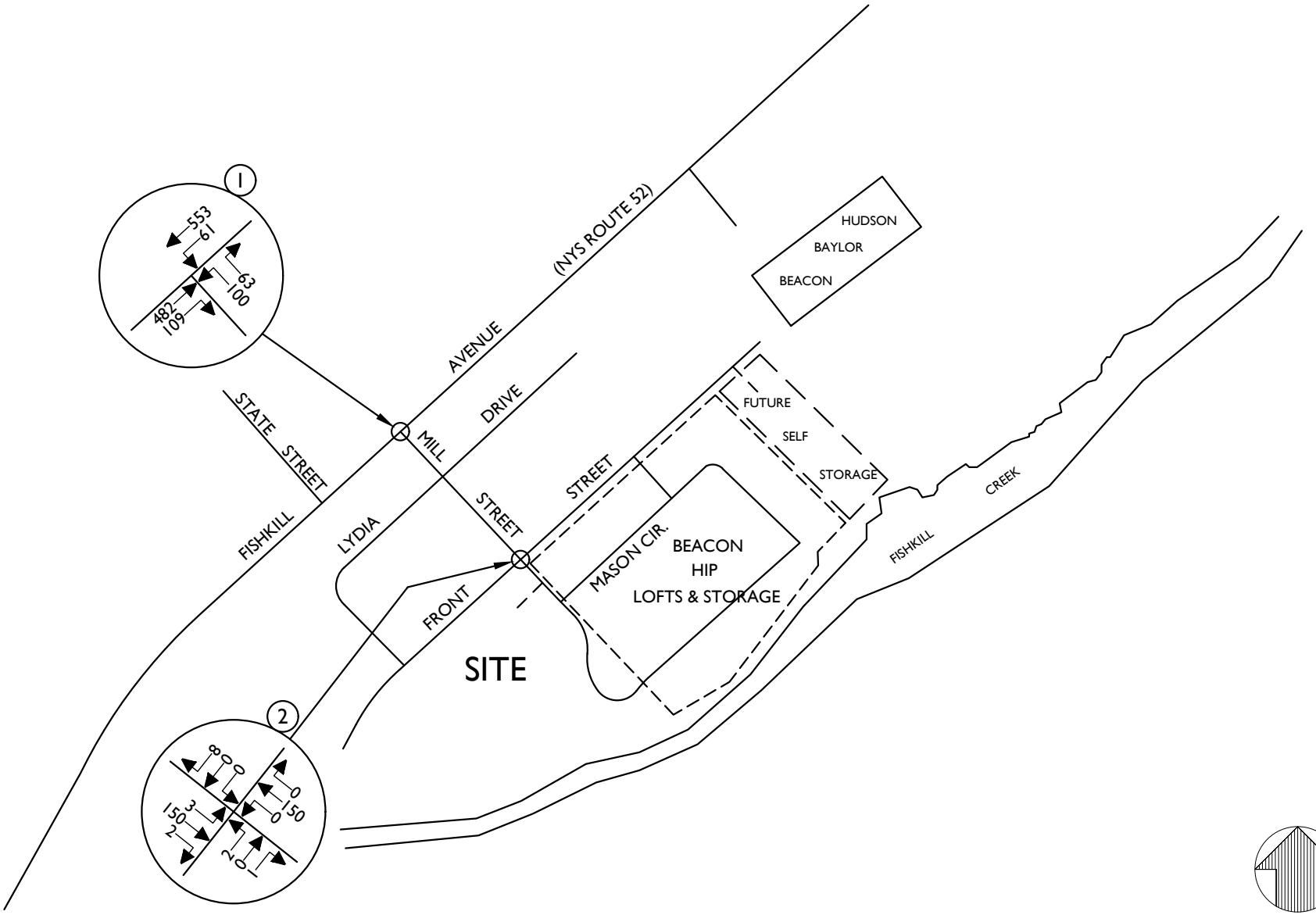
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FIELD BOOK: XX PAGE: XX

SHEET NUMBER: 20

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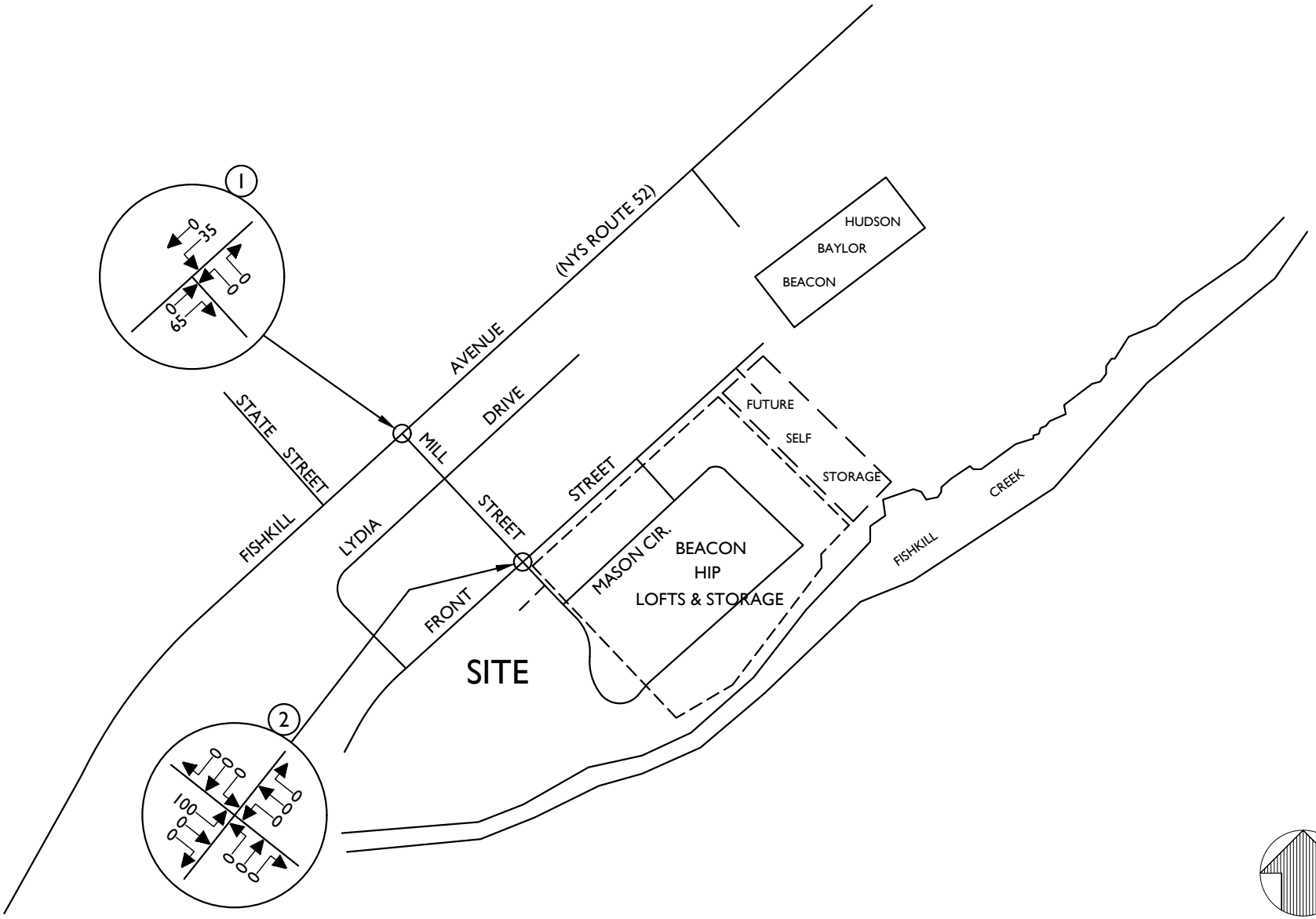
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FIELD BOOK: XX PAGE: XX

SHEET NUMBER: 21

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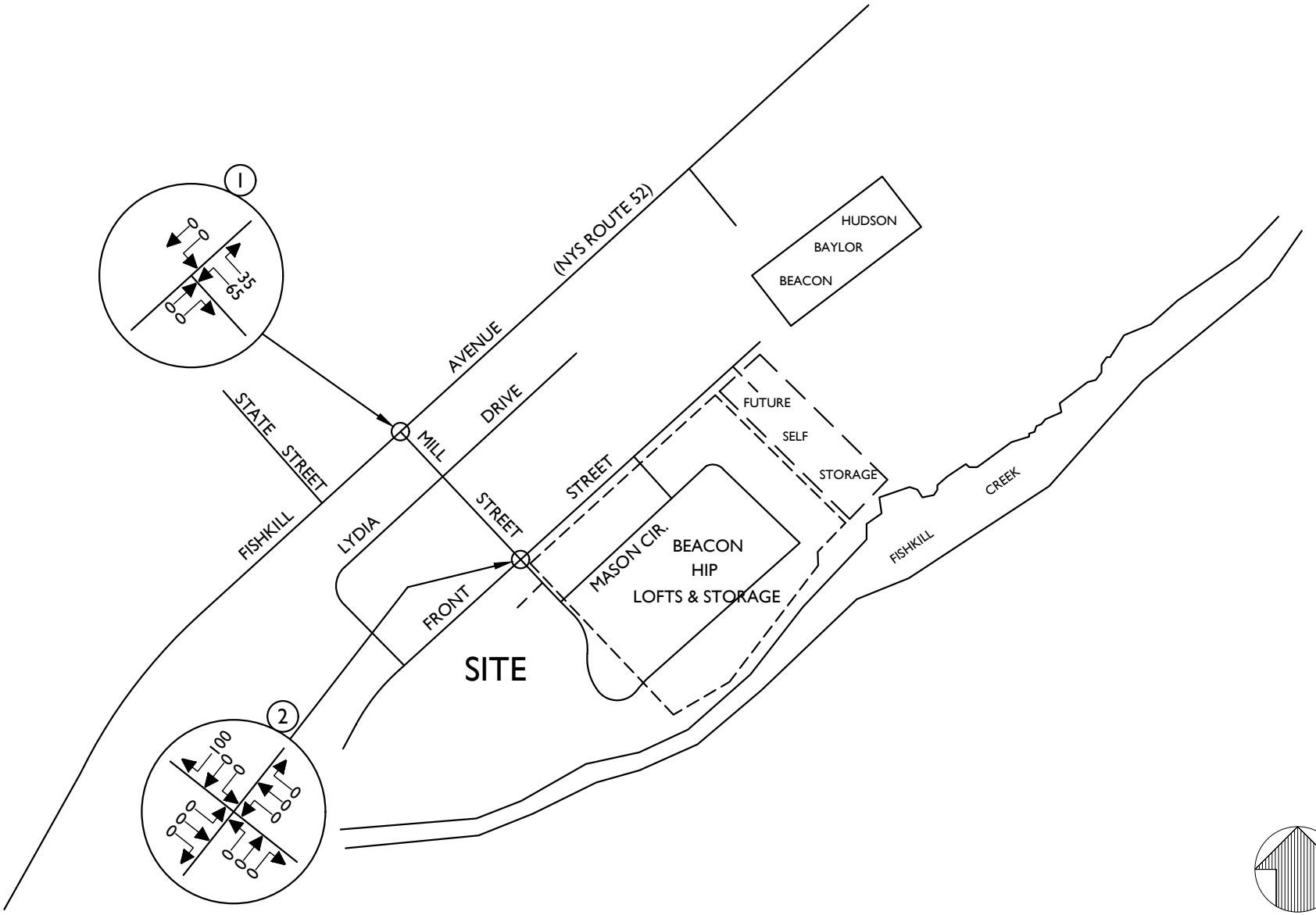
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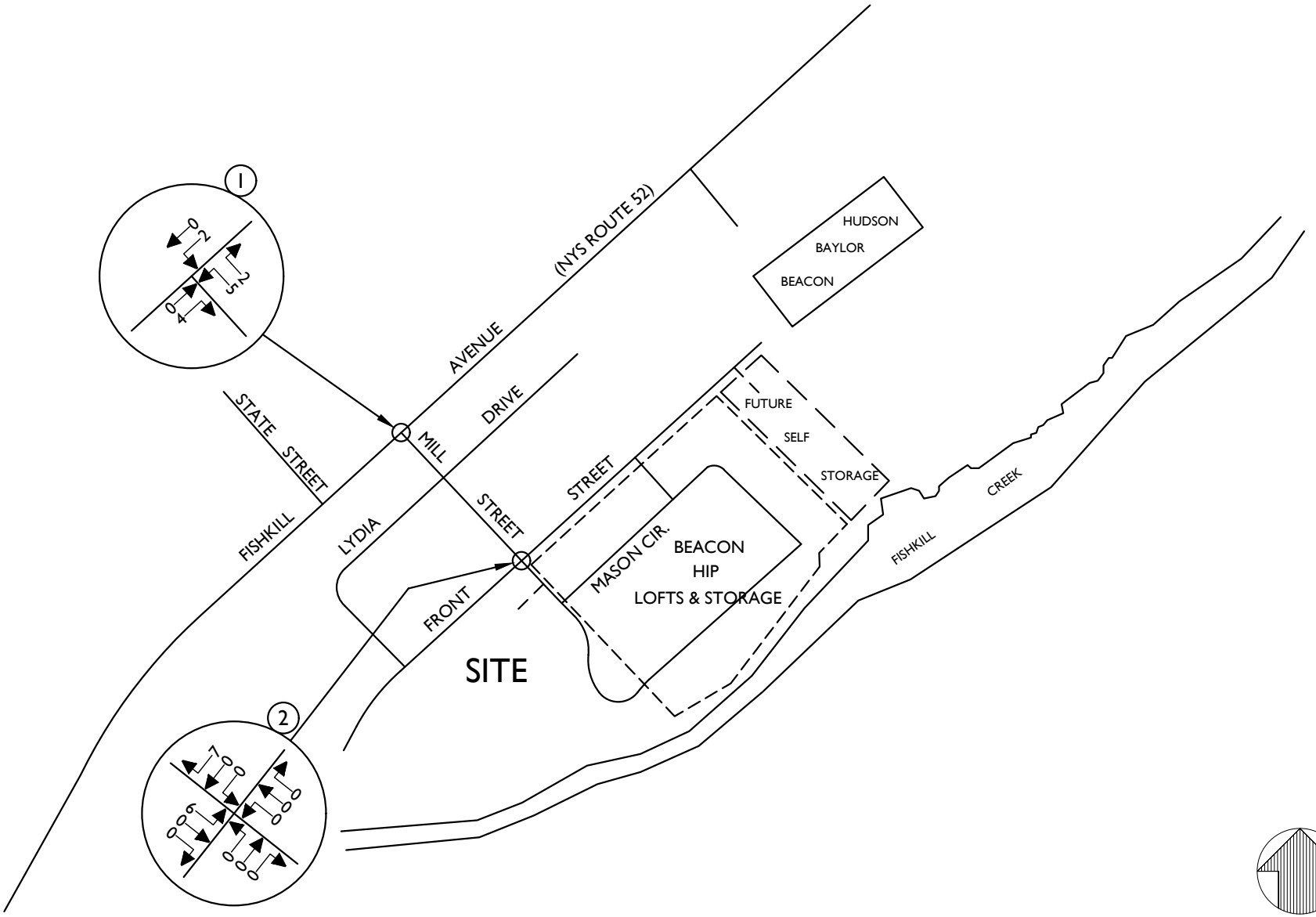
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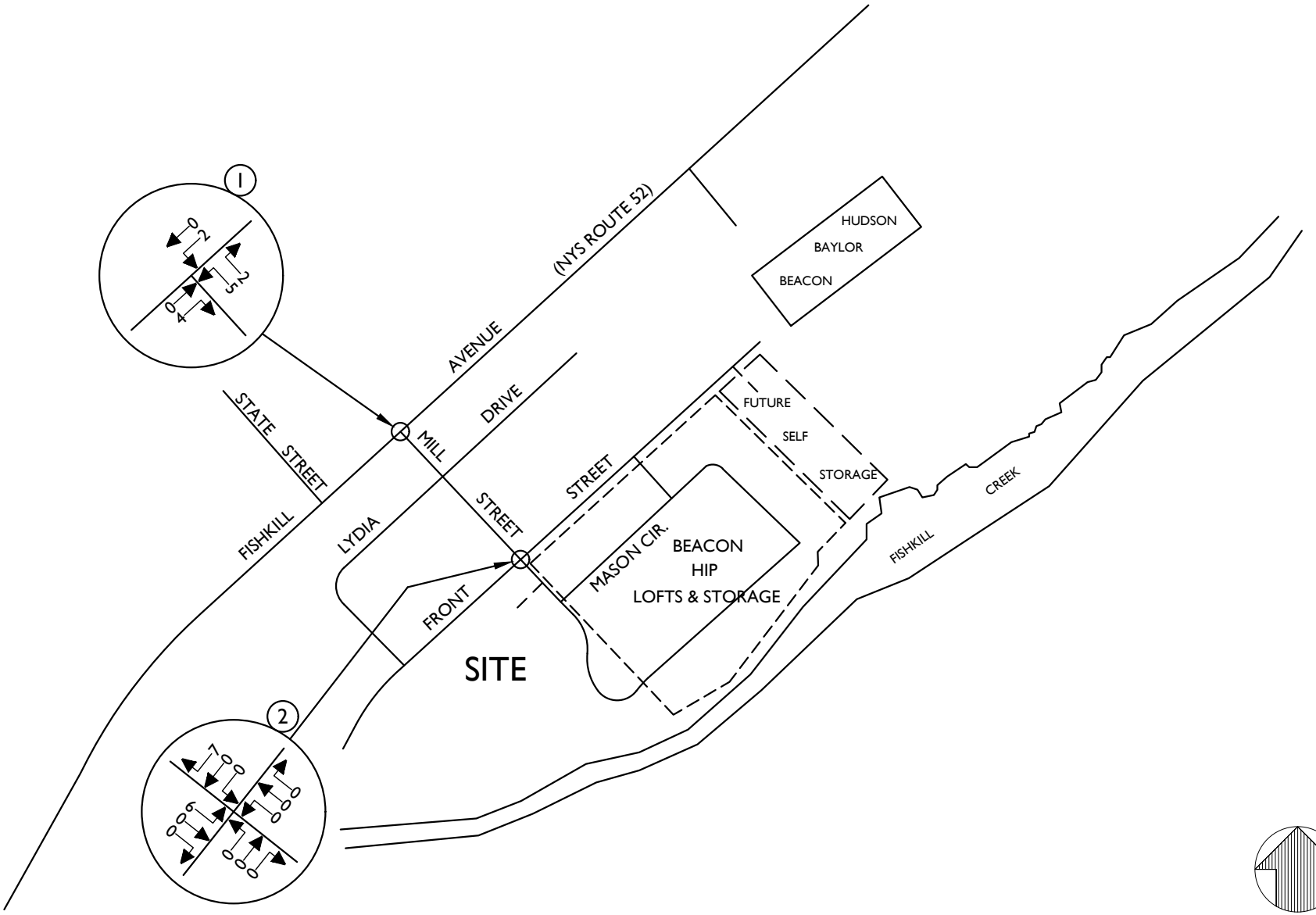
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FIELD BOOK: XX PAGE: XX

SHEET NUMBER: 24

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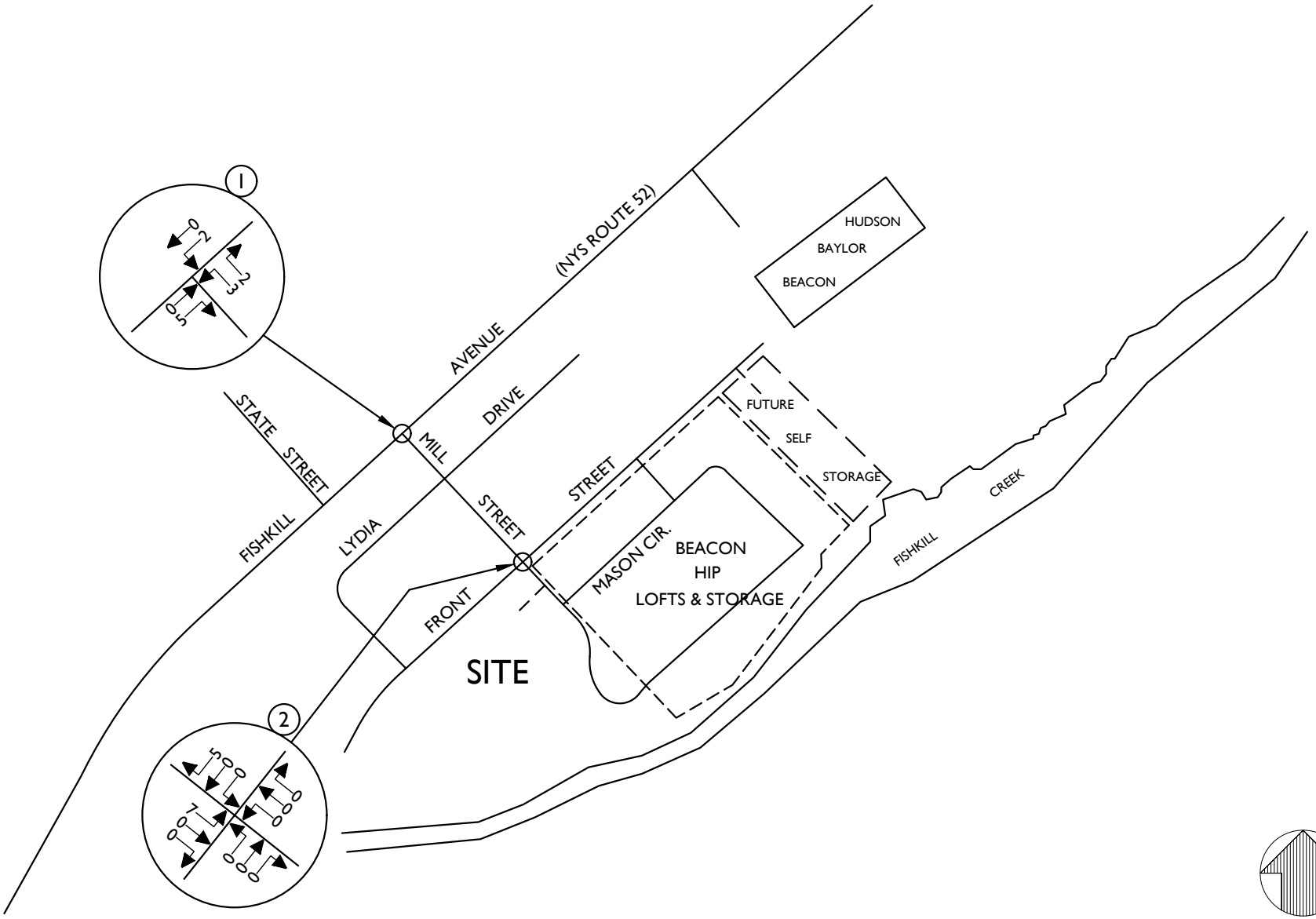
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FIELD BOOK: XX PAGE: XX

SHEET NUMBER: 25

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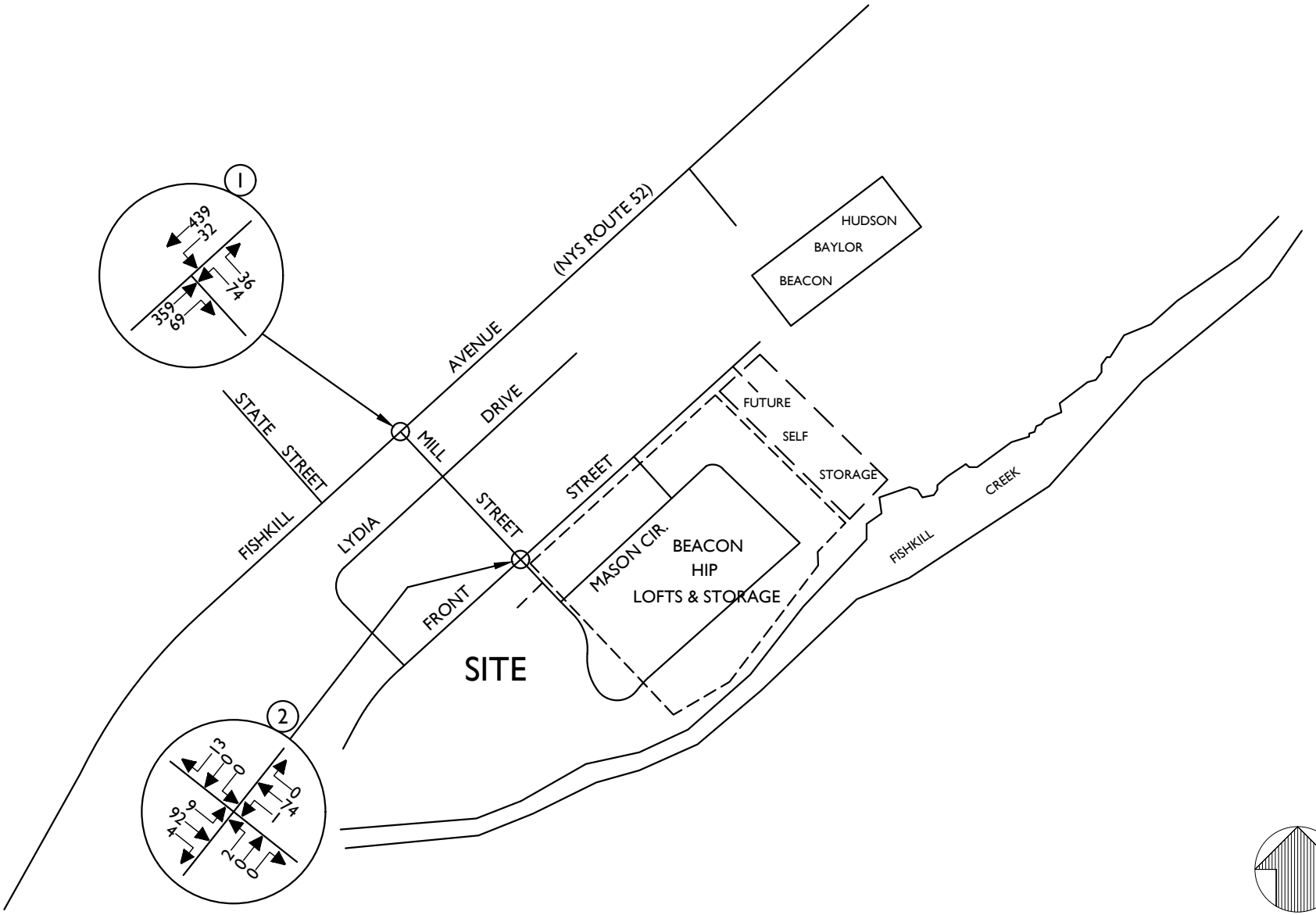
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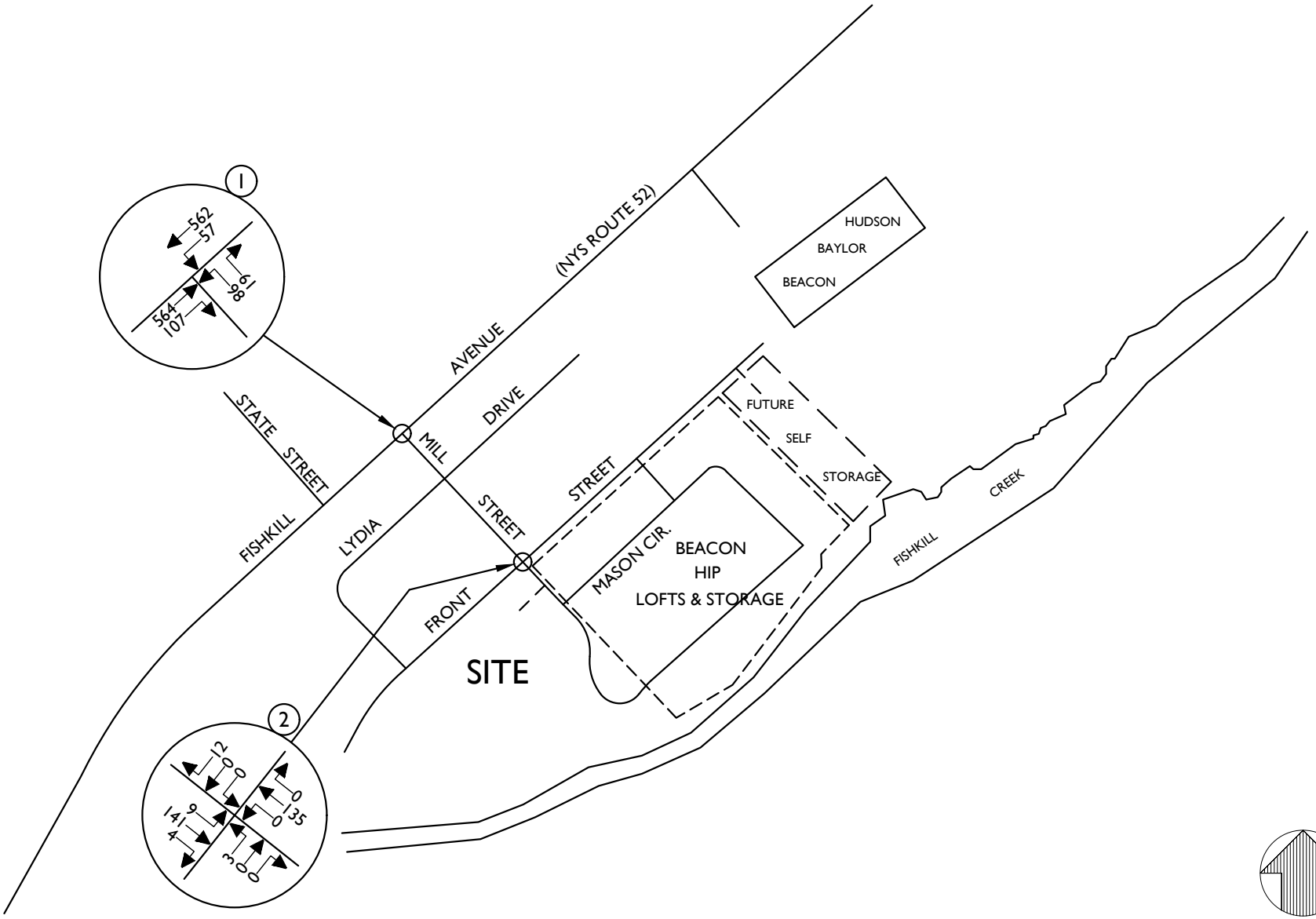
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FIELD BOOK: XX PAGE: XX

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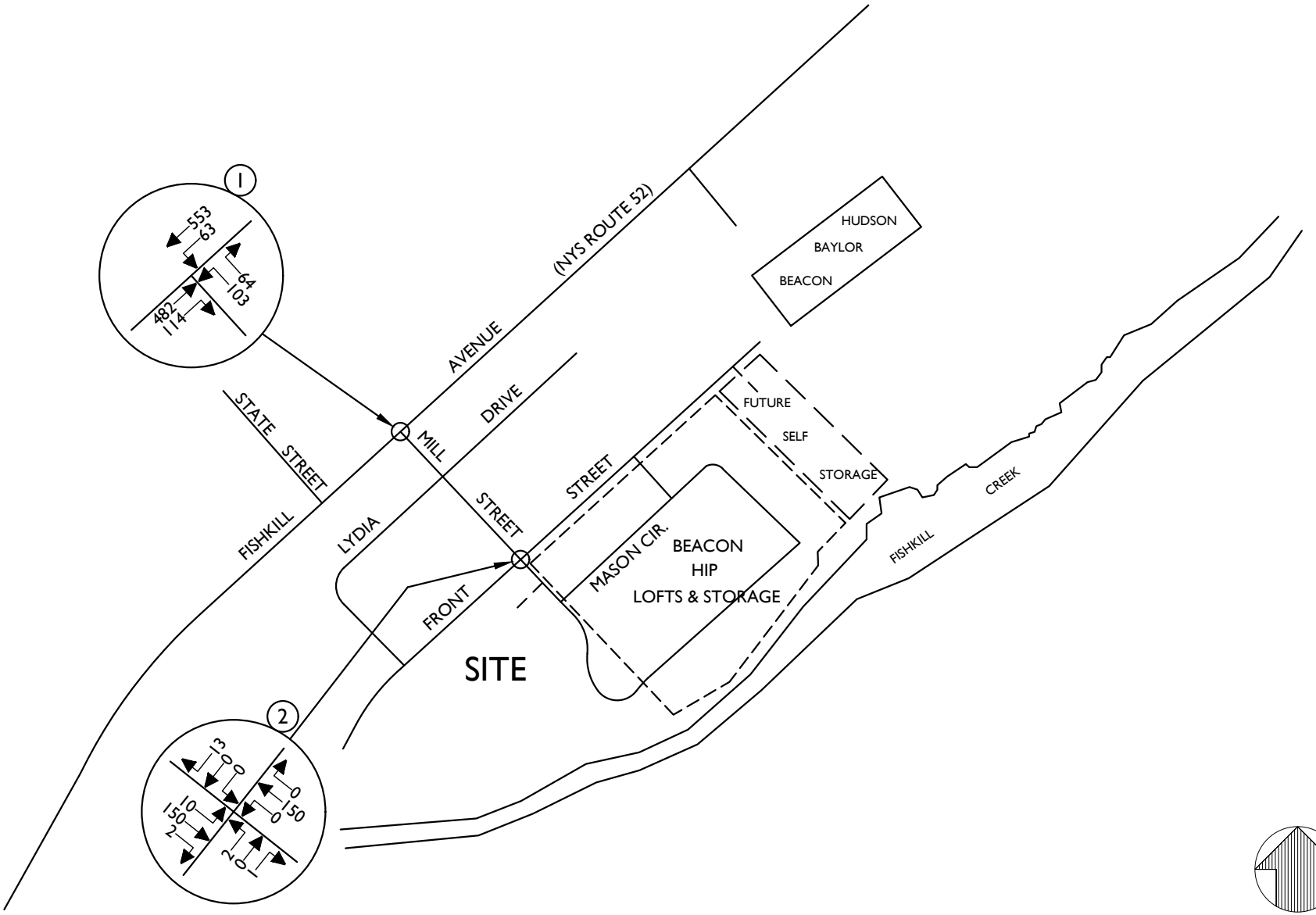
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FIELD BOOK: XX PAGE: XX

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**Table No. 2**
**Level of Service Summary Table**
**Weekday Peak AM Hour**

| | | | | 2022 Existing | | | 2025 No-Build | | | 2025 Build | | | Change in Delay |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | v/c | LOS | Delay | v/c | LOS | Delay | v/c | LOS | Delay | No-Build to Build |
| 1 | **Fishkill Avenue (NYS Route 52) & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | NWB | LR | 0.11 | C | 16.6 | 0.19 | C | 19.0 | 0.37 | C | 24.1 | 5.1 |
| | Fishkill Avenue (NYS Route 52) | SWB | TR | 0.01 | A | 8.5 | 0.02 | A | 8.7 | 0.03 | A | 8.9 | 0.2 |
| | With Traffic Signal | | | | | | | | | | | | |
| | Mill Street | NWB | LR | - | - | - | 0.18 | A | 8.6 | 0.34 | A | 9.5 | 0.9 |
| | Fishkill Avenue (NYS Route 52) | NEB | TR | - | - | - | 0.59 | A | 6.7 | 0.62 | A | 6.8 | 0.1 |
| | Fishkill Avenue (NYS Route 52) | WB | L | - | - | - | 0.55 | A | 6.6 | 0.56 | A | 6.6 | 0.0 |
| | | **Overall** | | **-** | **-** | **-** | **-** | **A** | **6.8** | **-** | **A** | **7** | **0.2** |
| 2 | **Front Street & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | SEB | LTR | 0.04 | A | 7.1 | 0.08 | A | 7.3 | 0.14 | A | 7.7 | 0.4 |
| | Mill Street | NWB | LTR | 0.02 | A | 7.1 | 0.04 | A | 7.2 | 0.11 | A | 7.6 | 0.4 |
| | Front Street | NEB | LTR | 0.00 | A | 7.3 | 0.00 | A | 7.4 | 0.01 | A | 7.6 | 0.2 |
| | Front Street | SWB | LTR | 0.01 | A | 6.5 | 0.01 | A | 6.6 | 0.01 | A | 6.8 | 0.2 |
| | | **Overall** | | **-** | **A** | **7.0** | **-** | **A** | **7.2** | **-** | **A** | **7.6** | **0.4** |

NOTES:

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

**Table No. 2**
**Level of Service Summary Table**
**Weekday Peak PM Hour**

| | | | | 2022 Existing | | | 2025 No-Build | | | 2025 Build | | | Change in Delay |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | v/c | LOS | Delay | v/c | LOS | Delay | v/c | LOS | Delay | No-Build to Build |
| 1 | **Fishkill Avenue (NYS Route 52) & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | NWB | LR | 0.13 | C | 20.7 | 0.27 | D | 27.7 | 0.98 | F | 119.8 | 92.1 |
| | Fishkill Avenue (NYS Route 52) | SWB | TR | 0.01 | A | 8.8 | 0.02 | A | 9.0 | 0.07 | A | 9.5 | 0.5 |
| | With Traffic Signal | | | | | | | | | | | | |
| | Mill Street | NWB | LR | - | - | - | 0.21 | B | 10.5 | 0.58 | B | 14.7 | 4.2 |
| | Fishkill Avenue (NYS Route 52) | NEB | TR | - | - | - | 0.71 | A | 7.0 | 0.72 | A | 7.0 | 0.0 |
| | Fishkill Avenue (NYS Route 52) | WB | L | - | - | - | 0.61 | A | 6.4 | 0.68 | A | 6.6 | 0.2 |
| | | **Overall** | | **-** | **-** | **-** | **-** | **A** | **6.9** | **-** | **A** | **7.6** | **0.7** |
| 2 | **Front Street & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | SEB | LTR | 0.04 | A | 7.1 | 0.07 | A | 7.3 | 0.25 | A | 8.5 | 1.2 |
| | Mill Street | NWB | LTR | 0.03 | A | 7.2 | 0.07 | A | 7.4 | 0.23 | A | 8.5 | 1.1 |
| | Front Street | NEB | LTR | 0.01 | A | 7.3 | 0.01 | A | 7.4 | 0.01 | A | 8.1 | 0.7 |
| | Front Street | SWB | LTR | 0.01 | A | 6.5 | 0.01 | A | 6.6 | 0.01 | A | 7.3 | 0.7 |
| | | **Overall** | | **-** | **A** | **7.1** | **-** | **A** | **7.3** | **-** | **A** | **8.5** | **1.2** |

NOTES:

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

**Table No. 2**
**Level of Service Summary Table**
**Saturday Peak Hour**

| | | | | 2022 Existing | | | 2025 No-Build | | | 2025 Build | | | Change in Delay |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | v/c | LOS | Delay | v/c | LOS | Delay | v/c | LOS | Delay | No-Build to Build |
| 1 | **Fishkill Avenue (NYS Route 52) & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | NWB | LR | 0.09 | C | 17.9 | 0.21 | C | 23.0 | 0.93 | F | 101.3 | 78.3 |
| | Fishkill Avenue (NYS Route 52) | SWB | TR | 0.01 | A | 8.5 | 0.02 | A | 8.7 | 0.07 | A | 9.2 | 0.5 |
| | With Traffic Signal | | | | | | | | | | | | |
| | Mill Street | NWB | LR | - | - | - | 0.18 | B | 10.0 | 0.57 | B | 14.1 | 4.1 |
| | Fishkill Avenue (NYS Route 52) | NEB | TR | - | - | - | 0.64 | A | 6.6 | 0.67 | A | 6.8 | 0.2 |
| | Fishkill Avenue (NYS Route 52) | WB | L | - | - | - | 0.61 | A | 6.6 | 0.67 | A | 7.0 | 0.4 |
| | | **Overall** | | **-** | **-** | **-** | **-** | **A** | **6.8** | **-** | **A** | **7.7** | **0.9** |
| 2 | **Front Street & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | SEB | LTR | 0.02 | A | 7.0 | 0.05 | A | 7.2 | 0.19 | A | 8.1 | 0.9 |
| | Mill Street | NWB | LTR | 0.02 | A | 7.1 | 0.05 | A | 7.3 | 0.19 | A | 8.2 | 0.9 |
| | Front Street | NEB | LTR | 0.00 | A | 7.0 | 0.00 | A | 7.1 | 0.01 | A | 7.6 | 0.5 |
| | Front Street | SWB | LTR | 0.01 | A | 6.4 | 0.01 | A | 6.5 | 0.01 | A | 7.1 | 0.6 |
| | | **Overall** | | **-** | **A** | **6.9** | **-** | **A** | **7.2** | **-** | **A** | **8.1** | **0.9** |

NOTES:

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

**Table No. 2B**
**Level of Service Summary Table**
**Weekday Peak AM Hour**

| | | | | 2022 Existing | | | 2025 No-Build | | | 2025 Build W/Self Storage | | | Change in Delay |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | v/c | LOS | Delay | v/c | LOS | Delay | v/c | LOS | Delay | No-Build to Build |
| 1 | **Fishkill Avenue (NYS Route 52) & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | NWB | LR | 0.11 | C | 16.6 | 0.19 | C | 19.0 | 0.40 | D | 25.3 | 6.3 |
| | Fishkill Avenue (NYS Route 52) | SWB | TR | 0.01 | A | 8.5 | 0.02 | A | 8.7 | 0.04 | A | 8.9 | 0.2 |
| | With Traffic Signal | | | | | | | | | | | | |
| | Mill Street | NWB | LR | - | - | - | 0.18 | A | 8.6 | 0.36 | A | 9.6 | 1.0 |
| | Fishkill Avenue (NYS Route 52) | NEB | TR | - | - | - | 0.59 | A | 6.7 | 0.63 | A | 6.8 | 0.1 |
| | Fishkill Avenue (NYS Route 52) | WB | L | - | - | - | 0.55 | A | 6.6 | 0.56 | A | 6.6 | 0.0 |
| | | **Overall** | | **-** | **-** | **-** | **-** | **A** | **6.8** | **-** | **A** | **7.0** | **0.2** |
| 2 | **Front Street & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | SEB | LTR | 0.04 | A | 7.1 | 0.08 | A | 7.3 | 0.15 | A | 7.8 | 0.5 |
| | Mill Street | NWB | LTR | 0.02 | A | 7.1 | 0.04 | A | 7.2 | 0.11 | A | 7.6 | 0.4 |
| | Front Street | NEB | LTR | 0.00 | A | 7.3 | 0.00 | A | 7.4 | 0.01 | A | 7.7 | 0.3 |
| | Front Street | SWB | LTR | 0.01 | A | 6.5 | 0.01 | A | 6.6 | 0.02 | A | 6.9 | 0.3 |
| | | **Overall** | | **-** | **A** | **7.0** | **-** | **A** | **7.2** | **-** | **A** | **7.7** | **0.5** |

NOTES:

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

**Table No. 2B**
**Level of Service Summary Table**
**Weekday Peak PM Hour**

| | | | | 2022 Existing | | | 2025 No-Build | | | 2025 Build W/Self Storage | | | Change in Delay |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | v/c | LOS | Delay | v/c | LOS | Delay | v/c | LOS | Delay | No-Build to Build |
| 1 | **Fishkill Avenue (NYS Route 52) & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | NWB | LR | 0.13 | C | 20.7 | 0.27 | D | 27.7 | 1.03 | F | 136.6 | 108.9 |
| | Fishkill Avenue (NYS Route 52) | SWB | TR | 0.01 | A | 8.8 | 0.02 | A | 9.0 | 0.07 | A | 9.5 | 0.5 |
| | With Traffic Signal | | | | | | | | | | | | |
| | Mill Street | NWB | LR | - | - | - | 0.21 | B | 10.5 | 0.58 | B | 14.3 | 3.8 |
| | Fishkill Avenue (NYS Route 52) | NEB | TR | - | - | - | 0.71 | A | 7.0 | 0.67 | A | 6.8 | -0.2 |
| | Fishkill Avenue (NYS Route 52) | WB | L | - | - | - | 0.61 | A | 6.4 | 0.68 | A | 7.0 | 0.6 |
| | | **Overall** | | **-** | **-** | **-** | **-** | **A** | **6.9** | **-** | **A** | **7.8** | **0.9** |
| 2 | **Front Street & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | SEB | LTR | 0.04 | A | 7.1 | 0.07 | A | 7.3 | 0.15 | A | 7.8 | 0.5 |
| | Mill Street | NWB | LTR | 0.03 | A | 7.2 | 0.07 | A | 7.4 | 0.11 | A | 7.6 | 0.2 |
| | Front Street | NEB | LTR | 0.01 | A | 7.3 | 0.01 | A | 7.4 | 0.01 | A | 7.7 | 0.3 |
| | Front Street | SWB | LTR | 0.01 | A | 6.5 | 0.01 | A | 6.6 | 0.01 | A | 6.9 | 0.3 |
| | | **Overall** | | **-** | **A** | **7.1** | **-** | **A** | **7.3** | **-** | **A** | **7.7** | **0.4** |

NOTES:

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

**Table No. 2B**
**Level of Service Summary Table**
**Saturday Peak Hour**

| | | | | 2022 Existing | | | 2025 No-Build | | | 2025 Build W/Self Storage | | | Change in Delay |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | v/c | LOS | Delay | v/c | LOS | Delay | v/c | LOS | Delay | No-Build to Build |
| 1 | **Fishkill Avenue (NYS Route 52) & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | NWB | LR | 0.09 | C | 17.9 | 0.21 | C | 23.0 | 0.97 | F | 111.9 | 88.9 |
| | Fishkill Avenue (NYS Route 52) | SWB | TR | 0.01 | A | 8.5 | 0.02 | A | 8.7 | 0.07 | A | 9.2 | 0.5 |
| | With Traffic Signal | | | | | | | | | | | | |
| | Mill Street | NWB | LR | - | - | - | 0.18 | B | 10.0 | 0.58 | B | 14.3 | 4.3 |
| | Fishkill Avenue (NYS Route 52) | NEB | TR | - | - | - | 0.64 | A | 6.6 | 0.67 | A | 6.8 | 0.2 |
| | Fishkill Avenue (NYS Route 52) | WB | L | - | - | - | 0.61 | A | 6.6 | 0.68 | A | 7.0 | 0.4 |
| | | **Overall** | | **-** | **-** | **-** | **-** | **A** | **6.8** | **-** | **A** | **7.8** | **1.0** |
| 2 | **Front Street & Mill Street** | **Unsignalized** | | | | | | | | | | | |
| | Mill Street | SEB | LTR | 0.02 | A | 7.0 | 0.05 | A | 7.2 | 0.15 | A | 7.8 | 0.6 |
| | Mill Street | NWB | LTR | 0.02 | A | 7.1 | 0.05 | A | 7.3 | 0.11 | A | 7.6 | 0.3 |
| | Front Street | NEB | LTR | 0.00 | A | 7.0 | 0.00 | A | 7.1 | 0.01 | A | 7.7 | 0.6 |
| | Front Street | SWB | LTR | 0.01 | A | 6.4 | 0.01 | A | 6.5 | 0.02 | A | 6.9 | 0.4 |
| | | **Overall** | | **-** | **A** | **6.9** | **-** | **A** | **7.2** | **-** | **A** | **7.7** | **0.5** |

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.

| Intersection | |
|---|---|
| Intersection Delay, s/veh | 7.6 |
| Intersection LOS | A |

| Movement | SEL | SET | SER | NWL | NWT | NWR | NEL | NET | NER | SWL | SWT | SWR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 3 | 92 | 4 | 1 | 74 | 0 | 2 | 0 | 0 | 0 | 0 | 6 |
| Future Vol, veh/h | 3 | 92 | 4 | 1 | 74 | 0 | 2 | 0 | 0 | 0 | 0 | 6 |
| Peak Hour Factor | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 50 |
| Mvmt Flow | 4 | 119 | 5 | 1 | 96 | 0 | 3 | 0 | 0 | 0 | 0 | 8 |
| Number of Lanes | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |

| Approach | SE | NW | NE | SW |
|---|---|---|---|---|
| Opposing Approach | NW | SE | SW | NE |
| Opposing Lanes | 1 | 1 | 1 | 1 |
| Conflicting Approach Left | SW | NE | SE | NW |
| Conflicting Lanes Left | 1 | 1 | 1 | 1 |
| Conflicting Approach Right | NE | SW | NW | SE |
| Conflicting Lanes Right | 1 | 1 | 1 | 1 |
| HCM Control Delay | 7.7 | 7.6 | 7.6 | 6.8 |
| HCM LOS | A | A | A | A |

| Lane | NELn1 | NWLn1 | SELn1 | SWLn1 |
|---|---|---|---|---|
| Vol Left, % | 100% | 1% | 3% | 0% |
| Vol Thru, % | 0% | 99% | 93% | 0% |
| Vol Right, % | 0% | 0% | 4% | 100% |
| Sign Control | Stop | Stop | Stop | Stop |
| Traffic Vol by Lane | 2 | 75 | 99 | 6 |
| LT Vol | 2 | 1 | 3 | 0 |
| Through Vol | 0 | 74 | 92 | 0 |
| RT Vol | 0 | 0 | 4 | 6 |
| Lane Flow Rate | 3 | 97 | 129 | 8 |
| Geometry Grp | 1 | 1 | 1 | 1 |
| Degree of Util (X) | 0.003 | 0.11 | 0.143 | 0.008 |
| Departure Headway (Hd) | 4.628 | 4.05 | 4.006 | 3.721 |
| Convergence, Y/N | Yes | Yes | Yes | Yes |
| Cap | 778 | 884 | 895 | 943 |
| Service Time | 2.628 | 2.078 | 2.029 | 1.819 |
| HCM Lane V/C Ratio | 0.004 | 0.11 | 0.144 | 0.008 |
| HCM Control Delay | 7.6 | 7.6 | 7.7 | 6.8 |
| HCM Lane LOS | A | A | A | A |
| HCM 95th-tile Q | 0 | 0.4 | 0.5 | 0 |



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| Intersection | |
|---|---|
| Intersection Delay, s/veh | 8.5 |
| Intersection LOS | A |

| Movement | SEL | SET | SER | NWL | NWT | NWR | NEL | NET | NER | SWL | SWT | SWR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 3 | 141 | 4 | 0 | 135 | 0 | 3 | 0 | 0 | 0 | 0 | 5 |
| Future Vol, veh/h | 3 | 141 | 4 | 0 | 135 | 0 | 3 | 0 | 0 | 0 | 0 | 5 |
| Peak Hour Factor | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 | 0.67 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 6 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 4 | 210 | 6 | 0 | 201 | 0 | 4 | 0 | 0 | 0 | 0 | 7 |
| Number of Lanes | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |

| Approach | SE | NW | NE | SW |
|---|---|---|---|---|
| Opposing Approach | NW | SE | SW | NE |
| Opposing Lanes | 1 | 1 | 1 | 1 |
| Conflicting Approach Left | SW | NE | SE | NW |
| Conflicting Lanes Left | 1 | 1 | 1 | 1 |
| Conflicting Approach Right | NE | SW | NW | SE |
| Conflicting Lanes Right | 1 | 1 | 1 | 1 |
| HCM Control Delay | 8.5 | 8.5 | 8.1 | 7.3 |
| HCM LOS | A | A | A | A |

| Lane | NELn1 | NWLn1 | SELn1 | SWLn1 |
|---|---|---|---|---|
| Vol Left, % | 100% | 0% | 2% | 0% |
| Vol Thru, % | 0% | 100% | 95% | 0% |
| Vol Right, % | 0% | 0% | 3% | 100% |
| Sign Control | Stop | Stop | Stop | Stop |
| Traffic Vol by Lane | 3 | 135 | 148 | 5 |
| LT Vol | 3 | 0 | 3 | 0 |
| Through Vol | 0 | 135 | 141 | 0 |
| RT Vol | 0 | 0 | 4 | 5 |
| Lane Flow Rate | 4 | 201 | 221 | 7 |
| Geometry Grp | 1 | 1 | 1 | 1 |
| Degree of Util (X) | 0.006 | 0.234 | 0.251 | 0.009 |
| Departure Headway (Hd) | 5.055 | 4.188 | 4.093 | 4.246 |
| Convergence, Y/N | Yes | Yes | Yes | Yes |
| Cap | 712 | 852 | 870 | 848 |
| Service Time | 3.056 | 2.242 | 2.148 | 2.246 |
| HCM Lane V/C Ratio | 0.006 | 0.236 | 0.254 | 0.008 |
| HCM Control Delay | 8.1 | 8.5 | 8.5 | 7.3 |
| HCM Lane LOS | A | A | A | A |
| HCM 95th-tile Q | 0 | 0.9 | 1 | 0 |



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| Intersection | |
|---|---|
| Intersection Delay, s/veh | 8.1 |
| Intersection LOS | A |

| Movement | SEL | SET | SER | NWL | NWT | NWR | NEL | NET | NER | SWL | SWT | SWR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 3 | 150 | 2 | 0 | 150 | 0 | 2 | 0 | 1 | 0 | 0 | 8 |
| Future Vol, veh/h | 3 | 150 | 2 | 0 | 150 | 0 | 2 | 0 | 1 | 0 | 0 | 8 |
| Peak Hour Factor | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 7 | 2 | 2 | 2 | 100 | 2 | 2 | 2 |
| Mvmt Flow | 3 | 165 | 2 | 0 | 165 | 0 | 2 | 0 | 1 | 0 | 0 | 9 |
| Number of Lanes | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |

| Approach | SE | NW | NE | SW |
|---|---|---|---|---|
| Opposing Approach | NW | SE | SW | NE |
| Opposing Lanes | 1 | 1 | 1 | 1 |
| Conflicting Approach Left | SW | NE | SE | NW |
| Conflicting Lanes Left | 1 | 1 | 1 | 1 |
| Conflicting Approach Right | NE | SW | NW | SE |
| Conflicting Lanes Right | 1 | 1 | 1 | 1 |
| HCM Control Delay | 8.1 | 8.2 | 7.6 | 7.1 |
| HCM LOS | A | A | A | A |

| Lane | NELn1 | NWLn1 | SELn1 | SWLn1 |
|---|---|---|---|---|
| Vol Left, % | 67% | 0% | 2% | 0% |
| Vol Thru, % | 0% | 100% | 97% | 0% |
| Vol Right, % | 33% | 0% | 1% | 100% |
| Sign Control | Stop | Stop | Stop | Stop |
| Traffic Vol by Lane | 3 | 150 | 155 | 8 |
| LT Vol | 2 | 0 | 3 | 0 |
| Through Vol | 0 | 150 | 150 | 0 |
| RT Vol | 1 | 0 | 2 | 8 |
| Lane Flow Rate | 3 | 165 | 170 | 9 |
| Geometry Grp | 1 | 1 | 1 | 1 |
| Degree of Util (X) | 0.004 | 0.191 | 0.193 | 0.01 |
| Departure Headway (Hd) | 4.605 | 4.167 | 4.075 | 4.062 |
| Convergence, Y/N | Yes | Yes | Yes | Yes |
| Cap | 782 | 859 | 877 | 886 |
| Service Time | 2.605 | 2.208 | 2.118 | 2.062 |
| HCM Lane V/C Ratio | 0.004 | 0.192 | 0.194 | 0.01 |
| HCM Control Delay | 7.6 | 8.2 | 8.1 | 7.1 |
| HCM Lane LOS | A | A | A | A |
| HCM 95th-tile Q | 0 | 0.7 | 0.7 | 0 |



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| Intersection | |
|---|---|
| Intersection Delay, s/veh | 7.7 |
| Intersection LOS | A |

| Movement | SEL | SET | SER | NWL | NWT | NWR | NEL | NET | NER | SWL | SWT | SWR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 9 | 92 | 4 | 1 | 74 | 0 | 2 | 0 | 0 | 0 | 0 | 13 |
| Future Vol, veh/h | 9 | 92 | 4 | 1 | 74 | 0 | 2 | 0 | 0 | 0 | 0 | 13 |
| Peak Hour Factor | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 50 |
| Mvmt Flow | 12 | 119 | 5 | 1 | 96 | 0 | 3 | 0 | 0 | 0 | 0 | 17 |
| Number of Lanes | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |

| Approach | SE | NW | NE | SW |
|---|---|---|---|---|
| Opposing Approach | NW | SE | SW | NE |
| Opposing Lanes | 1 | 1 | 1 | 1 |
| Conflicting Approach Left | SW | NE | SE | NW |
| Conflicting Lanes Left | 1 | 1 | 1 | 1 |
| Conflicting Approach Right | NE | SW | NW | SE |
| Conflicting Lanes Right | 1 | 1 | 1 | 1 |
| HCM Control Delay | 7.8 | 7.6 | 7.7 | 6.9 |
| HCM LOS | A | A | A | A |

| Lane | NELn1 | NWLn1 | SELn1 | SWLn1 |
|---|---|---|---|---|
| Vol Left, % | 100% | 1% | 9% | 0% |
| Vol Thru, % | 0% | 99% | 88% | 0% |
| Vol Right, % | 0% | 0% | 4% | 100% |
| Sign Control | Stop | Stop | Stop | Stop |
| Traffic Vol by Lane | 2 | 75 | 105 | 13 |
| LT Vol | 2 | 1 | 9 | 0 |
| Through Vol | 0 | 74 | 92 | 0 |
| RT Vol | 0 | 0 | 4 | 13 |
| Lane Flow Rate | 3 | 97 | 136 | 17 |
| Geometry Grp | 1 | 1 | 1 | 1 |
| Degree of Util (X) | 0.003 | 0.11 | 0.153 | 0.018 |
| Departure Headway (Hd) | 4.656 | 4.072 | 4.035 | 3.838 |
| Convergence, Y/N | Yes | Yes | Yes | Yes |
| Cap | 773 | 878 | 888 | 938 |
| Service Time | 2.656 | 2.107 | 2.062 | 1.838 |
| HCM Lane V/C Ratio | 0.004 | 0.11 | 0.153 | 0.018 |
| HCM Control Delay | 7.7 | 7.6 | 7.8 | 6.9 |
| HCM Lane LOS | A | A | A | A |
| HCM 95th-tile Q | 0 | 0.4 | 0.5 | 0.1 |



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| Intersection | |
|---|---|
| Intersection Delay, s/veh | 7.7 |
| Intersection LOS | A |

| Movement | SEL | SET | SER | NWL | NWT | NWR | NEL | NET | NER | SWL | SWT | SWR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 9 | 92 | 4 | 1 | 74 | 0 | 2 | 0 | 0 | 0 | 0 | 13 |
| Future Vol, veh/h | 9 | 92 | 4 | 1 | 74 | 0 | 2 | 0 | 0 | 0 | 0 | 13 |
| Peak Hour Factor | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 50 |
| Mvmt Flow | 12 | 119 | 5 | 1 | 96 | 0 | 3 | 0 | 0 | 0 | 0 | 17 |
| Number of Lanes | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |

| Approach | SE | NW | NE | SW |
|---|---|---|---|---|
| Opposing Approach | NW | SE | SW | NE |
| Opposing Lanes | 1 | 1 | 1 | 1 |
| Conflicting Approach Left | SW | NE | SE | NW |
| Conflicting Lanes Left | 1 | 1 | 1 | 1 |
| Conflicting Approach Right | NE | SW | NW | SE |
| Conflicting Lanes Right | 1 | 1 | 1 | 1 |
| HCM Control Delay | 7.8 | 7.6 | 7.7 | 6.9 |
| HCM LOS | A | A | A | A |

| Lane | NELn1 | NWLn1 | SELn1 | SWLn1 |
|---|---|---|---|---|
| Vol Left, % | 100% | 1% | 9% | 0% |
| Vol Thru, % | 0% | 99% | 88% | 0% |
| Vol Right, % | 0% | 0% | 4% | 100% |
| Sign Control | Stop | Stop | Stop | Stop |
| Traffic Vol by Lane | 2 | 75 | 105 | 13 |
| LT Vol | 2 | 1 | 9 | 0 |
| Through Vol | 0 | 74 | 92 | 0 |
| RT Vol | 0 | 0 | 4 | 13 |
| Lane Flow Rate | 3 | 97 | 136 | 17 |
| Geometry Grp | 1 | 1 | 1 | 1 |
| Degree of Util (X) | 0.003 | 0.11 | 0.153 | 0.018 |
| Departure Headway (Hd) | 4.656 | 4.072 | 4.035 | 3.838 |
| Convergence, Y/N | Yes | Yes | Yes | Yes |
| Cap | 773 | 878 | 888 | 938 |
| Service Time | 2.656 | 2.107 | 2.062 | 1.838 |
| HCM Lane V/C Ratio | 0.004 | 0.11 | 0.153 | 0.018 |
| HCM Control Delay | 7.7 | 7.6 | 7.8 | 6.9 |
| HCM Lane LOS | A | A | A | A |
| HCM 95th-tile Q | 0 | 0.4 | 0.5 | 0.1 |



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| Intersection | |
|---|---|
| Intersection Delay, s/veh | 7.7 |
| Intersection LOS | A |

| Movement | SEL | SET | SER | NWL | NWT | NWR | NEL | NET | NER | SWL | SWT | SWR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 9 | 92 | 4 | 1 | 74 | 0 | 2 | 0 | 0 | 0 | 0 | 13 |
| Future Vol, veh/h | 9 | 92 | 4 | 1 | 74 | 0 | 2 | 0 | 0 | 0 | 0 | 13 |
| Peak Hour Factor | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 | 0.77 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 50 |
| Mvmt Flow | 12 | 119 | 5 | 1 | 96 | 0 | 3 | 0 | 0 | 0 | 0 | 17 |
| Number of Lanes | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |

| Approach | SE | NW | NE | SW |
|---|---|---|---|---|
| Opposing Approach | NW | SE | SW | NE |
| Opposing Lanes | 1 | 1 | 1 | 1 |
| Conflicting Approach Left | SW | NE | SE | NW |
| Conflicting Lanes Left | 1 | 1 | 1 | 1 |
| Conflicting Approach Right | NE | SW | NW | SE |
| Conflicting Lanes Right | 1 | 1 | 1 | 1 |
| HCM Control Delay | 7.8 | 7.6 | 7.7 | 6.9 |
| HCM LOS | A | A | A | A |

| Lane | NELn1 | NWLn1 | SELn1 | SWLn1 |
|---|---|---|---|---|
| Vol Left, % | 100% | 1% | 9% | 0% |
| Vol Thru, % | 0% | 99% | 88% | 0% |
| Vol Right, % | 0% | 0% | 4% | 100% |
| Sign Control | Stop | Stop | Stop | Stop |
| Traffic Vol by Lane | 2 | 75 | 105 | 13 |
| LT Vol | 2 | 1 | 9 | 0 |
| Through Vol | 0 | 74 | 92 | 0 |
| RT Vol | 0 | 0 | 4 | 13 |
| Lane Flow Rate | 3 | 97 | 136 | 17 |
| Geometry Grp | 1 | 1 | 1 | 1 |
| Degree of Util (X) | 0.003 | 0.11 | 0.153 | 0.018 |
| Departure Headway (Hd) | 4.656 | 4.072 | 4.035 | 3.838 |
| Convergence, Y/N | Yes | Yes | Yes | Yes |
| Cap | 773 | 878 | 888 | 938 |
| Service Time | 2.656 | 2.107 | 2.062 | 1.838 |
| HCM Lane V/C Ratio | 0.004 | 0.11 | 0.153 | 0.018 |
| HCM Control Delay | 7.7 | 7.6 | 7.8 | 6.9 |
| HCM Lane LOS | A | A | A | A |
| HCM 95th-tile Q | 0 | 0.4 | 0.5 | 0.1 |



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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*

January 31, 2023

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

Re: Beacon Lofts & Studios (Vacant Parcel)
Front Street
Tax Parcel: 6055-04-535128, ±3.5 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's (L&T) January 5, 2023 comment letter, and John Clarke Planning and Design's January 6, 2023 comment memorandum. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has responded to John Clarke Planning and Design's comments under separate cover. Below is a point-by-point response to the L&T comments received.

**Lanc & Tully January 5, 2023 Comment Letter**

General Comments

1. Comment noted. A Flood Development Permit will be applied for at building permit.
2. Comment noted. The first floor has been raised to elev. 148.45, which is more than two feet above the flood elevation of 146.2 at the north end of the parcel.
3. Comment noted.
4. Comment noted. A sewer transportation corporation will be formed.
5. Comment noted. An application to the DCDBCH for their approval will be submitted once a SEQR determination has been made.
6. A preliminary water and sewer report is provided with this submittal. We continue to gather information with regard to the pump station and will provided in future submittals as it becomes available.
7. We have reached out to the City's Building Inspector to review fire access on the revised plan. It is noted that access to the north end of the building can be obtained via easement through the adjacent developed portion of the Beacon HIP Lofts and Storage complex.

8. Front Street is now shown correctly on the plans. It varies in width from 19.5 feet at it's intersection with Mill Street, and maintains between 19 and 20 feet until the parking area for the building just beyond Spencer Street where there is perpendicular parking in front of the building. The width of paved area from the edge of the sidewalk to the opposite side of the road ranges from approximately 27 feet at the north corner of the parking to 35 feet at the south end of the parking area. The pavement is in poor condition with multiple potholes.
9. We have reached out to the City of Beacon Water Department to confirm that there is adequate capacity for the project. We will forward a response to the planning board once received.
10. Aryeh Siegel has met with members of the Greenway Trail Committee (GTC), and has agreed to allow the GTC to provide input for portions of the trail as the project design moves forward.

Sheet 1 of 11

1. The external roadways have been updated on the plan set including showing the limits of Front Street to the existing bridge.

Sheet 2 of 11

1. Aryeh Siegel has responded to this comment under separate cover.
2. All existing easements have been shown on the existing conditions plan. Proposed easement for water, sewer, the traffic circle and the greenway trail have been added to the plans.
3. The easement for the traffic circle is now provided on the plans.

Sheet 3 of 11

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.

Sheet 4 of 11

1. Aryeh Siegel has responded to this comment under separate cover.

Sheet 5 of 11

1. The access route is shown coming from the traffic circle via easement through the adjacent property.
2. There is one roof leader connection shown at the bottom right-hand corner of the building, as the infiltration basin is designed to accept the drainage from the building roof. Exterior roof leader locations, and possible roof leader header pipes will be coordinated with the architect and shown on the plans as the project design advances.
3. The landscaping has been removed from sheet 5 of the plan set, while it is being revised.
4. The note has been updated.

Stormwater Pollution Prevention Plan (SWPPP)

1. Comment noted. A revised SWPPP is provided with this submission. The SWPPP has been revised based upon the building shifting 5 feet toward the creek to provide a 5 foot landscaped area between the front sidewalk and the building..
2. Soil testing will be conducted and coordinated with the City Engineer's office when weather allows. It is noted that the soil types on this parcel are same as what is on the adjacent developed parcel. Infiltration testing was conducted previously on the developed parcel which revealed very good infiltration rates. We expect similar results on the project site.

A garbage truck tracking plan is provided on sheet 7 of the revised plan set.

**John Clarke Planning & Design January 6, 2023 Comment Memorandum**

1. Aryeh Seigel has responded to this comment under separate cover.
2. Aryeh Seigel has responded to this comment under separate cover.
3. Comment noted. The building finished floor is set at 148.45 which is over 2 feet higher than the flood elevation of 146.2 at the north end of the building.
4. Pedestrian connections have been made to the greenway trail and to adjacent property to the west via concrete sidewalk and crosswalk to the existing sidewalk on the property.
5. Colliers Engineering has responded to this comment under separate cover.
6. Aryeh Siegel has responded to this comment under separate cover.

The following items submitted for continued review:

- Five (5) copies of a full set of plan sheets 5 through 11;
- Five (5) copies of the revised Traffic Impact Study and response letter from Colliers Engineering;
- Five (5) copies of the revised Residential Development Calculation Plan;
- Three (3) copies of a Preliminary Water and Sewer Report, and
- Three (3) copies of a revised SWPPP report.

We look forward to discussing this project at your January 10, 2023 planning board meeting. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Beacon HIP Lofts and Storage
Aryeh Siegel
Daniel G. Koehler, P.E. (HLD file)

ARYEH SIEGEL
ARCHITECT

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

**Re: Beacon HIP Lofts & Studios (Vacant Parcel)**
*Planning Board Application*
*Response to Comment Letters*

January 31, 2023

Dear Chairman Gunn and Members of the Planning Board,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated November 6, 2022 and in Lanc & Tully's Memorandum dated November 3, 2022 regarding the Beacon HIP Lofts & Studios application. Hudson Land Design will provide a separate letter in response to Engineering comments.

**John Clarke Planning & Design Comment Responses:**

1. Comment acknowledged. The Zoning Table has been updated to show 28 units as the maximum residential zoning potential.

2. The existing conditions plan shows was updated to show existing trees over 6" in diameter based on recent survey information.

3. Comment acknowledged. Flood issues will be addressed.

4. The site plan has been revised to create pedestrian connections between the subject property, the Mill Street sidewalks, and the Greenway Trail.

5. The traffic engineer retained by the Applicant is developing a parking analysis to demonstrate the feasibility of providing land-banked parking. The Applicant is surveying existing tenants to gauge their interest in potentially renting artist studio space in the new development.

6. A Landscape Plan with a plant list and planting notes has been provided with this submission.

**Lanc & Tully Comment Responses:**

**Sheet 1 of 11 – Site Plan**

1. The site plan shows the roadway along the front of the project. The existing conditions plan shows additional information regarding the existing roads.

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

**Sheet 2 of 11 – Existing Conditions Survey**

1. The existing conditions survey shows the roadway along the front of the project.
2. The existing conditions survey shows easements that cross the parcel
3. Comment acknowledged. Easements will be drafted.

**Sheet 3 of 11 – Landscape Plan**

1. The landscape designer will provide additional information on the size of trees and the planting times when the project comes before the Planning Board for site plan review after the City Council reviews for the Concept Plan
2. See note 1 above.

**Sheet 4 of 11 – Building Plans**

1. It appears that the other comments in this section relate to Hudson Land Design's Grading and Utility Plan, and not to the Building Plans. Hudson Land Design will respond to these comments.

Please refer to Hudson Land Design's response letter for additional responses.

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

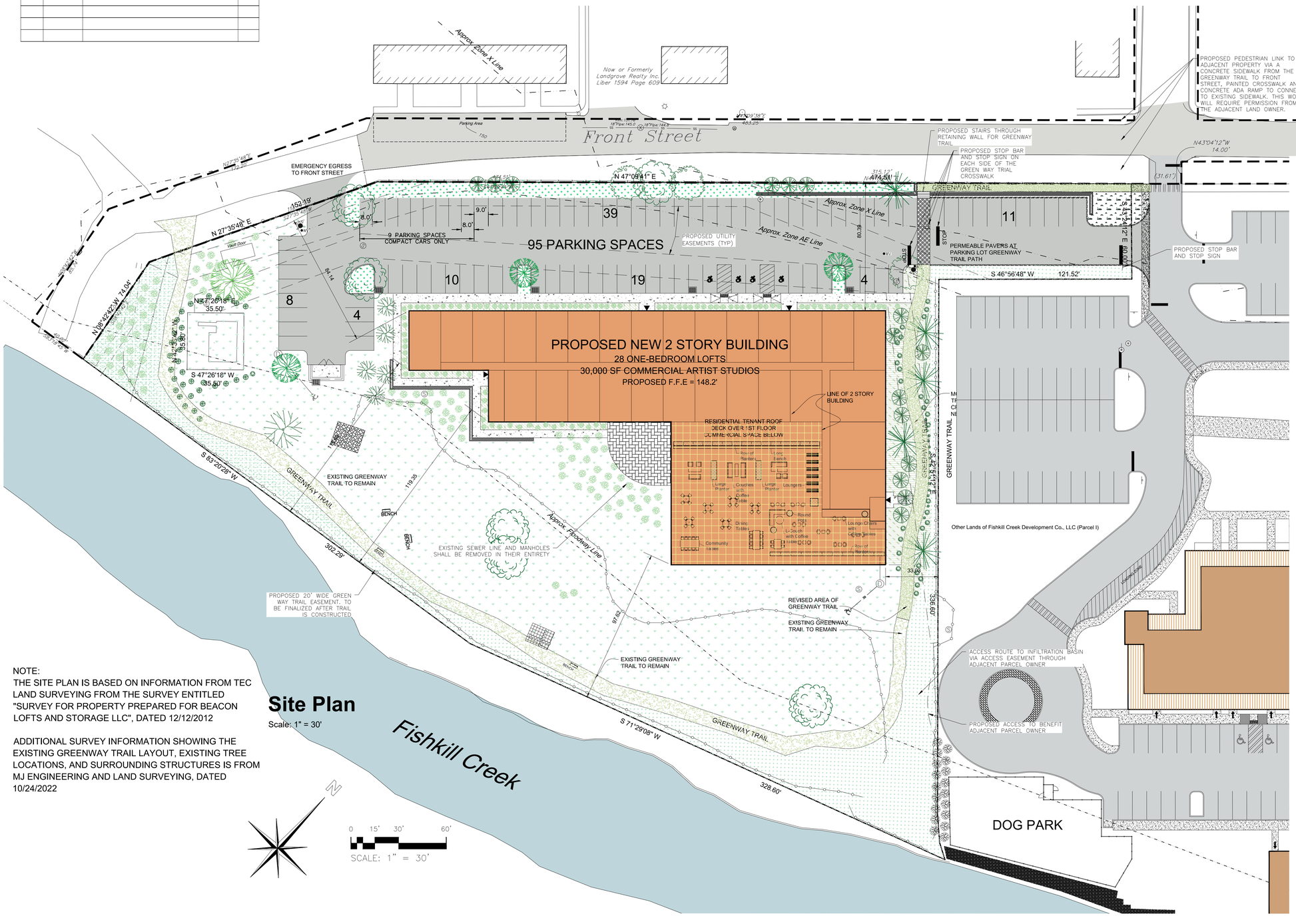


Sincerely,
Aryeh Siegel
*Aryeh Siegel, Architect*

| NO. | DATE | REVISIONS: DESCRIPTION | BY |
|---|---|---|---|
| 1 | 10/25/22 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 2 | 12/27/22 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 3 | 01/31/23 | REVISE PER PLANNING BOARD COMMENTS | AJS |

Zoning Regulations Table

| | Required Setbacks | | | Proposed Setbacks | | | Minimum frontage on public street right-of-way | Proposed frontage on public street right-of-way | Minimum Site Area | Existing Site Area | Maximum Residential Development Potential | Proposed Number of Residential Units | Required Commercial Space | Proposed Commercial Space | Maximum Dwelling Size | Proposed Dwelling Size | Maximum Building Coverage | Proposed Building Coverage | Minimum Open Space | Proposed Open Space | Maximum Building Height | Proposed Building Height | Minimum setback from and buffer width along Fishkill Creek | Proposed setback from and buffer width along Fishkill Creek |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Front | Side | Rear | Front | Side | Rear | | | | | | | | | | | | | | | | | | |
| **Zoning District** | | | | | | | | | | | | | | | | | | | | | | | | |
| **FCD** | 12' | 12' | 12' | 75.5' | 33.4' | 102.2' | 50 feet | 507.5 feet | 2 acres | 3.55 acres | 28 | 28 | 25% | 58% | 2,000 sf | 1,055 sf max | 35% | 20% | 30% | 80% | 3 stories / 40' | 2 stories / 40' | An average of 50 feet, but not less than 25 feet at any point | 102' minimum |

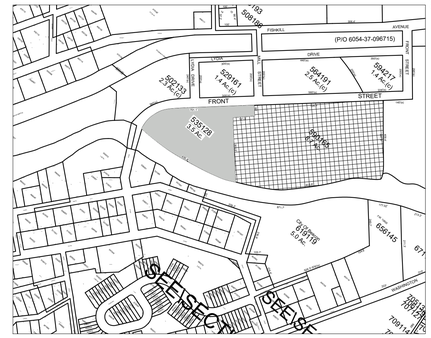



## Site Plan

Scale: 1" = 400'

NOTE:
THE SITE PLAN IS BASED ON INFORMATION FROM TEC LAND SURVEYING FROM THE SURVEY ENTITLED "SURVEY FOR PROPERTY PREPARED FOR BEACON LOFTS AND STORAGE LLC", DATED 12/12/2012

ADDITIONAL SURVEY INFORMATION SHOWING THE EXISTING GREENWAY TRAIL LAYOUT, EXISTING TREE LOCATIONS, AND SURROUNDING STRUCTURES IS FROM MJ ENGINEERING AND LAND SURVEYING, DATED 10/24/2022




## Location Map

Scale: 1" = 400'

### Zoning Summary

| | |
|---|---|
| Zoning District: | FCD (FISHKILL CREEK DEVELOPMENT) |
| Tax Map No.: | 6055-04-535128 |
| Lot Area: | 154,737 sf |
| Building Area: | 52,447 square feet (30,000 sf commercial + 22,447 sf Residential) |
| Historical Overlay District: | Yes |
| Parking Overlay District: | No |
| Existing Use: | Industrial (Vacant) |
| Proposed Uses: | Commercial (Artist Studio / Residential) |

### Land Use Compliance

| Use | Permitted / Required | Proposed |
|---|---|---|
| **Commercial** | 25% of building area | 58% of building area |
| **Residential**<br>*Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11.* | 28 Dwelling Units | 28 Dwelling Units |

### Parking & Loading

| | | |
|---|---|---|
| **Residential**<br>*1 space for each dwelling unit plus 1/4 space per bedroom* | 28 apartments + 28 bedrooms | 35 spaces |
| | | |
| **Artist Studio**<br>*1 space for each 500 square feet* | 30,000 sf | 60 spaces |
| | | |
| ***Total Required Parking Spaces*** | | ***95 spaces required*** |
| **Total Proposed Parking Spaces** | | **95 spaces proposed** |

**Notes:**

1. The Fishkill Creek Development Zone requires that a minimum of 25% of the building area be an approved non-residential use. This project proposes 58% approved non-residential use.
2. The proposed section of Greenway Trail traversing the property follows the standard requirements for materials, dimensions, proximity to the Creek, screening from the proposed building. Due to the steep grades the trail has stairs in sections. Where practicable, the Trail and public park are accessible, as are the parking spaces and gate associated with the Trail. This is in accordance with the Greenway Trail Design Recommendations: *Design the trail to provide accessibility to outdoor enjoyment and education for users of all abilities.*
3. Signage will comply with the City of Beacon Zoning Code
4. Commercial Hours of Operation: 7am to 10pm

### Index of Drawings


| | |
|---|---|
| Sheet 1 of 11 | Site Plan |
| Sheet 2 of 11 | Existing Conditions / Survey |
| Sheet 3 of 11 | Landscape Plan |
| Sheet 4 of 11 | Building Plans and Images |
| Sheet 5 of 11 | Grading & Utility Plan |
| Sheet 6 of 11 | Erosion & Sediment Control Plan |
| Sheet 7 of 11 | Site Details |
| Sheet 8 of 11 | Stormwater Details |
| Sheet 9 of 11 | Water Details |
| Sheet 10 of 11 | Sewer Details |
| Sheet 11 of 11 | Erosion & Sediment Control Details |


# Site Plan Application

**Sheet 1 of 11 - Site Plan**


*Owner:*
**Fishkill Creek Development Corp.**
16 Squadron Boulevard
New City NY 10956

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

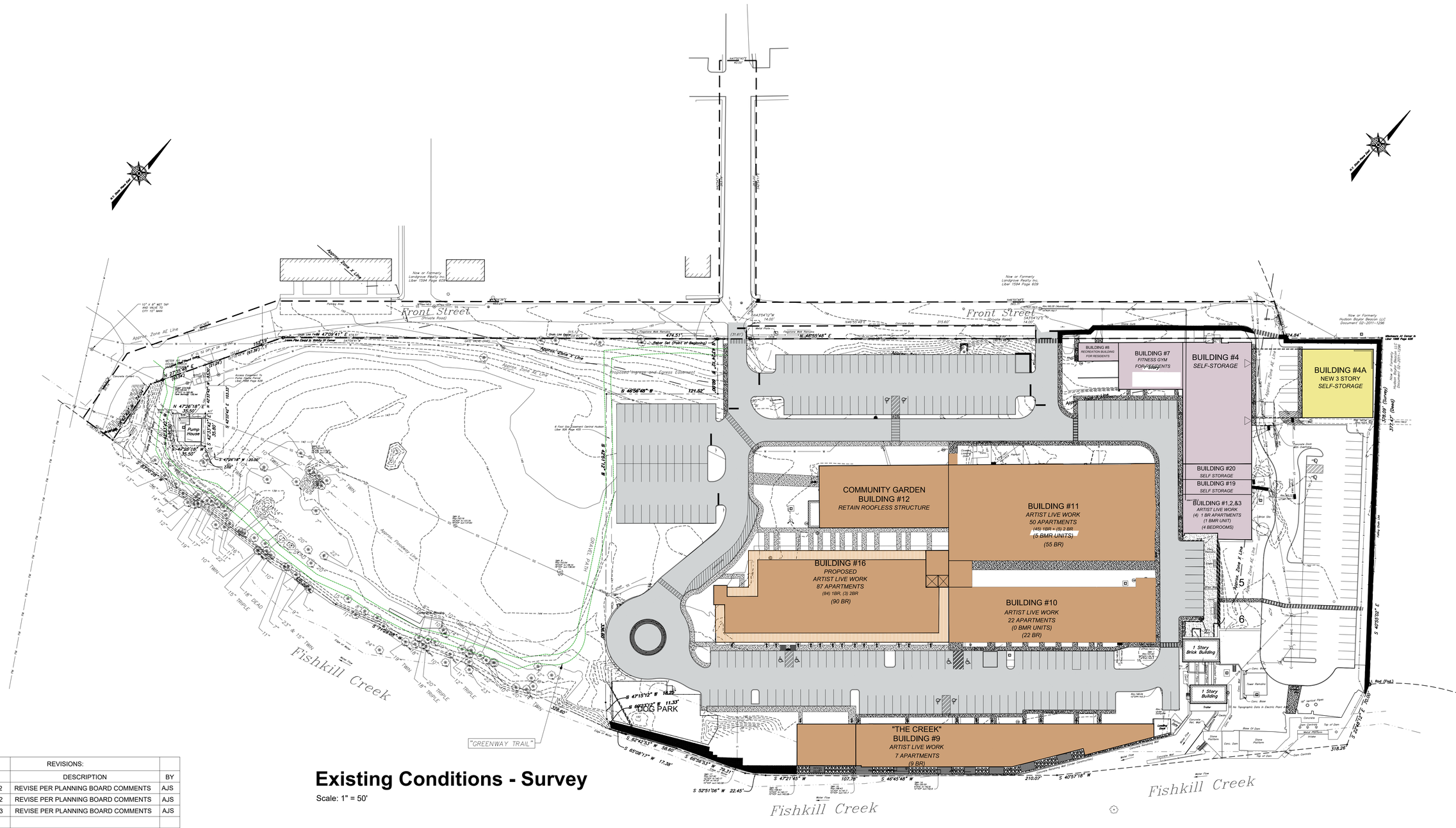
*Site / Civil Engineer:*
**Hudson Land Design**
174 Main Street
Beacon, New York 12508

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

*Landscape Design:*
**Landscape Restorations**
7 Creek Drive
Beacon, New York 12508


## Beacon HIP Lofts and Studios

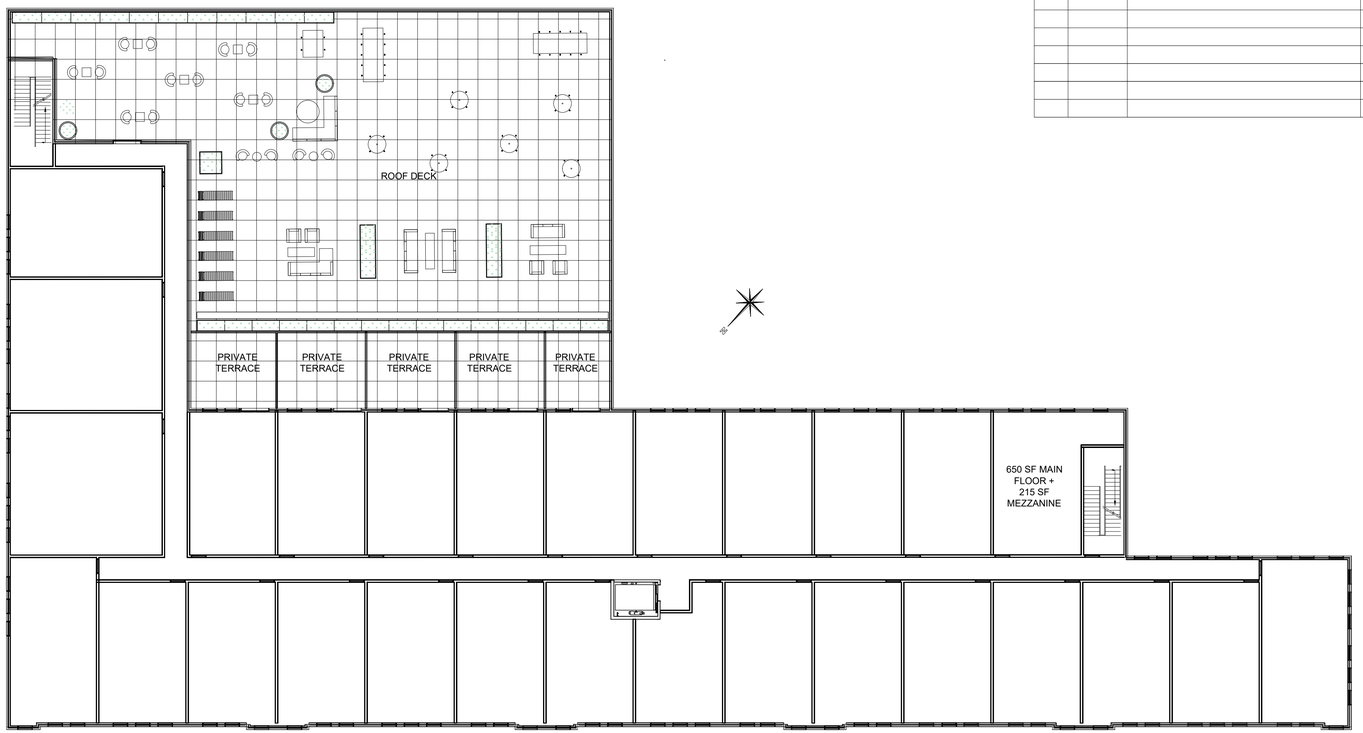
Beacon, New York
Scale: 1" = 30'
May 21, 2022


Front Street
(Private Road)
Front Street
(Route 9D)
Approx. Zone AE Line
Approx. Zone X Line
Approx. Floodway Line
Proposed Ingress and Egress Easement
Fishkill Creek
"GREENWAY TRAIL"
DOG PARK
Pump House
COMMUNITY GARDEN
BUILDING #12
RETAIN ROOFLESS STRUCTURE
BUILDING #11
ARTIST LIVE WORK
50 APARTMENTS
(45) 1BR + (5) 2 BR
(5 BMR UNITS)
(55 BR)
BUILDING #16
PROPOSED
ARTIST LIVE WORK
87 APARTMENTS
(84) 1BR, (3) 2BR
(90 BR)
BUILDING #10
ARTIST LIVE WORK
22 APARTMENTS
(0 BMR UNITS)
(22 BR)
"THE CREEK"
BUILDING #9
ARTIST LIVE WORK
7 APARTMENTS
(9 BR)
BUILDING #8
RECREATION BUILDING
FOR RESIDENTS
BUILDING #7
FITNESS GYM
FOR RESIDENTS
BUILDING #4
SELF-STORAGE
BUILDING #4A
NEW 3 STORY
SELF-STORAGE
BUILDING #20
SELF STORAGE
BUILDING #19
SELF STORAGE
BUILDING #1,2,&3
ARTIST LIVE WORK
(4) 1 BR APARTMENTS
(1 BMR UNIT)
(4 BEDROOMS)
1 Story Brick Building
1 Story Building
Trailer
Loading Dock
Now or Formerly
Landgrove Realty Inc.
Liber 1594 Page 609
Now or Formerly
Hudson Beyer Beacon, LLC
Document 02-2011-1296
Whitehorse 11 Corner, P
Liber 1600 Page 628
Now or Formerly
Hudson Beyer Beacon, LLC
Document 02-2011-1296
Now or Formerly
Dutchess Rail Road Co.
Liber 1653 Page 1153
Now or Formerly
Metro-North Commuter RR
Liber 1653 Page 1153
Now or Formerly
Central Hudson Gas & Electric Corp.
Liber 828 Page 435
Access Easement To
Dutchess Rail Road Co.
Liber 2668 Page 623
Water Flow
Concrete Wall
Concrete Dam
Stone Platform
Top of Dam
Base Of Dam
Tower Remains
Conc. Base
No Topographic Data in Electric Plant
Concrete Retaining Wall (Under Construction)
Concrete Retaining Wall
Concrete Wall
Concrete Pad
Wood Platform
Trailer
Loading Dock
Fishkill Creek
Fishkill Creek
Fishkill Creek
Approx. Zone X Line
Approx. Zone AE Line
Approx. Zone AE Line
Approx. Zone AE Line
Approx. Floodway Line
Approx. Floodway Line
Approx. Floodway

| | | REVISIONS: | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 10/25/22 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 2 | 12/27/22 | REVISE PER PLANNING BOARD COMMENTS | AJS |
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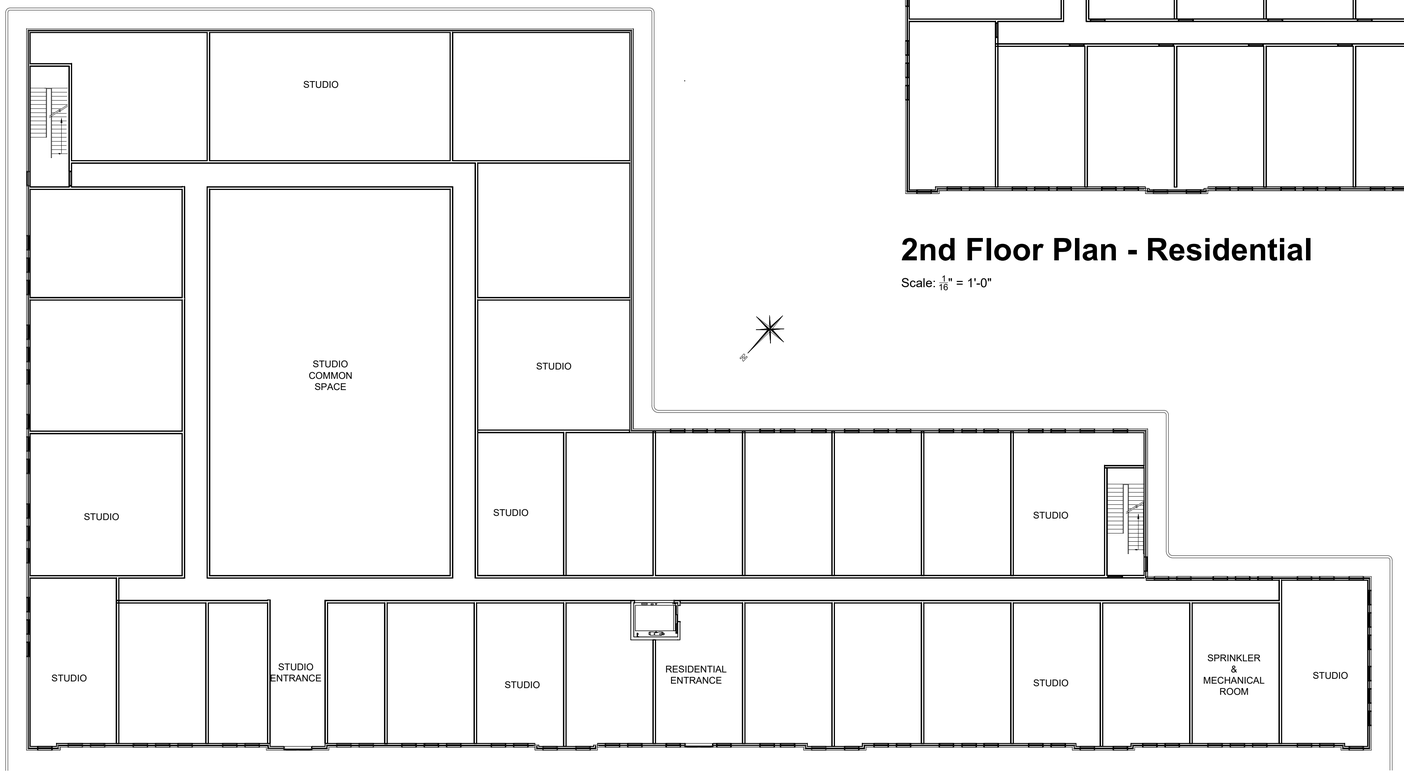


## View




## 2nd Floor Plan - Residential

Scale: $\frac{1}{16}$" = 1'-0"




## 1st Floor Plan - Commercial

Scale: $\frac{1}{16}$" = 1'-0"



## View

# Site Plan Application

**Sheet 4 of 11 - Building Plans & Images**

*Owner:*
**Fishkill Creek Development Corp.**
16 Squadron Boulevard
New City NY 10956

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

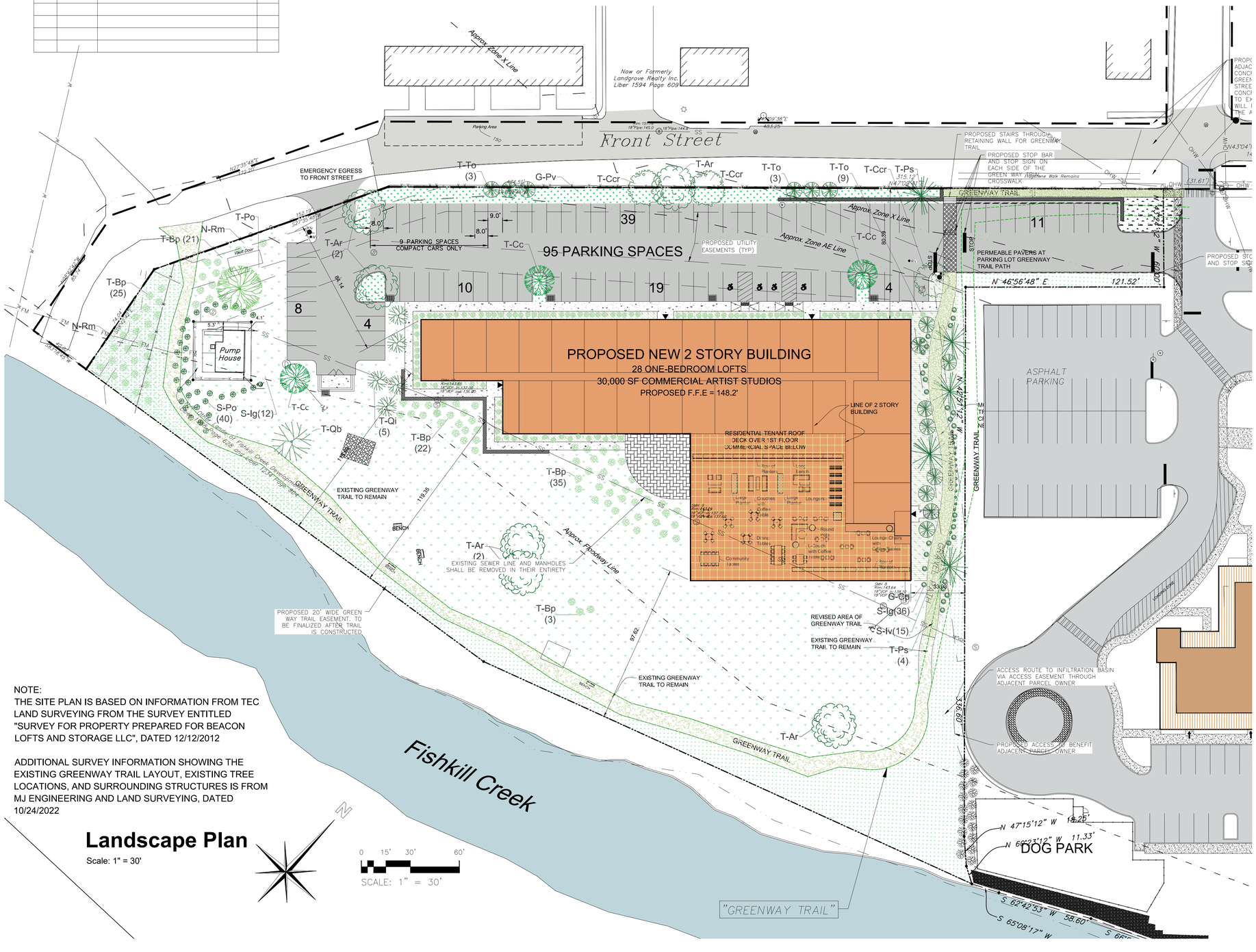
*Site / Civil Engineer:*
**Hudson Land Design**
174 Main Street
Beacon, New York 12508

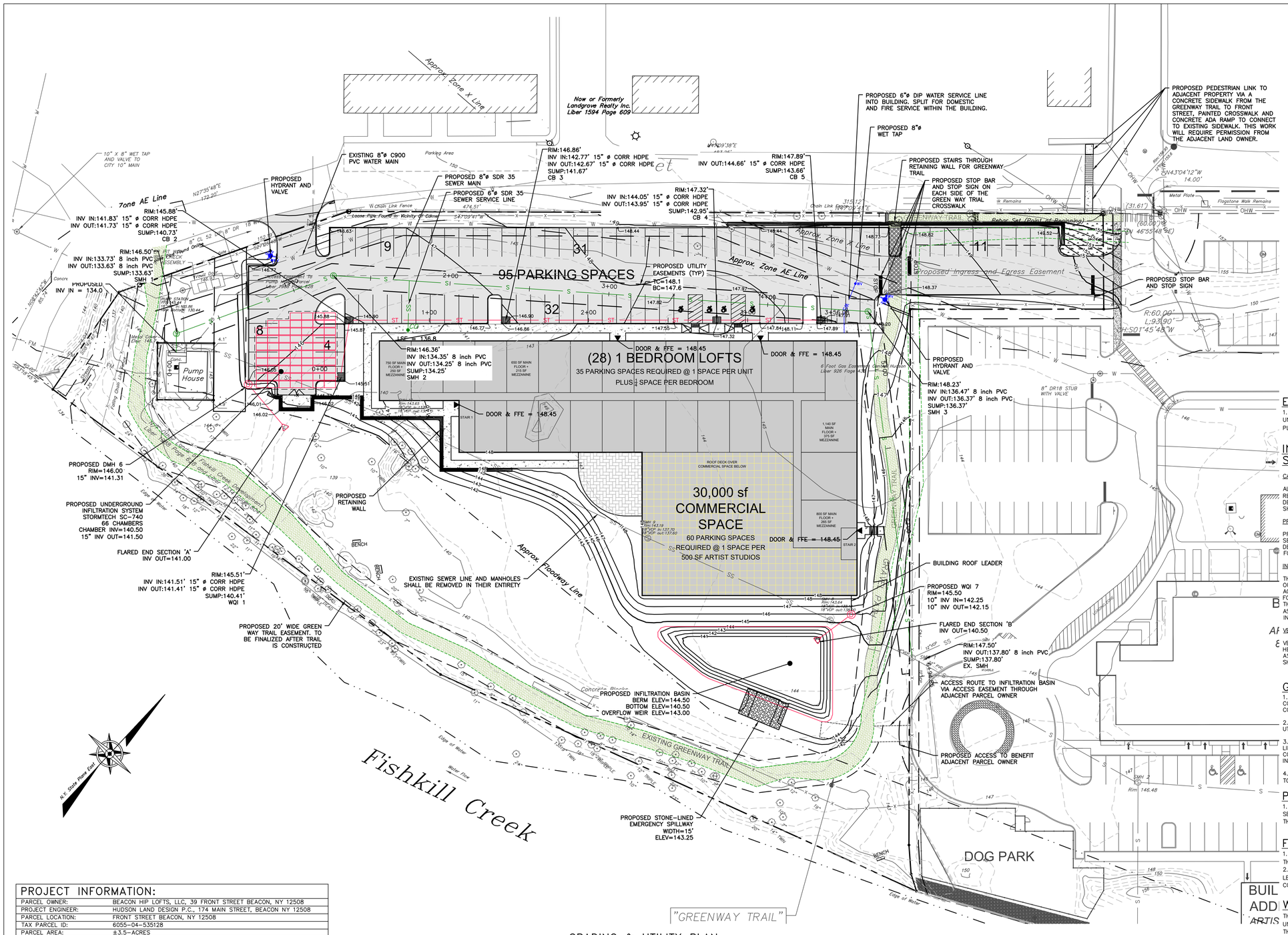
*Surveyor:*
**TEC Surveying**
831 Route 52, Suite 2C
Fishkill, New York 12524

*Landscape Design:*
**Landscape Restorations**
7 Creek Drive
Beacon, New York 12508

**Beacon HIP Lofts and Studios**
Beacon, New York
Scale: 1" = 20'
May 21, 2022

| | | REVISIONS: | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 10/25/22 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 2 | 12/27/22 | REVISE PER PLANNING BOARD COMMENTS | AJS |
| 3 | 01/31/23 | REVISE PER PLANNING BOARD COMMENTS | AJS |


Front Street
Approx. Zone X Line
Now or Formerly
Landgrove Realty Inc
Liber 1594 Page 609
Parking Area
EMERGENCY EGRESS
TO FRONT STREET
9 PARKING SPACES
COMPACT CARS ONLY
95 PARKING SPACES
PROPOSED UTILITY
EASEMENTS (TYP.)
Approx. Zone AE Line
PROPOSED NEW 2 STORY BUILDING
28 ONE-BEDROOM LOFTS
30,000 SF COMMERCIAL ARTIST STUDIOS
PROPOSED F.F.E = 148.2'
LINE OF 2 STORY BUILDING
RESIDENTIAL TENANT ROOF
DECK OVER 1ST FLOOR
COMMERCIAL SPACE BELOW
PROPOSED STAIRS THROUGH
RETAINING WALL FOR GREENWAY
TRAIL
PROPOSED STOP BAR
AND STOP SIGN ON
EACH SIDE OF THE
GREEN WAY CROSSWALK
Telephone Walk Remains
GREENWAY TRAIL
PERMEABLE PAVERS AT
PARKING LOT GREENWAY
TRAIL PATH
N 46°56'48" E 121.52'
ASPHALT
PARKING
PROPOSED STO
AND STOP SIG
Pump
House
EXISTING GREENWAY
TRAIL TO REMAIN
PROPOSED 20' WIDE GREEN
WAY TRAIL EASEMENT. TO
BE FINALIZED AFTER TRAIL
IS CONSTRUCTED
EXISTING SEWER LINE AND MANHOLES
SHALL BE REMOVED IN THEIR ENTIRETY
REVISED AREA OF
GREENWAY TRAIL
EXISTING GREENWAY
TRAIL TO REMAIN
ACCESS ROUTE TO INFILTRATION BASIN
VIA ACCESS EASEMENT THROUGH
ADJACENT PARCEL OWNER
PROPOSED ACCESS FOR BENEFIT
ADJACENT PARCEL OWNER
Fishkill Creek
"GREENWAY TRAIL"
DOG PARK
N 47°15'12" W 18.26'
N 66°23'12" W 11.33'
S 62°42'53" W 58.60'
S 65°08'17" W
N 62°56'48" E 336.60'
N 43°04'
Approx. Floodway Line
GREENWAY TRAIL
BENCH
Value Oak
Specimen Oak Tree
Specimen Sugar Maple
Specimen Oak Tree
Specimen Oak Tree
Specimen Oak Tree




## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

## 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.

## INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

PRE-TREATMENT FOREBAYS AND PLUNGE POOLS:

PRE-TREATMENT FOREBAYS OR PLUNGE POOLS SHALL BE INSPECTED ANNUALLY FOR OVERALL PERFORMANCE AND SEDIMENT ACCUMULATION. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE DESIGN CAPACITY VOLUME. INSPECTION CHECKLISTS FOR INFILTRATION, PEA-GRAVEL DIAPHRAGMS AND SEDIMENT FOREBAYS ARE INCLUDED IN APPENDIX O.

INFILTRATION BASIN:

THE INFILTRATION BASIN SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. INFLOW PIPES, OUTLET STRUCTURES AND SPILLWAYS SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILIZER, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BASIN FLOOR SHALL BE MOWED AS REQUIRED; HOWEVER, THE GRASS HEIGHT SHALL NOT EXCEED 18". SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

VEGETATED SWALES:

VEGETATED SWALES SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION, COVERAGE AND HEALTH OF VEGETATION, AND EVIDENCE OF EROSION. ANY ACCUMULATED SEDIMENT AND DEBRIS SHOULD BE REMOVED AS NECESSARY. GRASS SHOULD BE KEPT NO SHORTER THAN 4"HIGH. ANY ERODED AREAS OF DEAD VEGETATION SHALL BE REPAIRED AS NECESSARY. DEWATERING SHALL BE MONITORED ON A MONTHLY BASIS.

## GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.

4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

## POST CONSTRUCTION NOTES:

1. UPON COMPLETION OF CONSTRUCTION OF THE STORMWATER FACILITIES, AS-BUILT DRAWINGS OF ALL WATER, SEWER AND STORMWATER PRACTICES AND AN OPERATION AND MAINTENANCE PLAN MANUAL SHALL BE PROVIDED TO THE APPLICANT AND THE CITY OF BEACON.

## FLOODPLAIN NOTES:

1. THE PARCEL LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY A 2012 FLOOD STUDY PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. THE 100-YEAR FLOOD ELEVATION AT THE NORTH END OF THE PARCEL IS AT 146.2 FEET ABOVE MEAN SEA LEVEL (AMSL). THE FIRST FLOOR ELEVATION IS SET AT 148.2 IN ACCORDANCE WITH CHAPTER 123 OF THE BEACON CODE.

## WATER METER NOTES:

THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.

## PROJECT INFORMATION:

| | |
|---|---|
| PARCEL OWNER: | BEACON HIP LOFTS, LLC, 39 FRONT STREET BEACON, NY 12508 |
| PROJECT ENGINEER: | HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508 |
| PARCEL LOCATION: | FRONT STREET BEACON, NY 12508 |
| TAX PARCEL ID: | 6055-04-535128 |
| PARCEL AREA: | ±3.5-ACRES |
| WATER SUPPLY: | MUNICIPAL |
| SEWAGE DISPOSAL: | MUNICIPAL |

GRADING & UTILITY PLAN
SCALE: 1" = 30'

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 10/25/22 | ADDED SHEET | LGP | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

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

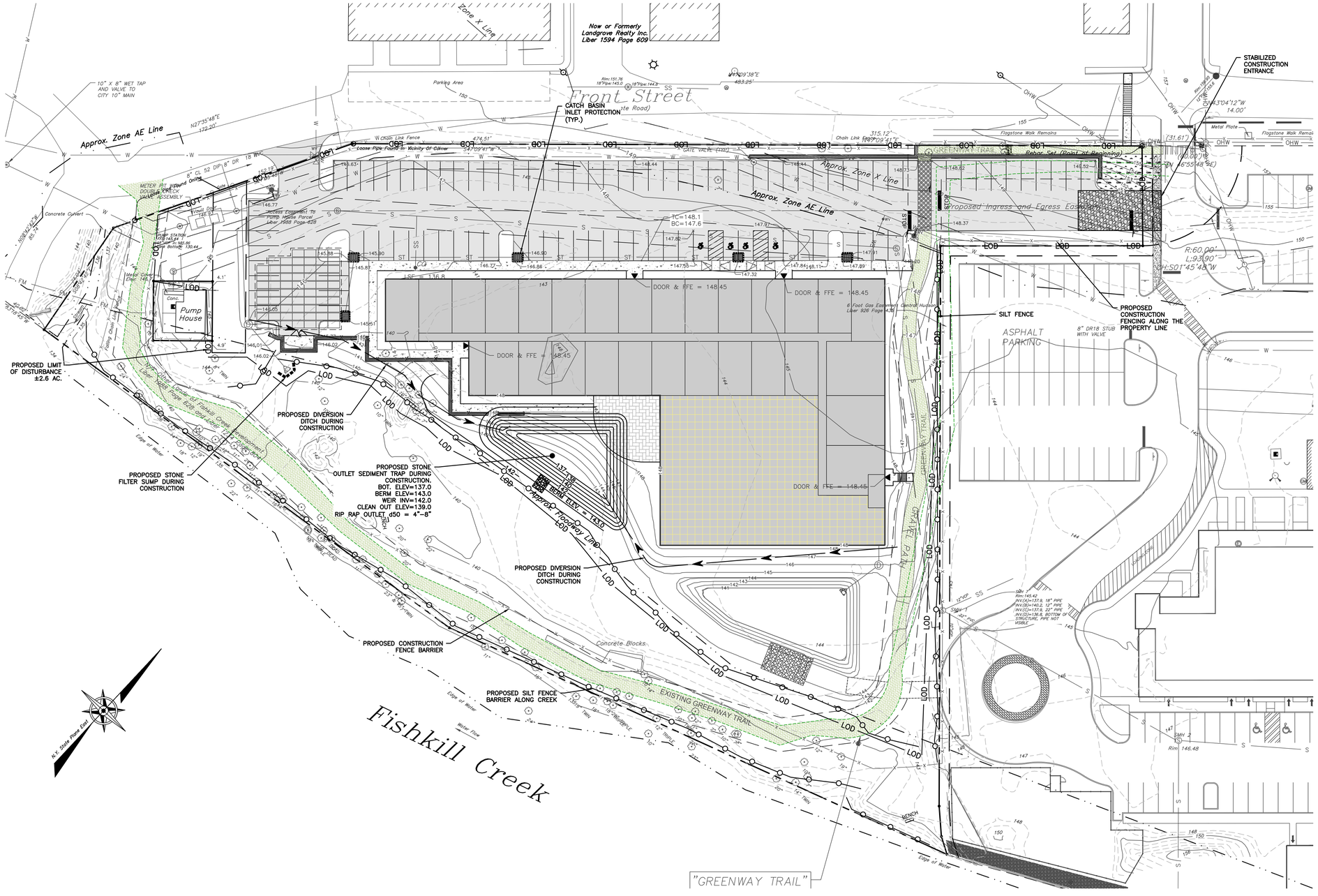
GRADING & UTILITY PLAN

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

| | |
|---|---|
| JOB #: | 2013:003 |
| DATE: | 5/21/22 |
| SCALE: | 1" = 30' |
| TITLE: | GU-1 |
| SHEET: | 5 OF 12 |

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




## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

## EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAILS SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE TOWN ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE TOWN AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE TOWN ENGINEER AND QUALIFIED PROFESSIONAL.

## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )

1 inch = 30 ft.

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 10/25/22 | ADDED SHEET | LGP | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |

STATE OF NEW YORK MICHAEL A. BOENNIGHAUSEN 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

EROSION & SEDIMENT CONTROL PLAN

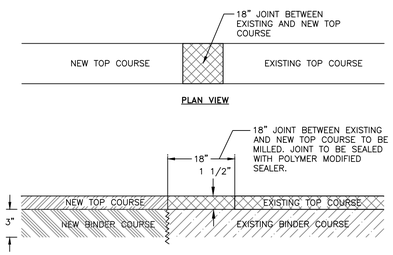
BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

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| JOB #: | 2013:003 |
| DATE: | 5/21/22 |
| SCALE: | 1" = 30' |
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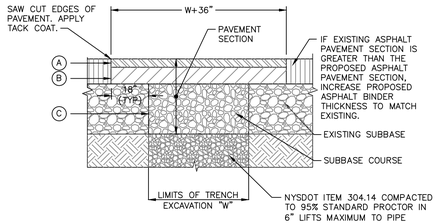
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# SITE DETAILS




NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

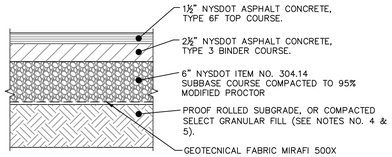
## MILLED KEYWAY DETAIL
NOT TO SCALE




LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2 1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 6" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

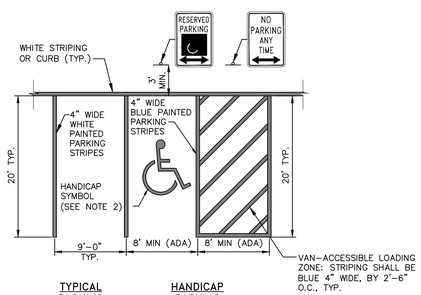
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

## PAVEMENT RESTORATION DETAIL
NOT TO SCALE



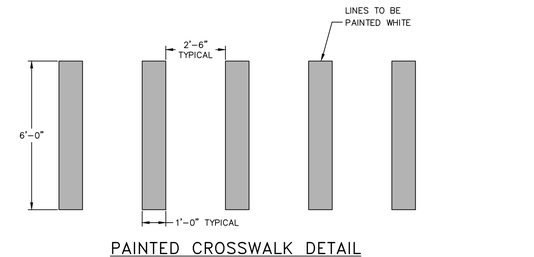

NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

## PAVEMENT SECTION DETAIL
NOT TO SCALE

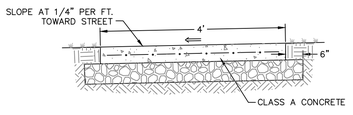



NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

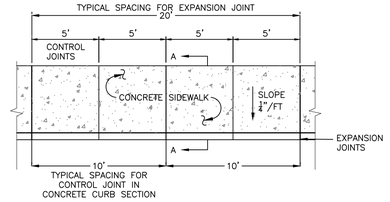
## PARKING AND STRIPING DETAIL
NOT TO SCALE



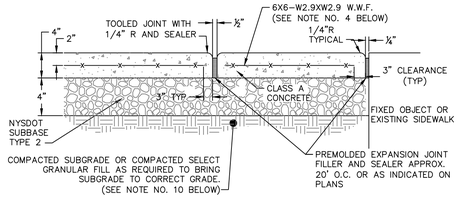

## PAINTED CROSSWALK DETAIL
NOT TO SCALE



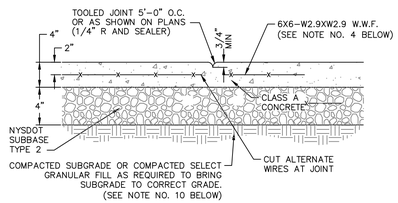

## SECTION A–A




## PLAN

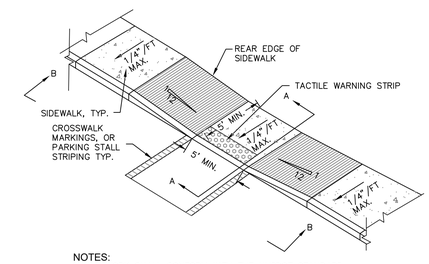



## EXPANSION JOINT

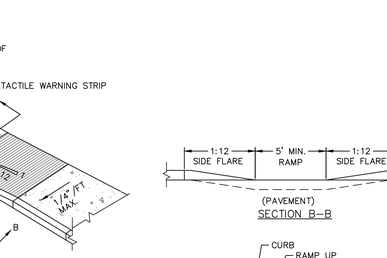



## CONTROL JOINT

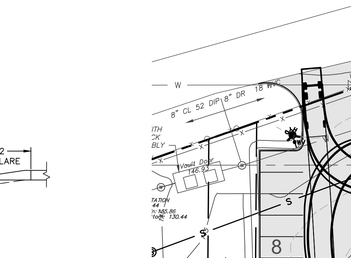
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.




## ABUTTING GRASS OR LANDSCAPE




## ABUTTING SIDEWALK




## MOUNTABLE CURB ABUTTING GRASS OR LANDSCAPE

NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.

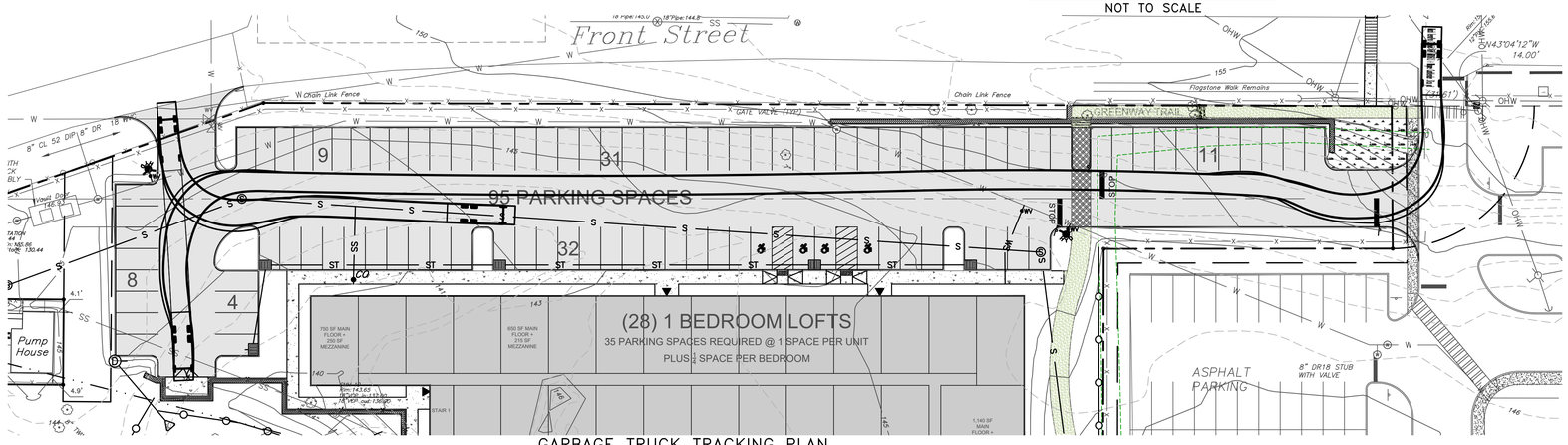
## CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE




NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, JANUARY 2, 2002 AND ALL ADDENDA THERETO; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.




## ACCESSIBLE PEDESTRIAN RAMP DROP CURB DETAIL
NOT TO SCALE




## GARBAGE TRUCK TRACKING PLAN
SCALE: 1"=30'

DESIGN VEHICLE: MACK TERRAPRO CABOVER 6X4 MRU 613 + WAYNE CURBTENDER 31 CUYD

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 10/25/22 | ADDED SHEET | LGP | | | | |
| 2 | 12/27/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 3 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

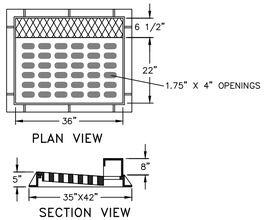
SITE DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–04–535128

| | |
|---|---|
| JOB #: | 2013:003 |
| DATE: | 5/21/22 |
| SCALE: | AS SHOWN |
| TITLE: | CD–1 |
| SHEET: | 7 OF 12 |

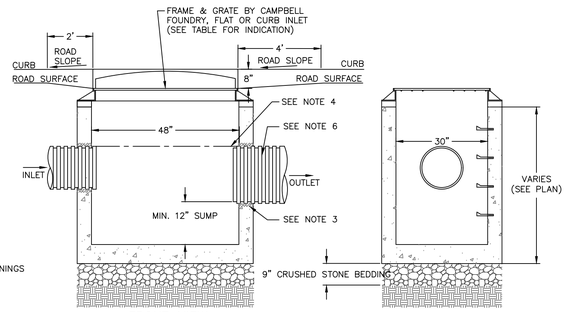
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW




NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

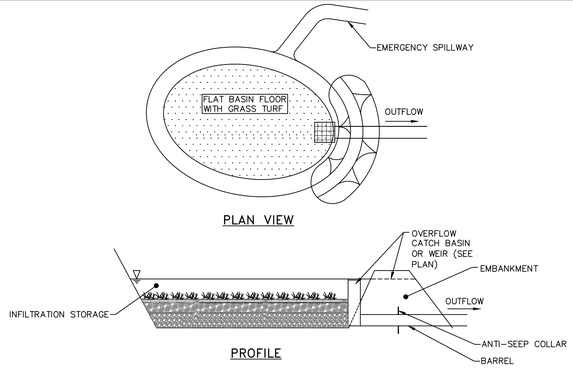
## CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE




NOTES:

1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

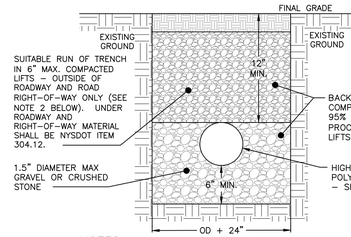
## CATCH BASIN DETAIL
NOT TO SCALE




NOTES:

1. THE INFILTRATION BASIN SHALL NOT SERVE AS A SEDIMENT TRAP DURING CONSTRUCTION AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
2. RELATIVELY LIGHT TRACKED EQUIPMENT IS RECOMMENDED FOR CONSTRUCTION PURPOSES TO AVOID COMPACTION OF THE BASIN FLOOR.
3. A HIGHLY POROUS SURFACE TEXTURE SHALL BE RETAINED ALONG THE BASIN FLOOR, ESPECIALLY WITHIN THE AREA IDENTIFIED AS BEING USED FOR INFILTRATION.
4. ESTABLISH DENSE VEGETATION ON THE BASIN SIDE SLOPES AND FLOOR TO PREVENT EROSION AND SLOUGHING AND TO PROVIDE A NATURAL MEANS OF MAINTAINING RELATIVELY HIGH INFILTRATION RATES. GRASSES OF THE FESCUE FAMILY (ALTAI FESCUE, WESTERN FESCUE OR RED FESCUE) ARE SPECIFIED ON THIS PLAN, PRIMARILY DUE TO THEIR ADAPTABILITY TO DRY SANDY SOILS, DROUGHT RESISTANCE, HARDINESS, AND ABILITY TO WITHSTAND BRIEF INUNDATIONS. FESCUE WILL ALSO ALLOW FOR LONG INTERVALS BETWEEN MOWINGS, WHICH SHALL OCCUR TWICE PER YEAR MINIMUM, TYPICALLY IN JUNE AND SEPTEMBER IS SATISFACTORY.
5. THE BERMS SHALL BE SUFFICIENTLY COMPACTED AND OF SUCH MATERIAL TO PREVENT SEEPAGE.

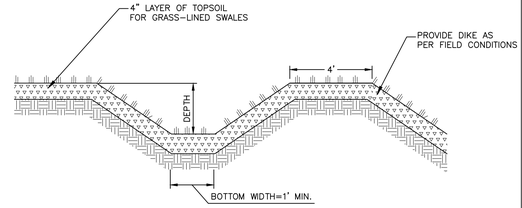
## TYPICAL INFILTRATION BASIN DETAIL
NOT TO SCALE




NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

## STORM LINE TRENCH DETAIL
NOT TO SCALE

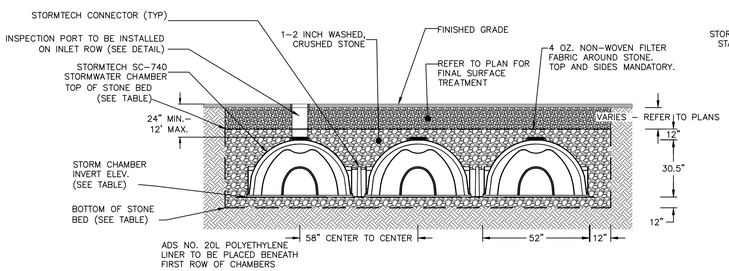



SECTION VIEW

NOTES:

1. MINIMUM 1' DEPTH AND 1' WIDTH FOR ALL SWALES.
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

## TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE

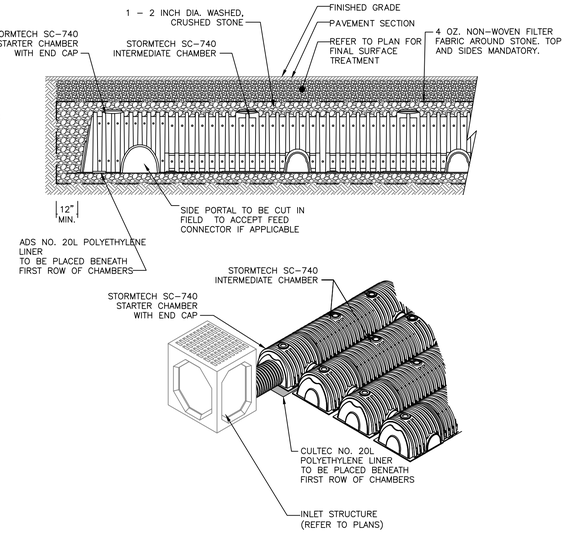



SECTION VIEW

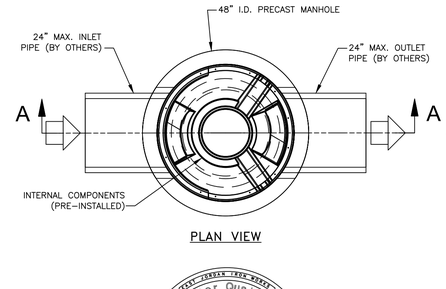
NOTES:

1. STORMTECH SC-740 CHAMBERS BY ADS, INC. OF HILLIARD, OH. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH ADS INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY STORMTECH OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. REFER TO THE INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES NOTES ON THE GRADING SHEET.

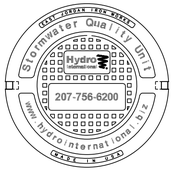
| BOTTOM OF STONE BED ELEVATION | CHAMBER INVERT | TOP OF STONE BED ELEVATION | STONE BED FOOTPRINT | STONE BED DIMENSIONS | NO. OF CHAMBERS |
|---|---|---|---|---|---|
| 140.0 | 140.5 | 143.5 | 2,403 S.F. | 81.94'X30.0' | 66 |



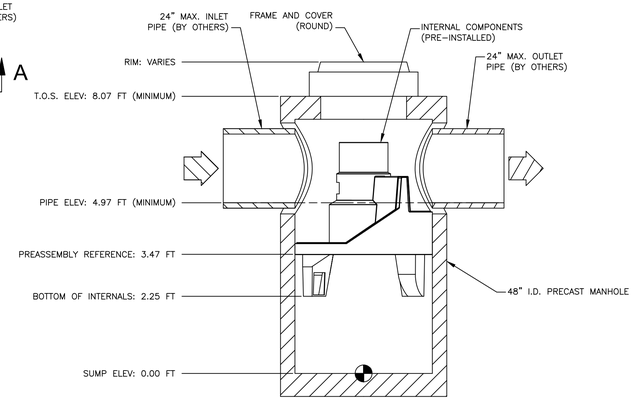

## UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE




PLAN VIEW




HYDRO FRAME AND COVER (INCLUDED)




SECTION A–A

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 18.0 CFS.
2. MINIMUM SEDIMENT STORAGE CAPACITY: 0.7 CUBIC YARD.
3. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24".
4. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUN OFF.
5. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT HTTPS://HYDRO-INT.COM/EN/PRODUCTS/FIRST-DEFENSE

GENERAL NOTES:

1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS.
2. THE DIAMETER OF THE INLET AND OUTLET PIPES MAY BE NO MORE THAN 24".
3. MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLAN).
4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
6. LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.
7. SEE PLAN FOR PIPE SIZES AND INVERTS.

## WATER QUALITY UNIT DETAIL
## HYDRO INTERNATIONAL MODEL FDHC-4
NOT TO SCALE

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 10/25/22 | ADDED SHEET | LGP | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 1/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
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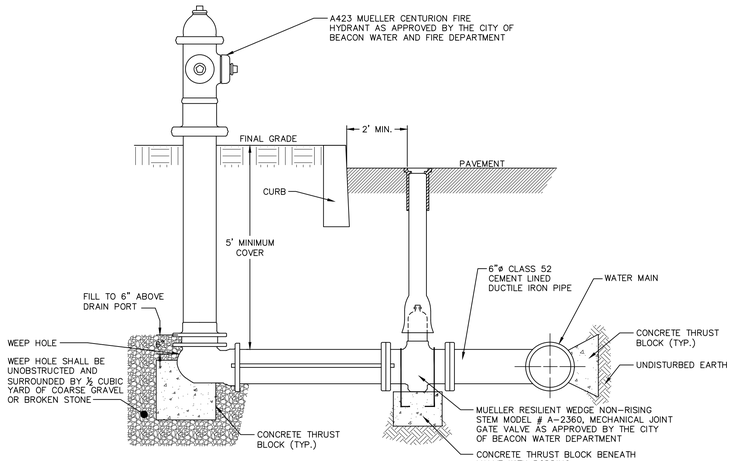
STORMWATER DETAILS

# BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

| | |
|---|---|
| JOB #: | 2013:003 |
| DATE: | 5/21/22 |
| SCALE: | AS SHOWN |
| TITLE: | CD-2 |
| SHEET: | 8 OF 12 |

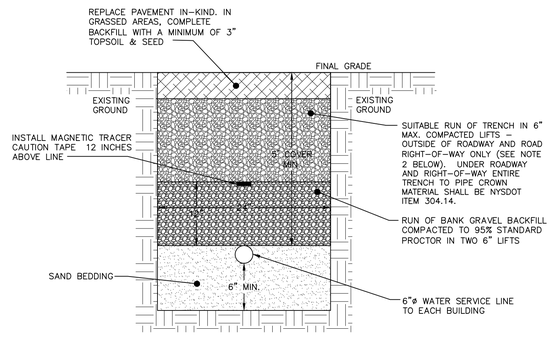
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW




NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ¾" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.
3. ALL HYDRANTS SHALL BE PAINTED RED IN ACCORDANCE WITH NFPA AND CITY OF BEACON SPECIFICATIONS.

## HYDRANT DETAIL
NOT TO SCALE



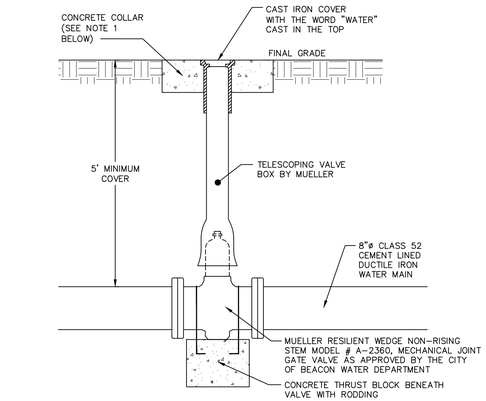

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

## WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE




NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

## GATE VALVE DETAIL
NOT TO SCALE

## WATER NOTES:

1. THE PROPOSED APARTMENT BUILDINGS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 219.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE WATER MAIN SHALL BE INSTALLED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C600 (SEE NOTES BELOW).
4. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON WATER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WATER MAIN INSTALLATION.
5. THE WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651 (SEE NOTES BELOW).
6. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51.
7. MEGALUG RESTRAINING SYSTEMS SHALL BE USED AT ALL FITTINGS, VALVES AND HYDRANTS (SEE SCHEDULE ON SHEET 14).
8. GATE VALVES SHALL BE MUELLER RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT.
9. HYDRANTS SHALL BE A-423 MUELLER CENTURION, WITH A MUELLER GATE VALVE BEFORE THE HYDRANT.
10. SERVICE LINES SHALL BE 6"ø CL 52 DIP, UNLESS OTHERWISE NOTED ON THE PLAN.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN MATERIAL AND BE PREPARED TO PROVIDE A SPECIAL COUPLING FOR CONNECTION OF THE PROPOSED DUCTILE IRON WATER MAIN.
12. A PRESSURE REDUCING VALVE SHALL BE INSTALLED FOR EACH NEW TOWNHOME, WATTS MODEL 25AUB-Z3 OR EQUAL AS APPROVED BY THE CITY OF BEACON WATER DEPARTMENT.
13. THE CITY OF BEACON SHALL OWN, OPERATE AND MAINTAIN THE WATER MAIN THROUGHOUT THE SITE, INCLUDING ALL APPURTENANCES.
14. THE HOA OR OWNER SHALL ANNUALLY EXERCISE ALL WATER VALVES.

### WATER MAIN PRESSURE & LEAKAGE TESTING

GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. EQUIPMENT WILL BE SUCH THAT THE ENGINEER MAY INSTALL HIS OWN PRESSURE GAUGE.
2. A PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR ALL PIPE.
3. TESTING TO BE PERFORMED ONLY AFTER PARTIAL OR COMPLETE BACKFILL AND RESTRAINT BLOCKING (USING HIGH EARLY CEMENT) HAS HAD 36 HOURS TO CURE OR BLOCKING USING STANDARD CEMENT HAS HAD 7 DAYS TO CURE.
4. THE MAIN SHALL BE PARTIALLY BACKFILLED OR BRACED AGAINST MOVEMENT DURING THE TEST. ALL AIR MUST BE BLED OUT OF THE SECTION TO BE TESTED. IF NECESSARY, CONTRACTOR SHALL INSTALL CORPORATION STOPS AT THE HIGH POINTS, FOR BLOW-OFFS. AFTER ALL AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE PRESSURE TEST APPLIED. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE SHALL BE INCREASED TO 1 1/2 TIMES THE NORMAL PRESSURE, BASED UPON THE ELEVATION OF THE LOWEST POINT IN THE LINE OR SECTION UNDER THE TEST, BUT SUCH PRESSURE SHALL NOT BE LESS THAN 150 PSI NOR MORE THAN 200 PSI, AND EXPOSED PARTS AGAIN EXAMINED. THE MINIMUM DURATION OF THE LEAKAGE TEST SHALL BE TWO (2) HOURS.
5. ALLOWABLE SYSTEM LEAKAGE AS SPECIFIED IN THE REFERENCED STANDARDS. IF LEAKAGE IN SYSTEM IS GREATER THAN ALLOWABLE, CONTRACTOR WILL LOCATE AND REPAIR SYSTEM AT HIS EXPENSE AND RETEST, CONTINUE TO TEST AND REPAIR THE SYSTEM UNTIL LEAKAGE IS WITHIN ACCEPTABLE LIMITS.
6. NO DUCTILE IRON PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\,P}{148{,}000}$$

WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)

## WATERMAIN DISINFECTION & TESTING

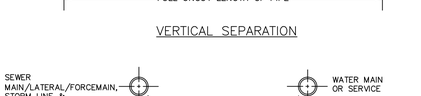
1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO TESTING AND SHALL ALSO COORDINATE HIS ACTIONS WITH THE CITY ENGINEER SO AS TO AVOID UNDUE DISTURBANCE OF THE WATER SUPPLY TO ANY EXISTING USERS.
2. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER'S AND CITY ENGINEER'S OFFICE A MINIMUM OF 24 HOURS PRIOR TO TESTING SUCH THAT WITNESSING CAN TAKE PLACE AND PROPER CERTIFICATIONS CAN BE ISSUED.
3. ALL NEWLY INSTALLED WATER MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SECOND BEFORE AND AFTER DISINFECTION.
4. ALL WATER LINES SHALL BE DISINFECTED USING THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF AWWA C651 SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). WATER ENTERING THE NEW MAIN SHALL RECEIVE A DOSE OF CHLORINE FED AT A CONSTANT RATE SUCH THAT THE WATER WILL HAVE NOT LESS THAN 25 MG/L FREE CHLORINE. CHLORINE APPLICATION SHALL NOT CEASE UNTIL THE ENTIRE MAIN IS FILLED WITH HEAVILY CHLORINATED WATER.
5. DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED WATER LINE FOR A MINIMUM OF 24 HOURS. AFTER THIS RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW A CONCENTRATION IN THE WATER LEAVING THE MAIN HAS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. AT SUCH TIME, BACTERIOLOGICAL SAMPLING FOR SUBMITTAL TO STATE HEALTH LABORATORIES SHALL BE INERFORMED BY THE CONTRACTOR.
6. WATER SAMPLES SHALL BE TESTED FOR TOTAL COLIFORM, TPC (HETEROTROPHIC PLATE COUNT), TURBIDITY & COLOR.
7. CONTRACTOR WILL CONTINUE FLUSHING AND DISINFECTION OPERATION UNTIL ACCEPTABLE BACTERIOLOGICAL RESULTS ARE OBTAINED. TWO (2) SUCCESSIVE SAMPLES ARE TO BE TAKEN AT TWENTY-FOUR (24) HOUR INTERVALS.
8. THE ENVIRONMENT INTO WHICH THE HEAVILY CHLORINATED WATER IS TO BE DISCHARGED SHALL BE INSPECTED, AND IF THERE IS ANY LIKELIHOOD THAT THE CHLORINATED DISCHARGE WILL CAUSE DAMAGE, THEN A REDUCING AGENT SHALL BE APPLIED TO THE WATER TO BE WASTED TO THOROUGHLY NEUTRALIZE THE CHLORINE RESIDUAL IN THE WATER. PERMITS MAY BE REQUIRED. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO DISPOSAL OF HIGHLY CHLORINATED WATER.



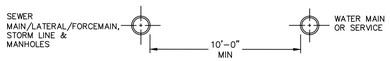

NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

## WATER LINE OFFSET DETAIL
NOT TO SCALE




VERTICAL SEPARATION

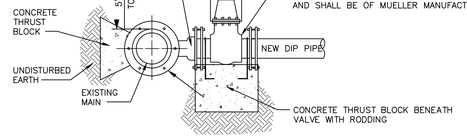



HORIZONTAL SEPARATION

NOTE:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

## WATER LINE SEPARATION DETAIL
NOT TO SCALE




NOTES:

1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

## TAPPING SLEEVE DETAIL
NOT TO SCALE

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 10/25/22 | ADDED SHEET | LGP | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 1/31/23 | NO CHANGE THIS SHEET | CMB | | | | |
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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

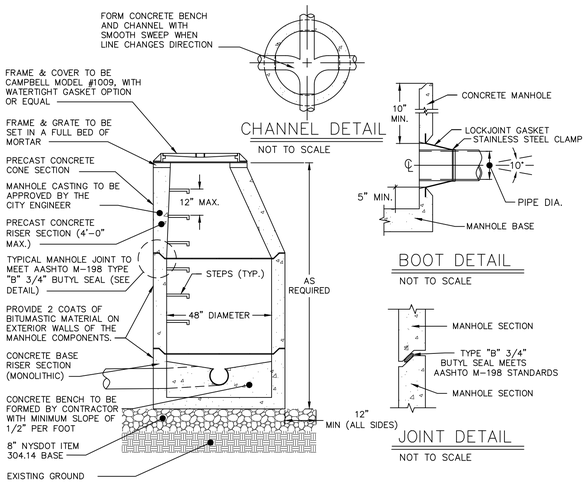
WATER DETAILS

# BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

| | |
|---|---|
| JOB #: | 2013:003 |
| DATE: | 5/21/22 |
| SCALE: | AS SHOWN |
| TITLE: | CD-3 |
| SHEET: | 9 OF 12 |

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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.

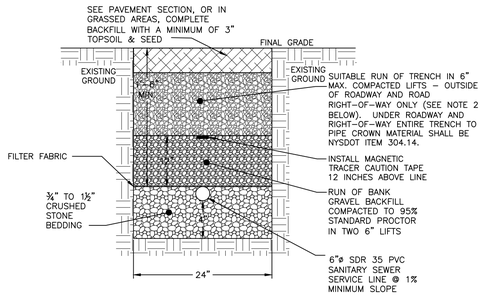
3. STEEL REINFORCMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.

4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.

5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.

6. 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

## PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE

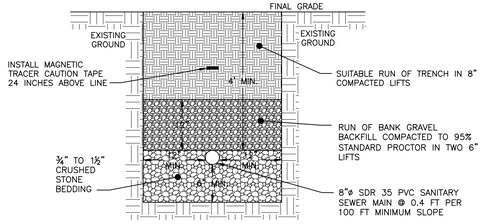



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

## SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



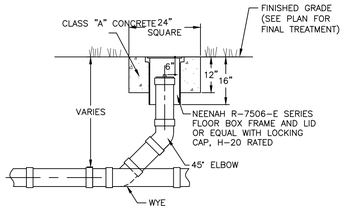

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

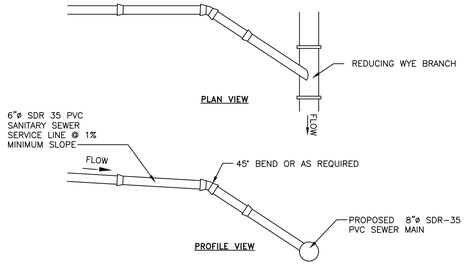
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

3. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

## SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE




## CLEANOUT DETAIL
NOT TO SCALE




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

## SANITARY SEWER NOTES:

1. THE PROPOSED APARTMENTS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 179.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON CHIEF SEWER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE SEWER MAIN INSTALLATION.
4. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-35 OR SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
5. SEWER MAIN SHALL BE LAID IN STRAIGHT ALIGNMENT. MANHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN SLOPE, ALIGNMENT OR AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. STRAIGHT ALIGNMENT SHALL BE VERIFIED BY DEFLECTION TESTING.
6. THE SEWER MAIN SHALL BE INSTALLED AND TESTED FOR EXFILTRATION PRIOR TO BEING PERMITTED TO OPERATE. ALL NEW SANITARY SEWER GRAVITY LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM C-828 AT A PRESSURE OF 3.5 PSI.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244. IF PRESSURE DROP EXCEEDS THE SPECIFIED AMOUNT, THE NECESSARY REPAIRS OR REPLACEMENTS REQUIRED SHALL BE MADE TO REDUCE THE PRESSURE DROP TO WITHIN THE SPECIFIED LIMIT, AND THE TESTS SHALL BE REPEATED UNTIL THE REQUIREMENT IS MET.
8. SERVICE LATERALS SHALL BE 6" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 1%, UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL SANITARY SEWER MAINS AND MANHOLES UP TO, BUT NOT INCLUDING, THE EXISTING CONNECTION MANHOLE ON BRANCH STREET SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
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| 2 | 12/27/22 | NO CHANGE THIS SHEET | CMB | | | | |
| 3 | 1/31/23 | NO CHANGE THIS SHEET | CMB | | | | |

STATE OF NEW YORK · MICHAEL A. BOSENSPIKE · 085405 · LICENSED PROFESSIONAL ENGINEER

SEAL

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PROFESSIONAL ENGINEERING P.C.
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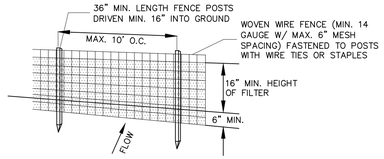
SEWER DETAILS

BEACON HIP LOFTS & STUDIOS

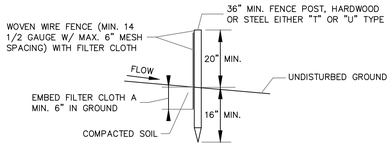
FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #: 2013:003
DATE: 5/21/22
SCALE: AS SHOWN
TITLE: CD-4
SHEET: 10 OF 12

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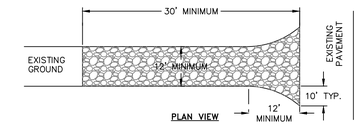

PERSPECTIVE VIEW




SECTION VIEW

NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

## SILT FENCE DETAIL
NOT TO SCALE




NOTES:
1) STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.

3) THICKNESS – NOT LESS THAN SIX (6) INCHES.

4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

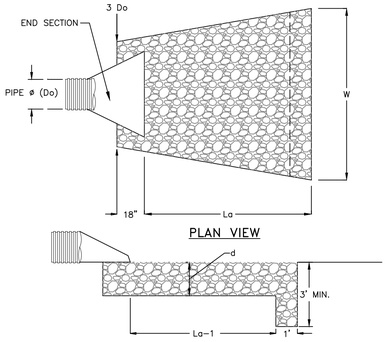
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

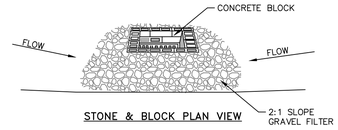



NOTES:
1. SIZING INFORMATION TAKEN FROM FIGURE 5B.12 (PAGE 5B.25) AND/OR FIGURE 5B.13 (PAGE 5B.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2005 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED d50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES d50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR d50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR d50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS, SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEEMS.

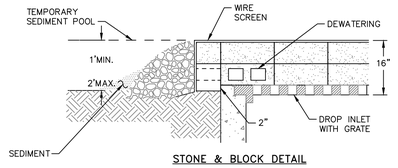
## ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE

| OUTLET PIPE ID | PIPE ø | 3Do | W | La | d | d50 RIPRAP SIZE |
|---|---|---|---|---|---|---|
| FES A | 15 INCHES | 3.75 FEET | 9.5 FEET | 8 FEET | 14 INCHES | 6 INCHES |
| FES B | 15 INCHES | 3.75 FEET | 9.5 FEET | 8 FEET | 14 INCHES | 6 INCHES |
| | | | | | | |

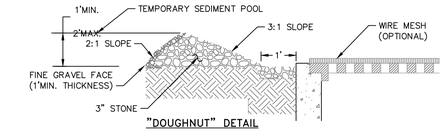
## ROCK OUTLET PROTECTION TABLE
NOT TO SCALE




STONE & BLOCK PLAN VIEW



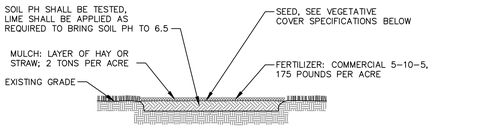

STONE & BLOCK DETAIL




"DOUGHNUT" DETAIL

NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

## CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE




NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

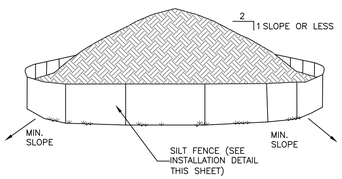
| | |
|---|---|
| 65% KENTUCKY BLUE GRASS BLEND | 114 POUNDS PER ACRE |
| 20% PERENNIAL RYEGRASS | 35 POUNDS PER ACRE |
| 15% FINE FESCUE | 26 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

3. SEED MIXTURE FOR USE IN SHADY AREAS:

| | |
|---|---|
| 80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS | 138 POUNDS PER ACRE |
| 20% FINE FESCUE | 37 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

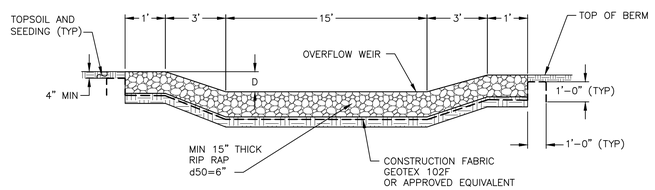
4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

## TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



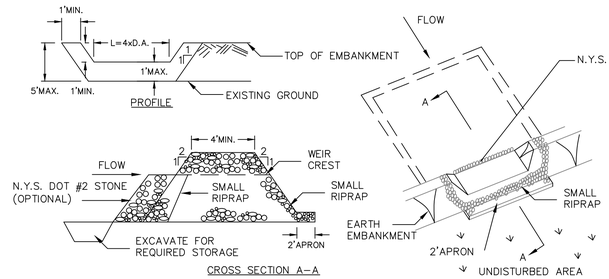

*NOTES:*
*1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.*
*2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.*

## TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE




NOTES:
1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

## INFILTRATION BASIN EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE




OPTION: A ONE FOOT LAYER OF N.Y.S. DOT #2 STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP INPLACE OF THE EMBEDDED FILTER CLOTH.

## CONSTRUCTION SPECIFICATIONS

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

MAXIMUM DRAINAGE AREA 5 ACRES

| BASIN I.D. | CONTRIBUTING AREA (AC) | BERM ELEVATION (FT) | BOTTOM ELEVATION (FT) | WEIR CREST INVERT (FT) | BERM WIDTH (FT) | STORAGE REQUIRED (CUFT) | STORAGE PROVIDED (CUFT) | CLEANOUT ELEVATION (FT) |
|---|---|---|---|---|---|---|---|---|
| A | 2.60 | 143.0 | 137.0 | 142.0 | 4' | 9,360 | 11,263 | 139.0 |

## STONE OUTLET SEDIMENT TRAP DETAIL
NOT TO SCALE

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
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| | | | | | | | |

STATE OF NEW YORK
MICHEL A. BOSSOSE
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
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EROSION & SEDIMENT CONTROL DETAILS

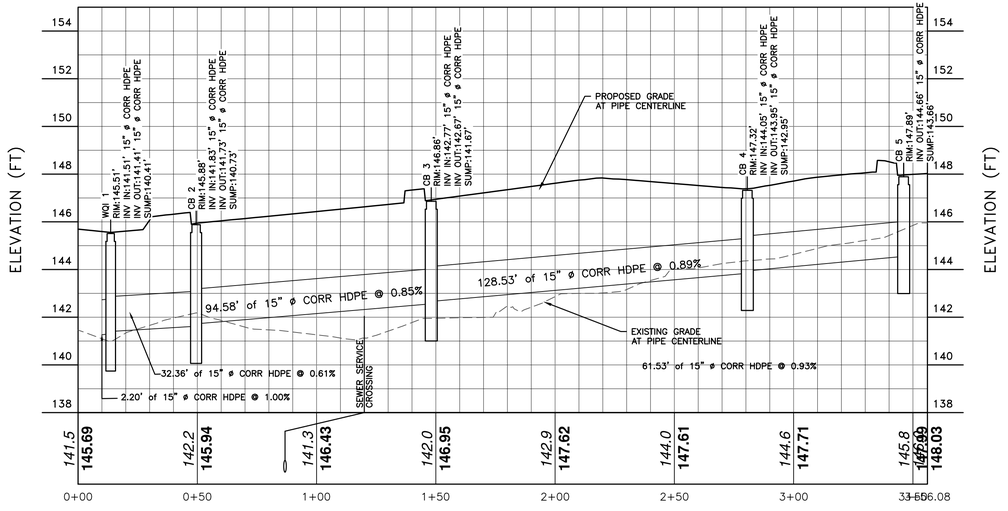
# BEACON HIP LOFTS & STUDIOS

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CITY OF BEACON
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TAX ID: 6055-04-535128

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| SHEET: | 11 OF 12 |

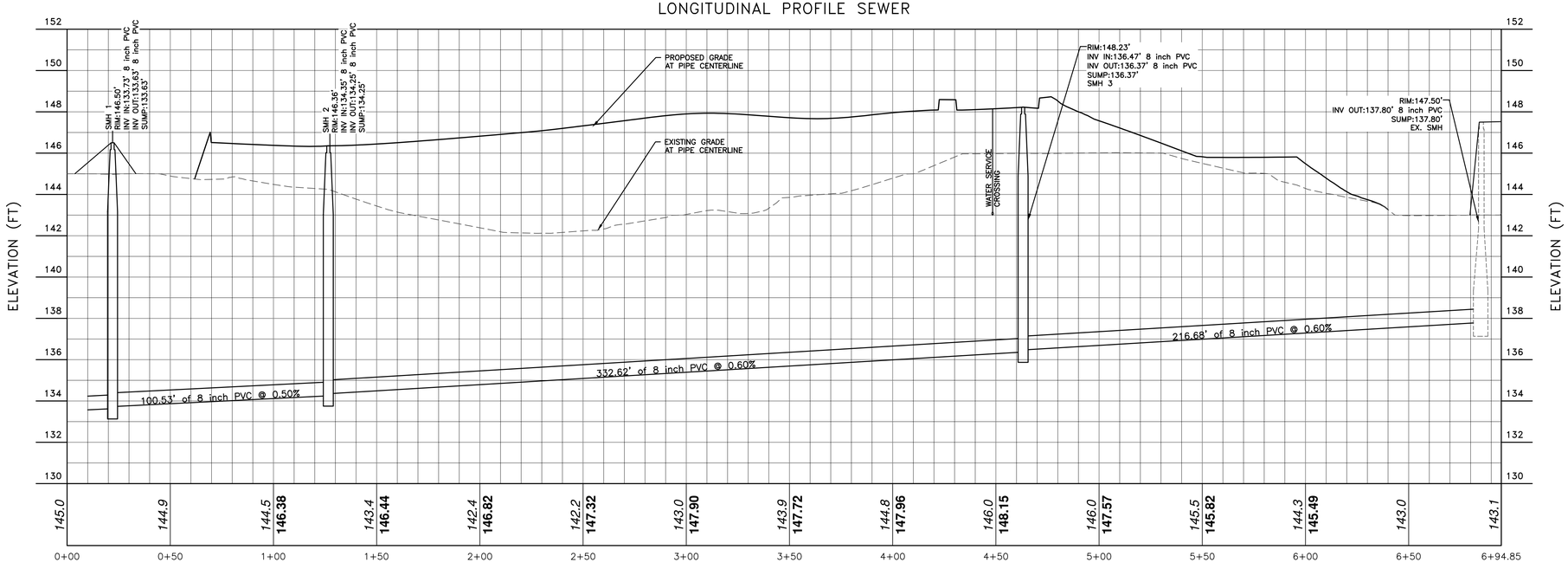
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## LONGITUDINAL PROFILE STORM




PROPOSED STORM PROFILE
SCALE H: 1" = 30'
V: 1" = 3'

## LONGITUDINAL PROFILE SEWER




PROPOSED SANITARY SEWER PROFILE
SCALE H: 1" = 30'
V: 1" = 3'

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 1/31/23 | ADDED SHEET | CMB | | | | |

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

STATE OF NEW YORK MICHAEL A. RODENHOF 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
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PROFILES

# BEACON HIP LOFTS & STUDIOS

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# *Stormwater Pollution Prevention Plan*
# *for*
# *Beacon Lofts and Studios*

Prepared for:
Beacon HIP Lofts, LLC
16 Squadron Boulevard
New City, NY 10956

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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 12550 (Satellite Office)

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# 1.0 INTRODUCTION

## 1.1 Overview

This preliminary Stormwater Pollution Prevention Plan (SWPPP) has been developed in accordance with New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001, which authorizes stormwater discharges to surface waters of the State from the following construction activities identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. Construction activities involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a larger common plan of development or sale that will ultimately disturb one or more acres of land; excluding routine maintenance activity that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;
2. Construction activities involving soil disturbances of less than one (1) acre where the Department has determined that a SPDES permit is required for stormwater discharges based on the potential for contribution to a violation of a water quality standard or for significant contribution of pollutants to surface waters of the State.
3. Construction activities located in the New York City, East of Hudson watershed, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

This project qualifies for SPDES coverage under provision 1 as stated above.

The objectives of this SWPPP are as follows:

- To develop a sediment and erosion control plan in accordance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, which implements best management practices to stabilize disturbed areas, protect off site areas and sensitive areas and minimize the transport of sediment.
- To demonstrate that the resulting stormwater runoff from the development exiting the site will not adversely impact offsite properties, stormwater conveyance systems or receiving water bodies, and that temporary and permanent stormwater systems and facilities are designed in accordance with the latest revision to the New York State Stormwater Management Design Manual (SDM), January 2015.
- To demonstrate that runoff reduction measures have been implemented into the design of the site.
- To demonstrate that the required runoff from the development is captured and treated through approved water quality measures.

Construction activities are not permitted to begin until such time that authorization is obtained under the General Permit. This project is located within a Municipal Separate Storm Sewer System (MS4) area. Authorization to commence construction activities may commence five (5) days

following receipt of the Notice of Intent (NOI) accompanied by the MS4 SWPPP Acceptance Form.

A copy of the General Permit, SWPPP, NOI, NOI acknowledgment letter, MS4 SWPPP acceptance form, inspection reports and accompanying plans shall be maintained on-site from the date of initiation of construction activities until final stabilization of all disturbed areas has been achieved and the Notice of Termination (NOT) has been submitted.

## 1.2 Land Disturbance

Per the General Permit, no more than five (5) acres of land disturbance may occur at any one time without written approval from the NYSDEC. At a minimum, the owner or operator must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.

c. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The owner or operator shall install any additional site specific practices needed to protect water quality.

Disturbance of more than five (5) acres at any one time is not anticipated for this project. Phasing of the construction activities is planned to limit the amount of disturbance at any one time.

# 2.0 PROJECT DESCRIPTION

## 2.1 Project Location

The project site is located along the south side of Front Street in the City of Beacon in Dutchess County, New York. The Fishkill Creek marks the southeast border of the site. This project area is approximately 3.5 acres and consists of vacant parcel with a sewer pump station at its south end on a separate parcel.

## 2.2 Project Scope and Description

The proposed project entails the construction of a 2-story building with 28 one-bedroom lofts, and 30,000 sqft of artist studios on the vacant parcel. The proposed project will disturb approximately 3.2 acres. The total drainage study area is 3.55 ac., and approximately 1.1 acres of the drainage study area will not be disturbed as part of this project.

## 2.3 Surface Water Bodies

### 2.3.1 Wetlands

Federal wetlands are present along the Fishkill Creek according to the National Wetlands Inventory (NWI) mapper. The wetland is classified as R2UBH, typical of a lower perennial river. These areas appear to be restricted to the stream itself, which seems likely since the banks of the stream are generally steep. Typically, the United States Army Corps of Engineers (USACE) regulates Federal wetlands. No wetland permitting is sought, however, since there is no proposed disturbance to the wetlands.

The NYSDEC Environmental Resource Mapper does not indicate the presence of NYSDEC-regulated wetlands within or near the project location.

### 2.3.2 Streams

The Fishkill Creek runs in a north to south direction along the east property line, and is a fourth order stream. According to the NYSDEC Environmental Resource Mapper, the Stream Classification is C. Under New York State's Environmental Conservation Law (ECL), Title 5 of Article 15, certain waters of the State are protected on the basis of their classification. Streams and small water bodies located in the course of a stream that are designated as C(T) or higher (i.e., C (TS), B, or A) are collectively referred to as "protected streams". A Protection of Waters Permit is required to physically disturb the bed or banks of any stream with a classification standard of C(T) or higher. Therefore, the Fishkill Creek is not a protected stream as classified by the NYSDEC. However, the USACE regulates the Fishkill Creek to the mean water level. A permit will be required from the USACE for new stormwater outfalls and repair of existing outfalls adjacent to the creek. No new pipe outfalls are proposed for the project as the proposed stormwater management facility has no outflow during all storms.

### 2.3.3 Floodplains

Based upon a review of the National Flood Insurance Program Flood Insurance Rate Map panel 360217 0464 E for the City of Beacon, New York, the majority of the site is identified as area within the 100-year flood. An in-depth Flood Insurance Study (FIS) was prepared by the Federal Emergency Management Agency. The topographic survey datum is tied into the same datum used for the FIS. The determined floodplain and floodway lines is shown on the plans. The proposed construction activities do not discharge fill into the floodplain or floodway of the stream; however, the storage building addition is located in the floodplain. That said, there are no anticipated measurable impacts to the 100-year floodplain within this area.

## 2.4 State Historic Preservation Office (SHPO)

### 2.4.1 Archaeological Sensitive Area

This project is located within and is adjacent to a surveyed archaeologic area according to the SHPO CRIS website. The CRIS site indicates that some of the existing building on the adjacent parcels are eligible for historic status. The site does not identify cultural resource sensitivity on the subject parcel.

# 3.0 NOTICE OF INTENT

Prior to commencement of construction activities, the Owner/Operator shall submit a Notice of Intent (NOI) to the NYSDEC for authorization. The NYSDEC authorization schedule is as follows:

For construction activities that are not subject to the requirements of a regulated, traditional land use control MS4:

- Five (5) business days from the date the NYSDEC receives a complete NOI for construction activities with a SWPPP that has been prepared in conformance with the technical standards, or
- Sixty (60) business days from the date the NYSDEC receives a complete NOI for construction activities with a SWPPP that has not been prepared in conformance with the technical standards.

For construction activities that are subject to the requirements of a regulated, traditional land use control MS4 :

- Five (5) business days from the date the NYSDEC receives a complete NOI and signed "MS4 SWPPP Acceptance" form.

The project area is under the control of a regulated MS4, therefore the NOI shall be submitted directly to the NYSDEC along with a signed MS4 SWPPP Acceptance Form. A completed NOI is included in Appendix A of this SWPPP.

# 4.0 SOILS

The hydrologic soil characteristics of the watershed areas were obtained from Soil Survey Mapping of Dutchess County, New York, and available Geographical Information Systems (GIS) and are as follows:

| Symbol | Description | Hydrologic Soil Group |
|---|---|---|
| W | Water | N/A |
| HoD | Hollis-Chatfield Rock Outcrop complex, hilly | D |
| Ud | Udorthents, smoothed | A |

**SOIL PROPERTIES**

| Symbol | Water Table | Restrictive Layer | Bedrock | Erosion Hazard (k) |
|---|---|---|---|---|
| W | 0" | Water | N/A | N/A |
| HoD | >6' | Bedrock | 10-40" | 0.24 - Slight |
| Ud | 54" | N/A | N/A | 0.20 - Slight |

Supporting soils information is provided in Appendix B of this SWPPP.

# 5.0 RAINFALL

## 5.1 Overview

The rainfall data utilized in the analysis of the watershed was obtained from Extreme Precipitation Tables from the Northeast Regional Climate Center. Supporting information is provided in Appendix C of this SWPPP. The storm events are as follows:

| Storm Event | 24-Hour Rainfall (in) |
|---|---|
| 1 - year | 2.61 |
| 10 - year | 4.70 |
| 100 - year | 8.31 |

Rainfall data is provided in Appendix C of this SWPPP.

## 5.2 Rainfall Event Sizing Criteria

The stream channel protection volume (Cpv) criteria, intended to protect stream banks from erosion, will be demonstrated by providing 24 hour extended detention of the Type III 1-year, 24-hour storm event, or by infiltrating the entire volume. When providing extended detention, the channel protection volume criterion is not required where the resulting diameter of the stormwater management basin orifice is less than three (3) inches with a trash rack. Cpv can be met by use of green infrastructure treatment practices described in greater detail in section 6 of this report.

The overbank flood control (Qp) criteria, intended to prevent an increase in frequency and magnitude of out of bank flooding generated by new development, will be demonstrated by attenuating the Type III 10-year, 24-hour peak discharge rate to pre-development conditions. The overbank flood criteria can be waived if the project site discharges to a tidal water or fifth order stream.

The extreme flood control (Qf) criteria, intended to prevent the increased risk of flood damage from large storm events, maintain the boundaries of pre-development conditions, and protect the physical integrity of stormwater management practices, will be demonstrated by attenuating the Type III 100-year, 24 hour peak discharge rate to pre-development conditions. The extreme flood control criteria can be waived if the project site discharges to a tidal water or fifth order stream. The use of on-site green infrastructure stormwater treatment practices can mitigate post-developed Qp and Qf rates and volumes.

The pre and post-development runoff rates will be compared utilizing the Type III 1-year (channel protection), 10-year (overbank flood control), and 100-year (extreme flood control) year, 24-hour storm events. Although not required, the pre versus post-development analysis will include the analysis of the Qp and Qf storm events.

The proposed drainage conveyance system will be designed utilizing the Type III, 25-year storm event.

# 6.0 STORMWATER ANALYSIS AND MANAGEMENT

## 6.1 Methodology

### 6.1.1 Hydrologic Analysis

The HydroCAD stormwater modeling system computer program by Applied Microcomputer Systems was used to analyze, design and document the complete drainage system. The program uses standard hydrograph generation and routing techniques based on the USDA-NRCS Technical Releases TR-20 and TR-55 to develop stormwater runoff rates and volumes.

The program determines the rate and volume of runoff based on inputs of the watershed area, and characteristics of the land including vegetative coverage, slope, soil type, and impervious area.

### 6.1.2 Stormwater Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design points are identified in post-development conditions so that a comparison can be made between the pre-development and post-development conditions. One design point for the project was selected, as follows:

| Stormwater Discharge Points | |
|---|---|
| **SDP** | **Description** |
| 1 | Fishkill Creek |

## 6.2 Pre-Development Watershed Conditions

Subcatchment 1 is the site's entire 3.551 acres which includes the pumps station parcel. Land cover consists primarily of scrub brush areas, a gravel greenway trail and a pump station building. The subcatchment area contains soils in hydrologic soil group A. Runoff from the subcatchment travels overland via sheet flow and shallow concentrated flow to SDP #1.

Detailed stormwater calculations and routing for the pre-development condition have been included in Appendix D.

The following table summarizes the pre-development watershed conditions:

| Pre-Development Watershed Conditions | | | | | |
|---|---|---|---|---|---|
| **Subcatchment** | **Area (ac)** | **Cover** | **Average Curve #** | **Hydrologic Soil Group(s)** | **Time of Concentration** |
| 1 | 3.55 | Impervious, meadow and gravel areas | 35 | A | 14.4 minutes |

## 6.3 Post-Development Watershed Conditions

The proposed development will result in a disturbance of approximately 2.6 acres. The site is broken into three subcatchments, Subcatchment 12 is the building roof that drains to the proposed infiltration basin, Subcatchment 11 is the parking area that drains to a proposed underground infiltration system, and Subcatchment 10 is the remaining undisturbed area along the creek. The following is a description of the three subcatchments:

Subcatchment 10 is comprised of approximately 1.66 acres located in the eastern portion of the site along the Fishkill Creek that does not enter the proposed infiltration basin or underground infiltration area. Land cover consists mainly of a gravel greenway trail and meadow. There are some trees along the creek; however, there aren't enough to classify as "woods". Therefore, the cover type outside of the Greenway trail is modeled as meadow. The entire subcatchment area contains soils in hydrologic soil group A. Runoff from the subcatchment travels overland via sheet flow to SDP1. A minimum Tc of 6 minutes is used for this subcatchment.

Subcatchment 11 is comprised of approximately 0.97 acres located in the remaining portion of the site that enters proposed underground infiltration area. Land cover consists mainly of the impervious parking area and surrounding landscaping. The entire subcatchment area contains soils in hydrologic soil group A. Runoff from the subcatchment travels overland via sheet flow, shallow concentrated flow and pipe flow to the proposed underground infiltration area. The underground infiltration area discharges ultimately to SDP1.

Subcatchment 12 is comprised of approximately 0.92 acres located in the remaining portion of the site that enters proposed infiltration basin. Land cover consists mainly of building roof and area immediately surrounding the infiltration basin. The entire subcatchment area contains soils in hydrologic soil group A. The building roof drainage system will discharge to the infiltration basin through a hydrodynamic separator. The infiltration basin discharges ultimately to SDP1.

Detailed stormwater calculations and routing for the post-development condition have been included in Appendix E.

The following table summarizes the post-development watershed conditions:

| Post-Development Watershed Conditions | | | | | |
|---|---|---|---|---|---|
| **Subcatchment** | **Area (ac)** | **Cover** | **Average Curve #** | **Hydrologic Soil Group(s)** | **Time of Concentration** |
| 10 | 1.66 | Flood plain and grass areas | 40 | A | 6.0 minutes |
| 11 | 0.97 | Parking and grass areas | 84 | A | 6.0 minutes |
| 12 | 0.92 | Building and grass areas | 83 | A | 6.0 minutes |

## 6.4 Hydrologic Review

The stormwater runoff rates at each discharge point under pre-development and post-development conditions are summarized below.

| **SDP** | **1 - Year** | | | **10 - Year** | | | **100 - Year** | | |
|---|---|---|---|---|---|---|---|---|---|
| | **Pre** | **Post** | **Fishkill Creek** | **Pre** | **Post** | **Fishkill Creek** | **Pre** | **Post** | **Fishkill Creek** |
| 1 | 0.00 | 0.00 | - | 0.02 | 1.18 | 6,310 | 1.57 | 7.91 | 12,000 |

As shown above, post-development peak flow rate for the 10-, and 100-year storms are higher than pre-development rates when comparing flows generated only from the site. Comparing the flows generated from the site to the overall Fishkill Creek watershed shows the flow increases from the site result in less than 0.09% increase in the overall waterflow peak flows. A downstream analysis has been conducted to demonstrate that there will be no impact to the design point. Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendices D and E, respectively.

### 6.4.1 Downstream Analysis

The project site is located near the mouth of the Fishkill Creek as it enters the Hudson River. The creek is a fourth order stream at this point with a 189 square mile watershed contributing to the design point. The 3.5 acre site is less than a fraction of a percent of the overall watershed of Fishkill creek. The overall Fishkill Creek watershed peak discharge rates occur at a much later time that the on-site peak discharge rates due to the much larger sized overall watershed. Therefore, the goal is to perform a downstream analysis to demonstrate that on-site peak "beats the peak" of the Fishkill Creek by occurring at earlier times than the Fishkill Creek, thereby not substantially increasing the overall peak discharge of the Creek because they don't occur at the same time.

This project meets the downstream analysis criteria as defined in Section 4.10 of the NYS Stormwater Design Manual. Therefore Qp and Qf can be waived. The post-developed subcatchment areas are broken up to determine WQv, RRv and CPv only. Peak discharge rates on the site are therefore not required. The downstream analysis data can be found at the end of Appendix F, and mapping can be found within Appendix O.

## 6.5 Stormwater Management System

The proposed stormwater management system to service the site will consist of a conveyance system directing stormwater runoff into an infiltration basin before its ultimate discharge to the Fishkill Creek.

Stormwater infiltration practices capture and temporarily store the water quality volume before allowing it to infiltrate through the floor of each practice into the soil over a two-day period. In areas where the subsurface soils exhibit high infiltration rates, the channel protection volume may also be infiltrated. Infiltration facilities are not typically capable of infiltrating the overbank flood or extreme flood volumes. Adequate outflows are required for these larger storm events. Soil testing to obtain infiltration rates are required as part of the design of infiltration facilities. Varying degrees of pre-treatment of the water quality are required based on the field determined infiltration rate of the subsurface soils. 100% of the water quality volume is required where the infiltration rate exceeds 5 inches per hour, 50% for infiltration rates between 2 and 5 inches per hour, and 25% for infiltration rates less than 2 inches per hour. Pre-treatment is typically accomplished through installation of plunge pools and other filtering methods. Infiltration practices must be isolated and protected from stormwater run-off during construction. The contributory drainage area shall be completely constructed and stabilized before connection of the stormwater conveyance system to the infiltration practice. Infiltration basins are typically landscaped by providing a hardy, drought tolerant grass species that is capable of tolerating periodic inundation. The established grass requires mowing twice annually (or as needed). Proper maintenance of the contributing conveyance system and pre-treatment practice are important in maintaining infiltration rates.

## 6.6 Green Infrastructure For Stormwater Management

The SDM encourages the use of green infrastructure (GI) treatment practices for stormwater management. Green infrastructure approach for stormwater management reduces a site's impact on an aquatic ecosystem through the use of site planning techniques, runoff reduction techniques, and certain standard stormwater management practices. The objective is to replicate the pre-development hydrology by maintaining pre-construction infiltration, peak runoff flow, discharge volume, and minimizing concentrated runoff by use of runoff control techniques. When implemented, green infrastructure can reduce volume, peak flow, and flow duration, promote infiltration and evapotranspiration, improve groundwater recharge, reduce downstream flooding, and protect downstream water and wetlands.

### 6.6.1 Green Infrastructure Practices

Green infrastructure consists of implementing several techniques during the site planning process which are:

- Preservation of Natural Resources – Preservation of undisturbed areas; preservation of buffers; reduction of clearing and grading; locating development in less sensitive areas; open space design; soil restoration.
- Reduction of Impervious Cover – Roadway reduction; sidewalk reduction; driveway reduction; cul-de-sac reduction; building footprint reduction; parking reduction.
- Runoff Reduction Techniques – Conservation of natural areas; sheet flow to riparian buffers or filter strips; vegetated open swale; tree planting/tree box; disconnection of roof runoff; stream daylighting for redevelopment projects; bioretention areas; rain gardens; green roofs; stormwater planters; rain tank/cistern; pervious pavement.

During the planning process, the above techniques are implemented to the greatest extent possible to reduce runoff developed by the site. The following summarizes the GI techniques implemented on the site:

- Most of the site has been disturbed from previous development. Maintaining the stream riparian zone will help prevent stream bank erosion.
- Impervious cover has been reduced wherever possible..
- An infiltration basin is proposed to collect, treat and store runoff generated from the southwestern portion of the site. The infiltration basin is located in an area within soil group A, which is good for infiltration.

#### 6.6.1.1 Conservation of Natural Areas

No conservation easements are proposed on the subject premises; however, all of the area between the existing developed area and the creek will remain undisturbed as part of the project. Therefore, runoff to this area will continue to be filtered through undisturbed forest/shrub surface and allowed to infiltrate where possible prior to discharging to the onsite and offsite waterbodies.
Some runoff from areas of the project area that are directed to riparian buffers can treated for water quality by flowing through the vegetated buffer area. If no riparian buffers exist, a level spreader and vegetated filter strip may be constructed to mimic the riparian buffer. Runoff must be directed to the buffers or filter strip through sheet flow and may require the construction of a level spreader.

#### 6.6.1.2 Infiltration Practices

Runoff from the proposed development will be directed to an infiltration basin and underground infiltration area that provide 100% RRv capacity. Hydrodynamic separators will provide pretreatment for both infiltration practices.

### 6.6.2 Five Step Process for Stormwater Site Planning and Selection Design

Stormwater management using GI is summarized in the five step process described below.

**Step 1: Site Planning**
The site design will incorporate the preservation of natural resources including protection of natural areas, avoidance of sensitive areas, minimizing grading and soil disturbance, minimizing impervious areas on roads, driveways and parking lots. The site layout will avoid wetlands, waterways, buffers, areas of highly erodible soils and critical areas. The site design will also maintain natural drainage design points.

**Step 2: Determine Water Quality Volume (WQv)**
The WQv will be calculated for the site prior to implementation of GI practices. The calculated WQv must be reduced by implementation of GI & SMP's.

**Step 3: Runoff Reduction by Applying Green Infrastructure Techniques**
Green infrastructure practices will be implemented wherever possible to reduce runoff from the site. GI for this site will consist of an infiltration basin. The site soil infiltration rates will be verified by infiltration testing. If the results verify that the soils are well drained, the infiltration area will provide groundwater recharge.

**Step 4: Apply Standard SMP's to Address Remaining Wqv**
Standard SMP's such as ponds, filtering practices or stormwater wetlands to meet additional water quality volume requirements. It is not anticipated that additional standard SMP's will be required for this project. The infiltration area will provide 100% treatment of the required WQv.

**Step 5: Apply Volume and Peak Rate Control Practices (if needed)**
Cpv, Qp and Qf must also be met, either by standard practices, or other accepted techniques. It is anticipated that the green infrastructure practices will be sufficient for Cpv, Qp, and Qf. No additional SMP's are required.

One infiltration area is proposed for this project. The infiltration area fully infiltrates the 1, 10 and 100-year storms. Therefore, Cpv Qp & Qf requirements are satisifed.

## 6.7 Qualitative Practices

Small sized, frequently occurring storms account for the majority of runoff events that generate stormwater runoff. As a result, the runoff from these storms is recognized as a major contributor of pollutants. Therefore, treating these frequently occurring smaller rainfall events and a portion of the larger events offers an opportunity to minimize the water quality impacts associated with developed areas.

The water quality volume, denoted as $WQ_v$, specifies a treatment volume required to be captured and treated by intercepting 90% of the average annual stormwater runoff volume. This criterion strives to achieve an 80% Total Suspended Solids (TSS) removal and 40% Total Phosphorous (TP) removal on an annual basis.

In numerical terms, it is calculated using the formula below which was obtained from Section 4.2 of the New York State Stormwater Management Design Manual, August 2010:

$$WQ_v = (P \times R_v \times A) / 12$$

Where:

$WQ_v$ = Water Quality Volume (acre-feet)

P = 90% Rainfall Event Number

$R_v = 0.05+0.009 \times I$, where I is percent impervious (minimum $R_v = 0.2$)

A = Site area in acres (contributing area)

The following table has been developed summarizing the pre-treatment volume, water quality volume and treatment practice for Subcatchments 11 and 12.

| Watershed | Total Required WQv (cf) | Required Pre-Treatment Volume (cf) | Pre-Treatment Practice | Treatment Practice | WQv Provided (cf) |
|---|---|---|---|---|---|
| 11 | 3,757 | 3,757 | Hydrodynamic Separator | Underground Infiltration System | 6,587 |
| 12 | 3,545 | 3,545 | Hydrodynamic Separator | Infiltration Basin | 10,072 |

Water quality has been addressed by use of an appropriately sized plunge pool pretreatment devices that discharges into infiltration basin. The infiltration practices have been sized to infiltrate 100% of the water quality volume for its contributing drainage area. 100% pre-treatment is required where the soil infiltration rate exceeds 5 inches per hour. The use of green infrastructure techniques will provide treatment for the required WQv. If the GI cannot treat the entire WQv, then additional SMPs will be required. It is not anticipated that additional SMPs will be required for this project.

A major concern with runoff into waterbodies is phosphorus loading. Phosphorus, like nitrogen, is an essential nutrient for aquatic life in waterbodies. However, increased amounts of phosphorus entering surface waters promotes excessive algae growth, which decreases water clarity, causes variations in dissolved oxygen, disagreeable odors, habitat loss and fish kills. The protection of waterbodies from the harmful effects of phosphorus can be accomplished from reducing the runoff volume entering surface waters. Reduction of runoff volume reduces the concentrations of pollutants entering the surface water and thus decreases harmful effects. The removal of enhanced phosphorus can be accomplished using stormwater management practices. Whether in particulate or dissolved speciation, phosphorus can be removed using unit operations. Particulate phosphorus in particular can be removed using bioretention areas and through sedimentation of runoff before entering surface water. Primarily, reducing the WQv entering a surface water body will lower phosphorus pollutant loading.

## 6.7.2 Pre-Treatment Practices

The following pre-treatment practices have been incorporated into the design of this project. Preventative and corrective maintenance measures to provide long-term effectiveness of stormwater attenuation practices if properly implemented will be included in Appendix L.

### 6.7.2.1 Forebays and Plunge Pools

Forebays and plunge pools are depressions located within a drainage path, adjacent to an inlet, which are designed to promote the deposition of sediment from the runoff, prior to entering the stormwater management facility. A single plunge pool has been incorporated into the design at the proposed infiltration basin.

### 6.7.2.2 Overland Flow

A small portion of the runoff will flow overland to receiving water bodies. The meadow and landscaped areas will capture sediment and floatables prior to discharge at the stormwater discharge point.

### 6.7.2.3 Grass Filter Strips

Grass filter strips are gently sloped vegetated areas designed to treat sheet flow runoff from adjacent impervious areas. Filter strips (also known as vegetated filter strips and grassed filters) function by slowing runoff velocities, filtering out sediment and other pollutants, and providing some infiltration into underlying soils. Because they use sheet flow and not channelized flow, filter strips are often more effective than swales at removing suspended solids and trash from runoff.

## 6.7.3 Treatment Practices

The following treatment practices have been incorporated into the design of this project. Preventative and corrective maintenance measures to provide long-term effectiveness of stormwater attenuation practices if properly implemented are included in Appendix L.

### 6.7.3.1 Infiltration Basin

Stormwater infiltration practices capture and temporarily store the water quality volume before allowing it to infiltrate through the floor of each practice into the soil over a two-day period. In areas where the subsurface soils exhibit high infiltration rates, the channel protection volume may also be infiltrated. Infiltration facilities are not typically capable of infiltrating the overbank flood or extreme flood volumes. Adequate outflows are required for these larger storm events. Soil testing to obtain infiltration rates are required as part of the design of infiltration facilities. Varying degrees of pre-treatment of the water quality are required based on the field determined infiltration rate of the subsurface soils. 100% of the water quality volume is required where the infiltration rate exceeds 5 inches per hour, 50% for infiltration rates between 2 and 5 inches per hour, and 25% for infiltration rates less than 2 inches per hour. Pre-treatment is typically accomplished through installation of plunge pools and other filtering methods. Infiltration practices must be isolated and protected from stormwater run-off during construction. The contributory drainage area shall be completely constructed and stabilized before connection of the stormwater conveyance system to the infiltration practice. Infiltration basins are typically landscaped by providing a hardy, drought tolerant grass species that is capable of tolerating periodic inundation. The established grass requires mowing twice annually (or as needed). Proper maintenance of the contributing conveyance system and pre-treatment practice are important in maintaining infiltration rates.

## 6.8 Runoff Reduction Volume (RRv)

RRv (measured in acre-feet) is reduction of the total WQv by application of GI techniques and SMP's to replicate the pre-development hydrology. The minimum required RRv is defined as the specified Reduction Factor (S), provided objective technical justification is documented.

RRv must be achieved by infiltration, groundwater recharge, reuse, recycle, evaporation/evapotranspiration of 100% of the post-developed WQv's to replicate pre-development hydrology by maintaining pre-construction infiltration, peak runoff flow, discharge volume, as well as minimizing concentrated flow by using runoff control techniques to provide treatment in a distributed manner before runoff reaches the collection system.

RRv is calculated based upon three methods:

1. Reduction of the practice contributing area in Wqv computation.
2. Reduction of runoff volume by storage capacity of the practice.
3. Reduction using standard SMP's with runoff reduction capacity.

Projects that cannot meet 100% of the runoff reduction requirement must provide a justification that evaluates each of the GI planning and reduction techniques, and identify the specific limitations of the site according to which application of this criterion is technically infeasible. Projects that do not achieve runoff reduction to pre-construction must, at a minimum, reduce a percentage of the runoff from impervious areas to be constructed on the site. The percent reduction is based on the Hydrologic Soil Group(s) (HSG) of the site and is defined as Specific Reduction Factor (S).

The following lists the specific reduction factors for the HSG's.

HSG A = 0.55
HSG B = 0.40
HSG C = 0.30
HSG D = 0.20

The specific reduction factor (S) is based on the HSG's present at the site. The values are defined based on a hydrology analysis of low, medium, and high imperviousness. The reduction is achieved when runoff from a percentage of the impervious area on a site is captured, routed through GI or an SMP, infiltrated to the ground, reused, reduced by evapotranspiration, and eventually removed from the stormwater discharge from the site.

The following equation is used to determine the minimum RRv:

RRv (in acre-feet of storage) = [(P)(Rv*)(Ai)]/12
Ai = (S)(Aic)
Ai = impervious cover targeted for runoff reduction
(Aic) = total area of new impervious cover
Rv * = 0.05+0.009(I) where I is 100% impervious
S = Hydrologic Soil Group (HSG) Specific Reduction Factor (S)

The goal of the SWPPP is to utilize as many runoff reduction methods as possible on a site. All GI practices will be quantified and compared to the overall WQv for the site. If the RRv is greater

than or equal to the WQv, then standard SMP's can be implemented to control peak rate leaving the site if applicable.

The following table summarizes required 100% RRv, minimum RRv, RRv reduced by use of runoff reduction techniques, RRv provided by standard SMP's with RRv and provided RRv for the main project area..

| Watershed | Required Total RRv (cf) | Required Minimum RRv (cf) | Total Treatment Volume Provided by Practice | RRv (cf) Provided |
|---|---|---|---|---|
| 11 | 3,757 | 2,038 | 6,587 | 3,757 |
| 12 | 3,545 | 1,922 | 10,072 | 3,545 |

Refer to Appendix F for infiltration area sizing, overall WQv, RRv and volume provided by the infiltration areas.

## 6.9 Soil Restoration

Soils within disturbed areas tend to over compact as a result of heavy construction traffic; thus limiting their infiltrative capacity. Under the GP-0-20-001 permit, soil restoration is now required in disturbed areas that will be vegetated in order to recover the original properties and porosity of the soil, especially in areas that receive high construction traffic, or areas that have soils that are poorly drained.

Many runoff reduction practices need Soil Restoration measures applied over and adjacent to the practice to achieve runoff reduction performance. Some key benefits of soil restoration are less runoff, better water quality; healthier, aesthetically pleasing landscapes; increased porosity on redevelopment sites where impervious cover is converted to converted to pervious; decreases runoff volume generated and lowers the demand on runoff control structures; enhances direct groundwater recharge; promotes successful long-term re-vegetation by restoring soil organic matter, permeability, drainage and water holding capacity for healthy root system development of trees, shrubs and deep-rooted ground covers, minimizing lawn chemical requirements, plant drowning during wet periods, and burnout during dry periods.

Soil restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.

### 6.9.1 Soil Restoration Methods

- Topsoil Application – Applying 6" of topsoil in soils with an HSG of A & B and have only been stripped, cut or filled. Soils with HSG of C or D that have only been stripped require aeration in addition to topsoil.
- Aeration - Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
- Tilling – Tilling includes the use of a cat-mounted ripper, tractor mounted disc, or tiller in order to expose the compacted soil devoid of oxygen to air an recreates temporary air space which allows for infiltration.

- Full Soil Restoration - Consists of Deep Ripping and De-Compaction, Compost Enhancement, and/or Deep Subsoiling. Deep Ripping includes the use of a cat mounted ripper, and is typically done at 12" to 24" depths. Compost Enhancement is done by using a deep subsoiler after topsoil has been applied. The goal is to alleviate the compaction that may have occurred during the placement of topsoil. This method mixes the topsoil and compost with subsoils.

Restoration techniques shall not be done until construction is complete and traffic will not travel through green areas. It is expected that full soil restoration will be required in areas around the building where undisturbed soil existed proposed to landscaped. These areas will be shown on the erosion and sediment control plan. Other soil restoration techniques are shown where light grading, or minor cuts and fills are proposed. The type of soil restoration in these areas depends on the hydrologic soil group.

# 7.0 EROSION AND SEDIMENT CONTROL

## 7.1 Overview

The most sensitive stage of the development cycle is the period when vegetation is cleared and a site is graded. The potential impacts to on-site and off-site receiving waters and adjoining properties are particularly high at this stage. For example, trees and topsoil are removed, soils are exposed to erosion, and natural topography and drainage patterns are altered. Control of erosion and sediment during these periods is an essential function of this SWPPP and accompanying plans.

Effective and practical measures employed to minimize the erosion potential and prevent sediment from leaving the construction site and reaching streams or other water bodies have been recommended in accordance with:

- New York State Standards and Specifications for Erosion and Sediment Control, August 2005

In order to ensure the effectiveness of the measures recommended herein, routine inspections and documentation, along with procedures for monitoring the findings, maintenance, and corrective actions resulting from each inspection are outlined within this section of the SWPPP.

## 7.2 Temporary Erosion and Sediment Control Measures

The following temporary measures have been incorporated into the erosion and sediment control plans for the site construction activities. These measures are also detailed on the site plans.

### 7.2.1 Silt Fence

A silt fence is a temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts, entrenched, and supported with woven wire fence. Silt fences are installed on the contours across a slope and used to trap sediment by intercepting and detaining sediment laden runoff from disturbed areas in order to promote sedimentation on the uphill side of the fence.

Silt fences are suitable for perimeter and interior control, placed below areas where runoff may occur in the form of sheet flow. It should not be placed in channels or areas where flow is

concentrated. In addition to interior and perimeter control a silt fence can be applied in the following applications:

- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels banks.
- Around temporary spoil area and stockpiles.

### 7.2.2 Stabilized Construction Entrance

A stabilized construction entrance consists of a pad of aggregate overlaying a geotextile fabric located at a point where construction vehicles enter or exit a site to reduce or eliminate the tracking of sediment onto public right of ways, street, alleys or parking areas, thereby preventing the transportation of sediment into local stormwater collection systems. Efficiency is greatly increased when a washing area is included as part of a stabilized construction entrance.

Stabilized construction entrances shall be a minimum of fifty (50) feet long and twelve (12) feet wide, but not less than the full width of points where vehicles enter and exit the site. Where there is only one access point to the site, the stabilized construction entrance shall be a minimum of twenty-four (24) feet wide. Stabilized construction entrances shall be a minimum of six (6) inches in depth consisting of one (1) to four (4) inch stone, or reclaimed or recycled equivalent.

### 7.2.3 Check Dams

Check dams shall be placed in channels to reduce scour and erosion by reducing flow velocity and promoting sediment settlement. Check dams shall be spaced in the channel so that the crest of the downstream dam is at the elevation of the toe of the upstream dam. Check dams, consisting of a well-graded stone two (2) – nine (9) inches in size (NYSDOT – Light Stone) shall maintain a height of two (2) feet with side slopes of 2:1 extending beyond the bank of the channel by a minimum of one and a half (1.5) feet. Check dams shall be anchored in the channel by a cutoff trench of one and a half (1.5) feet in width by a half (0.5) foot in depth.

### 7.2.4 Inlet Protection

Inlet protection consists of a filtering measure placed around or upstream of a storm drain used to trap sediment by temporary ponding runoff before it enters the storm drain. Inlet protection is not considered to be a primary means of sediment control and should be used with an overall integrated sediment control program. There are four types of storm drain inlet protection consisting of: excavated drop inlet protection, fabric drop inlet protection, stone and block drop inlet protection and curb drop inlet protection.

Inlet protection shall be implemented for all inlets that could potentially be impacted by sediment laden runoff.

### 7.2.5 Temporary Channels

Temporary channels in the form of diversion swales or berms may be used to intercept and direct runoff under the following applications:

- Above disturbed areas in order to direct and prevent clean runoff from flowing over disturbed areas until the area is permanently stabilized.

- Below disturbed areas to convey sediment laden runoff to sediment traps.
- Across disturbed slopes to reduce slope lengths.

Where used to convey sediment laden runoff, temporary channels shall be equipped with check dams.

### 7.2.6 Water Bars

Water bars are temporary earth barriers constructed across construction roads used to intercept and divert roadway runoff toward temporary sediment traps or channels, prevent runoff from concentrating, and minimize the potential of gullies from forming. Spacing of water bars is dependent upon the road slope, and shall be installed in accordance with the schedule depicted on the Erosion and Sediment Control detail sheet.

### 7.2.7 Straw Bale Barriers

Straw bale barriers are used to intercept and contain sediment from disturbed areas of limited size in order to prevent sediment from exiting the site. Bales should be placed in a single row lengthwise along the contour, with ends abutting one another. Straw bales shall be bound and installed so that the bindings are oriented around the sides. Straw bales shall be entrenched a minimum of four (4) inches, backfilled, and anchored using either two stakes or rebar driven through the straw bales to a depth of one and a half (1.5) to two (2) feet below grade.

Straw bales shall be used where no other measure is feasible. They shall not be used where there is a concentration of flow within a channel or other area.

The useful life of a straw bale barrier is three (3) months.

### 7.2.8 Temporary Soil Stockpiles

Stockpiling of soil is a method of preserving soil and topsoil for regrading and vegetating disturbed areas. Stockpiles shall be located away from environmentally sensitive areas (i.e. wetlands and associated buffers, streams, water bodies) and shall be protected with a peripheral silt fence. Slopes of stockpiles shall not exceed 2:1. Temporary stabilization measures shall be completed within fourteen (14) days of stockpile formation.

### 7.2.9 Dust Control

Dust control measures reduce the surface and air transport of dust, thereby preventing pollutants from mixing into stormwater. Dust control measures for the construction activities associated within this project consist of windbreaks, minimization of soil disturbance (preserving buffer areas of vegetation where practical), mulching, temporary and permanent vegetation cover, barriers (i.e. geotextile on driving surfaces) and water spraying.

Construction activities shall be scheduled to minimize the amount of area disturbed at any one time.

### 7.2.10 Temporary Soil Stabilization Practices

Stabilization practices reduce the potential for soil detachment by shielding the soil surface from the impact of rainfall and reducing overland flow velocity.

The Contractor shall initiate stabilization measures as soon as possible in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. This requirement does not apply where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions.

Temporary stabilization practices may include:

#### 7.2.10.1 Mulching

Mulching is a temporary soil stabilization practice. Mulching prevents erosion by protecting soil from raindrop impact and by reducing the velocity of overland flow. Mulching also retains moisture within the soil surface and prevents germination. Where mulching consists of wood chips or shavings, it shall be applied at a rate of 500-900 lbs per 1000 s.f. Where mulching consists of straw, it shall be applied at a rate of 90-100 lbs. per 1000 s.f. All temporary grass areas shall receive a standard application of mulch consisting of straw, unless the area is hydro-seeded.

#### 7.2.10.2 Temporary Seeding

Temporary seeding provides additional benefits over other stabilization practices by creating a vegetation system holding soil particles in place with root systems, and maintaining the soils capacity to absorb runoff. Temporary vegetation shall be placed in accordance with project plans. Irrigation shall be used when the soil is dry or when summer plantings are done.

#### 7.2.10.3 Temporary Erosion Control Blanket

A temporary erosion control blanket is a degradable erosion control blanket used to hold seed and soil in place until vegetation is established in disturbed areas. Temporary erosion control blankets insulate and conserve seed moisture thus reducing evaporation and increasing germination rates, and protect seeds from birds. Temporary erosion control blankets may consist of straw blankets, excelsior blankets (curled wood excelsior), coconut fiber blankets, or wood fiber blankets (reprocessed wood fibers which do not possess or contain any growth or germination inhibiting factors).

## 7.3 Permanent Erosion and Sediment Control Measures

The following permanent measures have been incorporated into the erosion and sediment control plans for the site construction activities.

### 7.3.1 Outlet Protection

Outlet protection is used to reduce stormwater velocity and dissipate the energy of flow exiting a culvert before discharging into receiving channels. Rip-rap treatment extends between the point where flows exit the culvert and where the velocity and/or energy from runoff is dissipated to a degree where there is minimal erosion downstream of the discharge point.

A geotextile fabric shall be placed beneath the rip-rap to prevent soil movement into and through the rip-rap.

### 7.3.2 Permanent Soil Stabilization Practices

Stabilization practices reduce the potential for soil detachment by shielding the soil surface from the impact of rainfall and reducing overland flow velocity.

The Contractor shall initiate stabilization measures as soon as possible in portions of the site where construction activities have permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has permanently ceased.

Permanent stabilization practices may include:

#### 7.3.2.1 Sod

Where exposed soils have the potential to generate off-site sediment loading, sod can provide a immediate form of stabilization and extra protection to a disturbed area. Where applied, sod shall be blue grass or a bluegrass/red fescue mixture or a perennial ryegrass and machine cut with a uniform soil thickness of ¾ inch, plus or minus ¼ inch. Sod shall be used at the discretion of the Owner, unless specifically required by the plans.

#### 7.3.2.2 Permanent Vegetation

Permanent vegetation shall be used to provide a protective cover for exposed areas that have received final grading. Permanent stabilization shall be applied where topsoil has been placed or returned and incorporated into the soil surface. When used, this process shall be followed with the application of straw mulch to protect soil from erosion and seed from drying out. Irrigation shall be used when the soil is dry or when summer plantings are done. Permanent vegetation shall be placed in accordance with project plans.

#### 7.3.2.3 Hydroseeding

Hydroseeding is the hydraulic application of seed and fertilizer onto prepared seed beds. When used, this process shall be followed with the application of straw mulch to protect soil from erosion and seed from drying out. Irrigation shall be used when the soil is dry or when summer plantings are done. Hydroseeding shall be used at the discretion of the Contractor, unless specifically required by the plans.

#### 7.3.2.4 Permanent Erosion Control Blankets

Permanent erosion control blankets are comprised of synthetic materials that form a high strength mat that helps prevent soil erosion in channels and on steep slopes. Stems and roots become intertwined within the matrix, thus reinforcing the vegetation and anchoring the mat. Permanent erosion control blankets insulate and conserve seed moisture thus reducing evaporation and increasing germination rates, and protect seeds from birds. When used within channels, permanent erosion control blankets can aid in the establishment of vegetation and increase the maximum permissible velocity of the given channel by reinforcing the soil and vegetation to resist the forces of erosion during runoff events.

## 7.4 Erosion and Sediment Control Sequencing Schedule

Implementation schedules for the installation of erosion and sediment control measures prior to and during the course of construction will depend greatly on the actual construction schedule and the varying field conditions that may warrant temporary construction stops and/or work commencing in other locations. The plans include an anticipated construction sequence schedule,

of which temporary and permanent erosion and sediment control practices will be required and inspected.

### 7.4.1 Phasing

It is proposed to construct this project in one phase, which can be summarized as follows:

The single phase would consist of:

1) Sewer relocation work;
2) All site work – temporary gravel travel ways until asphalt paving can be installed;
3) Completion of the proposed building;
4) Installation of site signage; and
5) Initial site landscaping, stormwater management systems, water, sewer and all utilities necessary for redevelopment of the site.

It is projected that the first phase of development will commence in early 2023 and all construction completed by the end of 2024.

## 7.5 Maintenance Schedules

Maintenance of the erosion and sediment controls incorporated into this project shall be performed on a regular basis to assure continued effectiveness. This includes repairs and replacement to all erosion and sediment control practices, including cleanout of all sediment retaining measures. Those measures found to be ineffective during routine inspections shall be repaired or replaced and cleaned out (where applicable) before the next anticipated storm event or within 24-hours of being notified, whichever comes first. A more detailed description of the maintenance procedures for the site specific erosion and sediment control practices has been provided on the plan set.

## 7.6 Construction Staging Areas

Construction staging areas are areas designated within construction sites where most equipment and materials are stored. The locations of the construction staging areas for this project have been shown on the plan set.

## 7.7 Site Assessments, Inspections and Reporting

Regular inspections of the construction site shall be performed by a qualified professional who is familiar with all aspects of the SWPPP and the implemented control practices. Inspections are intended to identify areas where the pollutant control measures at the site are ineffective and have the potential to allow pollutants to enter water bodies or adjoining properties.

### 7.7.1 Prior to Construction

Prior to the commencement of construction, a qualified professional shall conduct an inspection of the site and certify in an inspection report that the appropriate erosion and sediment control measures have been installed as indicated by the project plan set and SWPPP. This certification shall be forwarded to the Owner's Representative and Contractor for filing in the construction log book.

A copy of the "Pre-Construction Site Assessment Checklist" has been provided in Appendix J.

### 7.7.2 During Construction

Following the commencement of construction, a qualified professional shall perform inspections of site construction activities in accordance with the SPDES General Permit. Inspections shall occur every seven (7) calendar days. Refer to Section 1.2 of this SWPPP for additional inspection requirements associated with disturbance of greater than five (5) acres at any time.

For project areas where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every thirty (30) calendar days. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to reducing the frequency of inspections.

For project areas where soil disturbance activities have been shut down with partial project completion, the qualified inspector can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to the shutdown.

The inspections shall include observation of installed and maintained erosion and sediment control measures for consistency with project specifications and documentation of items to be corrected and recommendations for mitigating concerns. The following information, at minimum, shall be recorded during each inspection:

- Date and time of inspection;
- Name and title of person(s) performing inspection;
- A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;
- A description of the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;
- A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This shall include identification of any discharges of sediment to the surface waterbody;
- Identification of all erosion and sediment control practices that need repair or maintenance;
- Identification of all erosion and sediment control practices that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

- Description and sketch of areas that are disturbed at the time of the inspection and areas that have been stabilized (temporary and/or final) since the last inspection;

- Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

- Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water (where applicable);

- Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of the sediment storage volume;

- Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

- Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The qualified inspector shall attach paper color copies of the digital photographs to the inspection report being maintained on site within seven (7) calendar days of the date of the inspection. The qualified inspector shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The qualified inspector shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection

- A brief description of any erosion and sediment control practice repairs, maintenance or installations made as a result of previous inspection; and

- All deficiencies that are identified with the implementation of the SWPPP.

Summary reports shall be forwarded to the Owner's Representative and Contractor. Reports shall be incorporated into the construction log book. Within one business day of the completion of an inspection, the qualified inspector shall notify the owner or operator and appropriate contractor or subcontractor of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

A copy of the "Construction" inspection report has been provided in Appendix P.

### 7.7.3 Quarterly Report

The Owner shall prepare a written summary of its status with respect to compliance with the SPDES General Permit at a minimum frequency of every three months during which coverage under the permit exists. The summary should address the status of achieving each component of the SWPPP. The report shall include the overall performance of the stormwater facilities, average, minimum and maximum depths of sediment within the stormwater facilities, the physical condition of all drainage structures, maintenance reports from the previous year, and any recommendations for any repairs, modifications or adjustments to the stormwater facilities.

### 7.7.4 End of Term

Termination of coverage under SPDES General Permit is accomplished by filing a Notice of Termination with the NYSDEC. Prior to the filing of the Notice of Termination (NOT), the Owner shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization using either vegetative or structural stabilization methods, that all temporary erosion and sediment control structures have been removed, and that all permanent erosion control and stormwater facilities have been installed and are operational in conformance with the SWPPP by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The owner or operator shall then submit the completed NOT form to the NYSDEC. "Final stabilization" means that all soil disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextile) have been employed on all unpaved areas and area not covered by permanent structures.

A NOT is provided in Appendix Q.

## 7.8 Construction Log Book

The construction log book shall be maintained on-site from the date of initiation of construction activities to the date of final stabilization and shall be made available to the permitting authority upon request. The construction log book shall contain a record of all inspections; preparer's, qualified professional's, owner's/operator's, contractor's, and sub-contractor's (if applicable) certifications; and weekly and quarterly reports.

## 7.9 Long Term Landscape Inspection and Maintenance of Stormwater System

### 7.9.1 Infiltration Basins

Infiltration basins shall be inspected monthly for sediment and debris accumulation. Inflow pipes, outlet structures and spillways should also be inspected for sediment and debris monthly. Any accumulated sediment or debris should be removed as necessary. After storm events, the infiltration basin's dewatering duration should also be monitored. The basin floor shall be mowed when the grass reaches a height of 18". Sediment shall be cleaned out of the basin annually.

### 7.9.2 Water Quality Inlets

The hydrodynamic units shall be inspected quarterly during the first year of operation. The manufacturer recommends that the units be inspected bi-annually (once in the spring and once in

the fall). The structure shall be visually inspected for blockages or obstructions in the inlet or separation screen. The inspection should also quantify accumulation of hydrocarbons, sediment and trash within the system. Inspections and maintenance shall be performed by qualified personnel with adequate training in these types of units. The units shall be cleaned by vacuum truck once a year (except for the first year where more frequent cleanings may be required).

### 7.9.3 Catch Basins and Piping

All catch basins shall be inspected after each storm event for sediment accumulation, and debris, and remove as necessary. When sediment accumulation within the catch basin sump reaches 1/2 of the sump depth, it shall be removed. Associated piping shall be inspected annually and accumulated sediment shall be removed as needed.

# 8.0 GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES

The following good housekeeping and material management practices shall be followed to reduce the risk of spills or exposure of materials to stormwater runoff.

## 8.1 Waste Materials

All waste material, including but not limited to trash and construction debris, generated during construction shall be collected and stored in a proper receptacle in accordance with Federal, State, County and Local regulations. No waste material shall be buried on-site. All collected waste material shall be hauled to an approved waste disposal facility.

## 8.2 Chemical

Chemicals used on-site shall be kept in small quantities and stored in closed water tight containers undercover in a neat and orderly manner and kept out of direct contact with stormwater. Chemical products shall not be mixed with one another unless recommended by manufacturer.

All on-site personnel shall have access to material safety data sheets (MSDS) and National Institute for Occupational Safety and Health (NIOSH) Guide to Chemical Hazards (latest edition) for all chemicals stored and used on-site.

Manufacturer’s and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with chemicals shall be contained, collected, cleaned up immediately and disposed of in accordance with Federal, State, County and Local regulations.

## 8.3 Fuels and Oil

All on-site vehicles, tools, and construction equipment shall be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. On-site vehicle and equipment refueling shall be conducted at a location away from access to surface waters and runoff. Any on-site storage tanks shall have a means of secondary containment. Oil products shall be kept in their original containers with original manufacturer’s label. In the event of a spill, it shall be contained, cleaned up immediately and the material, including any contaminated soil, shall be disposed of in accordance with Federal, State, County and Local regulations.

Fuel and oil spills in excess of reportable quantities shall be reported to the NYSDEC as soon as the discharge is discovered.

## 8.4 Fertilizers

Fertilizers used on-site shall be stored in closed water tight containers undercover in a neat orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with fertilizers shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

## 8.5 Paint

Paints used on-site shall be stored in closed, water tight containers undercover in a neat and orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with paint shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

## 8.6 Sanitary Waste Facilities

Should portable units be located on-site, they shall placed in upland areas away from direct contact with surface waters. They shall be serviced and cleaned on a weekly basis by a licensed portable toilet and septic disposal service. Any spills occurring during service shall be cleaned up immediately and disposed of in accordance with Federal, State, County, and Local regulations.

## 8.7 Container Disposal

All of a product shall be used up before disposal of the container. Empty containers that may contain chemical residue shall be disposed of in accordance with Federal, State, County and Local regulations.

## 8.8 Concrete and Asphalt Trucks

Concrete and asphalt trucks shall not be allowed to wash out or discharge surplus material on-site.

## 8.9 Site Supervisor

It shall be the responsibility of the Contractor's Site Supervisor to inspect daily and ensure the proper use, storage and disposal of all on-site materials.

# 9.0 SWPPP AMENDMENT

The SWPPP shall be updated by a licensed professional engineer whenever any of the following apply:

1) There is a significant change in design, construction, operation or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP.
2) The SWPPP proves to be ineffective in:

- Eliminating or significantly minimizing pollutants from sources identified in the SWPPP required by the SPDES Permit; or
- Achieving the general objective of controlling pollutants in stormwater discharges from permitted construction activity.

3) Identify any new contractor or subcontractor that will implement any measure of the SWPPP.
4) NYSDEC notifies the Permittee that the SWPPP does not meet one or more of the minimum requirements of the SPDES Permit. Within seven (7) days of such notification or as provided for by the NYSDEC, the Permittee shall make amendments to the SWPPP and submit to the NYSDEC a written certification that the requested changes have been made.

Since this project is subject to the requirements of a regulated, traditional land use control MS4, the owner or operator shall notify the MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP. Unless otherwise notified by the MS4, the owner or operator shall have the SWPPP amendments or modifications reviewed and accepted by the MS4 prior to commencing construction of the post-construction stormwater management practice.

# 10.0 CONTRACTOR CERTIFICATIONS

All contractors and subcontractors that have any responsibility to install, inspect or maintain erosion or sediment control measures shall sign a copy of the certification statement included in Appendix L before undertaking any construction activity at the site identified in the SWPPP.

# 11.0 OWNER/OPERATOR CERTIFICATION

The Owner/Operator must review and sign the owner/operator certification statement included in Appendix N.

# 12.0 CONCLUSIONS

This SWPPP demonstrates that the proposed project generally meets the requirements of SPDES GP-0-20-001, as follows:

- An erosion and sediment control plan in accordance with the latest revision to the New York State Standards and Specifications for Erosion and Sediment Control, August 2005, has been developed for the project and is included in the site plan set.
- Hydrologic and Hydraulic calculations for all storm events modeled demonstrate that the resulting stormwater runoff from the development, exiting the site will not adversely impact offsite properties, stormwater conveyance systems or receiving water bodies. Temporary and permanent stormwater systems and facilities are designed in accordance with the latest revision to the New York State Stormwater Management Design Manual, August 2010.
- The project has been designed to capture and treat 90% of the average annual stormwater runoff from the development through approved water quality measures in all available areas.

- The green infrastructure practices capture 100% of the required runoff reduction volume (RRv).

# APPENDIX A

# NOTICE OF INTENT & MS4 ACCEPTANCE FORM

# (To be provided at approval)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

**NYS Department of Environmental Conservation**
**Division of Water**
**625 Broadway, 4th Floor**
**Albany, New York 12233-3505**

# MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

**for**

**Construction Activities Seeking Authorization Under SPDES General Permit**

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

| | |
|---|---|
| **I. Project Owner/Operator Information** | |
| 1. Owner/Operator Name: | Beacon HIP Lofts, LLC. |
| 2. Contact Person: | Jack Wertz |
| 3. Street Address: | 39 Front Street |
| 4. City/State/Zip: | Beacon, New York, 12508 |
| **II. Project Site Information** | |
| 5. Project/Site Name: | Beacon HIP Lofts & Studios-Parcel 2 |
| 6. Street Address: | Front Street (Parcel # 6055-04-535128) |
| 7. City/State/Zip: | Beacon, New York, 12508 |
| **III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information** | |
| 8. SWPPP Reviewed by: | |
| 9. Title/Position: | |
| 10. Date Final SWPPP Reviewed and Accepted: | |
| **IV. Regulated MS4 Information** | |
| 11. Name of MS4: | City of Beacon |
| 12. MS4 SPDES Permit Identification Number: NYR20A | 040 |
| 13. Contact Person: | Michael Manzi |
| 14. Street Address: | 1 Municipal Plaza |
| 15. City/State/Zip: | Beacon, New York, 12508 |
| 16. Telephone Number: | (845) 831-0932 |

## MS4 SWPPP Acceptance Form - continued

**V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative**

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

**VI. Additional Information**

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

# APPENDIX B

# SOILS DATA

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Dutchess County, New York

## Beacon HIP Loft & Studios on Parcel 2



# Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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# How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.




Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 19, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| Ud | Udorthents, smoothed | 4.2 | 92.3% |
| W | Water | 0.4 | 7.7% |
| **Totals for Area of Interest** | | **4.6** | **100.0%** |

# Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

# Dutchess County, New York

## Ud—Udorthents, smoothed

### Map Unit Setting

*National map unit symbol:* 9rj7
*Elevation:* -30 to 950 feet
*Mean annual precipitation:* 41 to 47 inches
*Mean annual air temperature:* 45 to 50 degrees F
*Frost-free period:* 115 to 195 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Udorthents, smoothed, and similar soils:* 75 percent
*Minor components:* 25 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Udorthents, Smoothed

#### Typical profile

*H1 - 0 to 4 inches:* gravelly loam
*H2 - 4 to 70 inches:* very gravelly loam

#### Properties and qualities

*Slope:* 0 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Well drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.06 to 5.95 in/hr)
*Depth to water table:* About 36 to 72 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 15 percent
*Available water supply, 0 to 60 inches:* Low (about 5.5 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 6s
*Hydrologic Soil Group:* A
*Hydric soil rating:* No

### Minor Components

#### Urban land

*Percent of map unit:* 10 percent
*Hydric soil rating:* Unranked

#### Udorthents, wet substratum

*Percent of map unit:* 10 percent
*Hydric soil rating:* No

#### Unnamed soils, undisturbed

*Percent of map unit:* 4 percent
*Hydric soil rating:* Unranked

#### Rock outcrop

*Percent of map unit:* 1 percent

*Hydric soil rating:* Unranked

## W—Water

### Map Unit Setting

*National map unit symbol:* 9rjc
*Mean annual precipitation:* 41 to 47 inches
*Mean annual air temperature:* 45 to 50 degrees F
*Frost-free period:* 115 to 195 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Water:* 100 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

# Soil Information for All Uses

## Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## Soil Erosion Factors

Soil Erosion Factors are soil properties and interpretations used in evaluating the soil for potential erosion. Example soil erosion factors can include K factor for the whole soil or on a rock free basis, T factor, wind erodibility group and wind erodibility index.

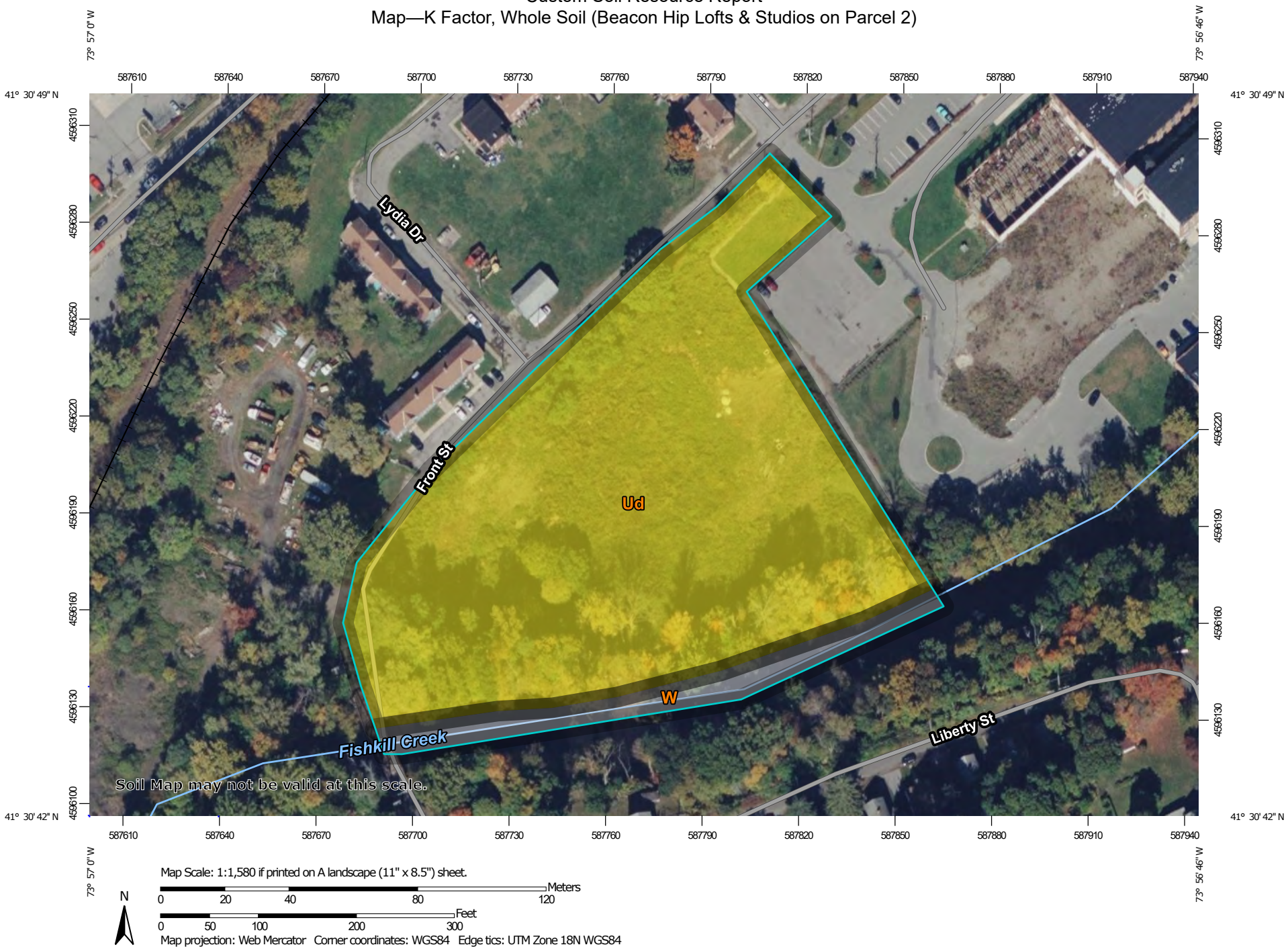
### K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Map—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)




Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

**Soil Rating Lines**

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

**Soil Rating Points**

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 19, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

### Table—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| Ud | Udorthents, smoothed | .17 | 4.2 | 92.3% |
| W | Water | | 0.4 | 7.7% |
| **Totals for Area of Interest** | | | **4.6** | **100.0%** |

### Rating Options—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

*Layer Options (Horizon Aggregation Method):* Surface Layer (Not applicable)

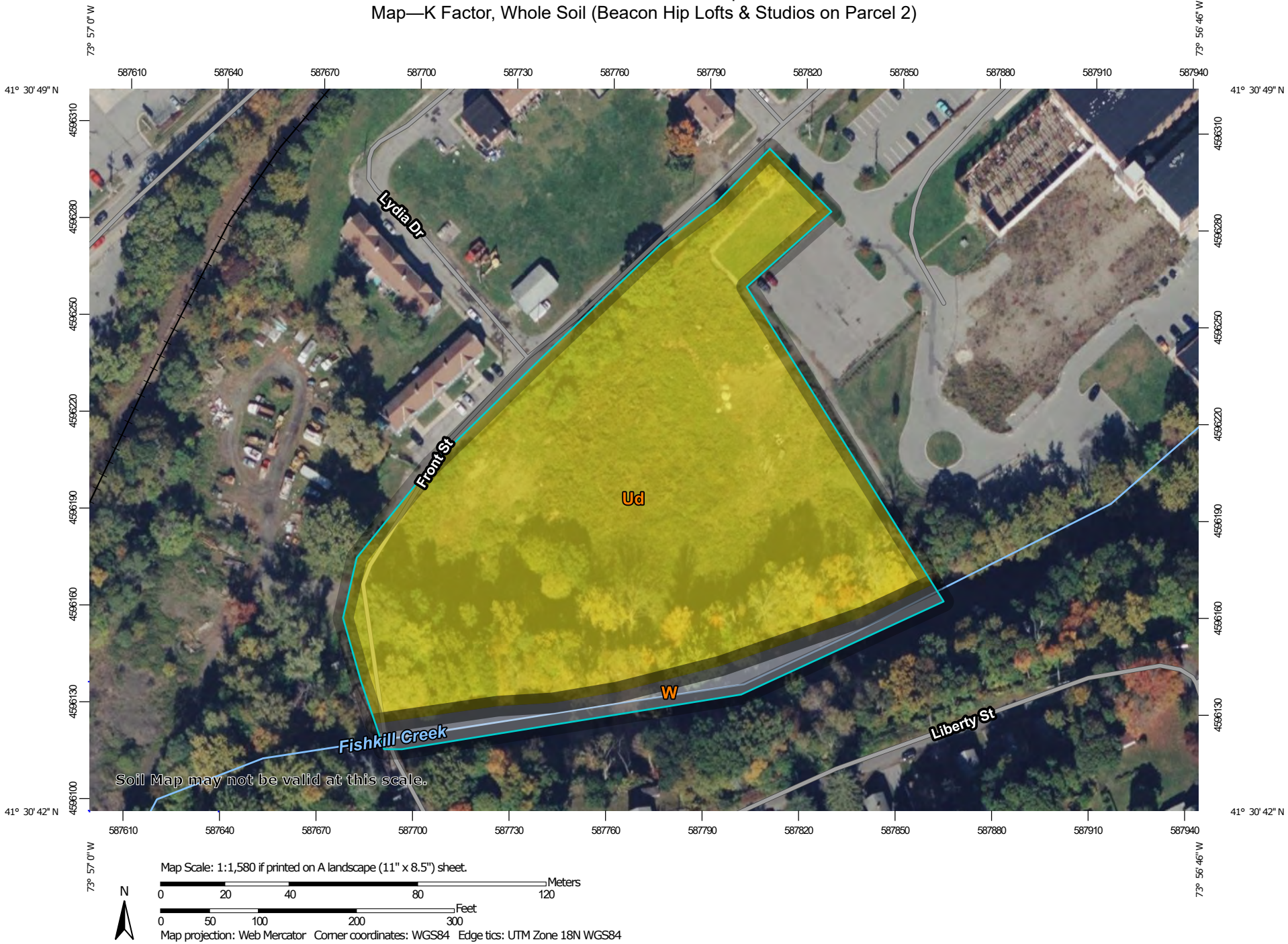
## K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Map—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)




Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

**Soil Rating Lines**

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

**Soil Rating Points**

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 19, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

### Table—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| Ud | Udorthents, smoothed | .17 | 4.2 | 92.3% |
| W | Water | | 0.4 | 7.7% |
| **Totals for Area of Interest** | | | **4.6** | **100.0%** |

### Rating Options—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

*Layer Options (Horizon Aggregation Method):* Surface Layer (Not applicable)

# Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## Hydrologic Soil Group (Beacon Hip Lofts & Studios on Parcel 2)

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained

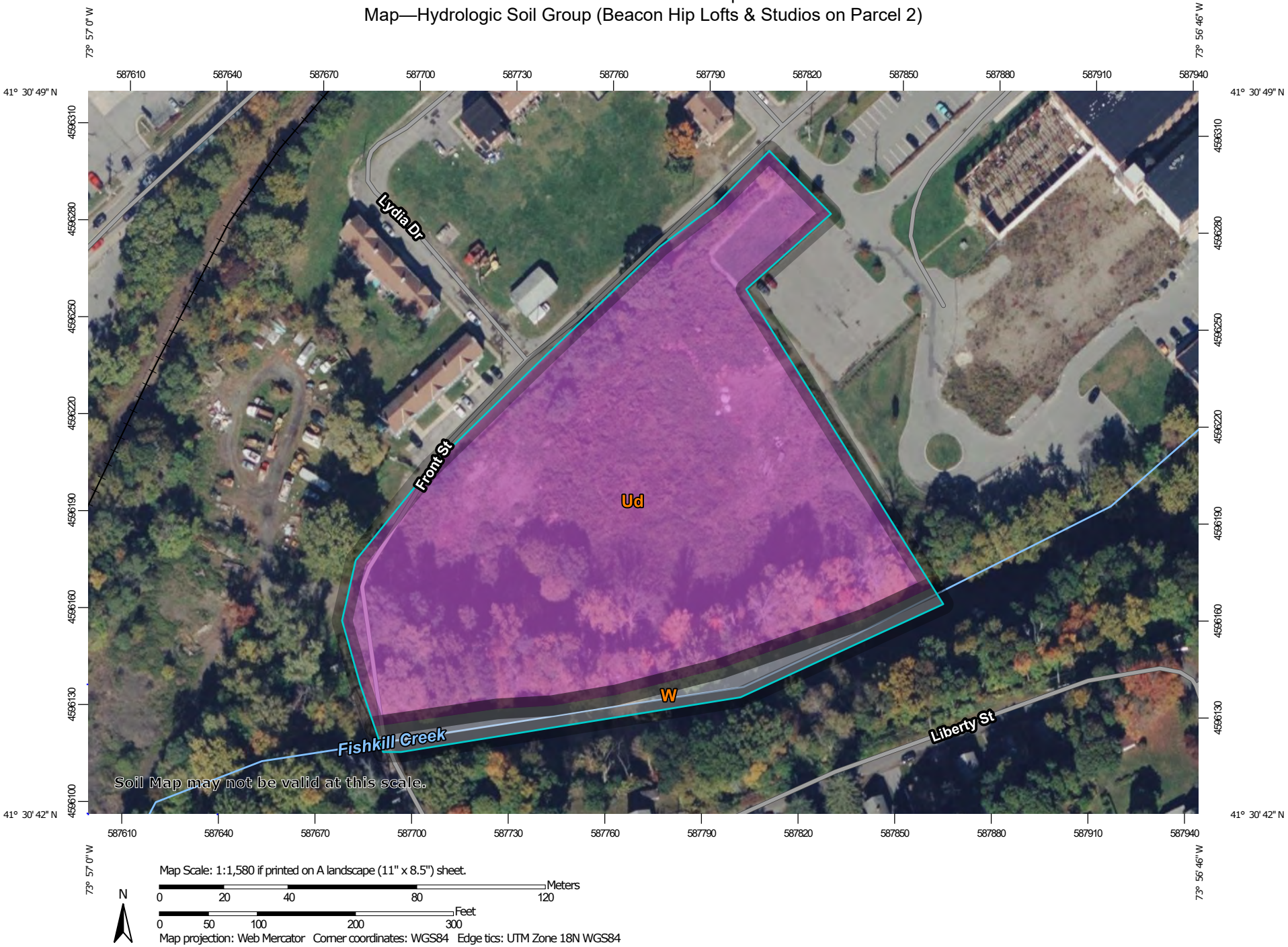
soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Map—Hydrologic Soil Group (Beacon Hip Lofts & Studios on Parcel 2)




Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Soil Rating Lines**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Soil Rating Points**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 19, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Table—Hydrologic Soil Group (Beacon Hip Lofts & Studios on Parcel 2)

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| Ud | Udorthents, smoothed | A | 4.2 | 92.3% |
| W | Water | | 0.4 | 7.7% |
| **Totals for Area of Interest** | | | **4.6** | **100.0%** |

## Rating Options—Hydrologic Soil Group (Beacon Hip Lofts & Studios on Parcel 2)

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

# References

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# APPENDIX C

# RAINFALL DATA, NYSDEC ERM, FLOOD MAP, WETLAND MAP, AND SHPO INFORMATION

# Extreme Precipitation Tables

## Northeast Regional Climate Center

***Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.***

| | |
|---|---|
| **Smoothing** | Yes |
| **State** | New York |
| **Location** | |
| **Longitude** | 73.948 degrees West |
| **Latitude** | 41.513 degrees North |
| **Elevation** | 0 feet |
| **Date/Time** | Tue, 18 Oct 2022 14:26:50 -0400 |

## Extreme Precipitation Estimates

| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.33 | 0.50 | 0.62 | 0.82 | 1.02 | 1.26 | **1yr** | 0.88 | 1.19 | 1.45 | 1.77 | 2.15 | 2.61 | 2.96 | **1yr** | 2.31 | 2.85 | 3.29 | 3.96 | 4.59 | **1yr** |
| **2yr** | 0.39 | 0.59 | 0.74 | 0.98 | 1.23 | 1.53 | **2yr** | 1.06 | 1.43 | 1.75 | 2.14 | 2.61 | 3.16 | 3.57 | **2yr** | 2.80 | 3.43 | 3.93 | 4.64 | 5.29 | **2yr** |
| **5yr** | 0.46 | 0.71 | 0.89 | 1.19 | 1.52 | 1.91 | **5yr** | 1.31 | 1.76 | 2.20 | 2.70 | 3.28 | 3.96 | 4.52 | **5yr** | 3.51 | 4.35 | 5.00 | 5.79 | 6.54 | **5yr** |
| **10yr** | 0.51 | 0.80 | 1.02 | 1.38 | 1.79 | 2.27 | **10yr** | 1.55 | 2.07 | 2.62 | 3.21 | 3.90 | 4.70 | 5.41 | **10yr** | 4.16 | 5.20 | 6.00 | 6.84 | 7.68 | **10yr** |
| **25yr** | 0.60 | 0.95 | 1.21 | 1.67 | 2.23 | 2.85 | **25yr** | 1.92 | 2.55 | 3.30 | 4.06 | 4.92 | 5.89 | 6.86 | **25yr** | 5.22 | 6.59 | 7.65 | 8.53 | 9.51 | **25yr** |
| **50yr** | 0.68 | 1.09 | 1.39 | 1.95 | 2.63 | 3.39 | **50yr** | 2.27 | 3.00 | 3.93 | 4.84 | 5.85 | 7.00 | 8.21 | **50yr** | 6.19 | 7.89 | 9.19 | 10.09 | 11.19 | **50yr** |
| **100yr** | 0.77 | 1.25 | 1.61 | 2.28 | 3.11 | 4.03 | **100yr** | 2.68 | 3.52 | 4.68 | 5.77 | 6.97 | 8.31 | 9.83 | **100yr** | 7.36 | 9.45 | 11.05 | 11.94 | 13.17 | **100yr** |
| **200yr** | 0.88 | 1.43 | 1.86 | 2.66 | 3.68 | 4.80 | **200yr** | 3.17 | 4.14 | 5.59 | 6.88 | 8.31 | 9.88 | 11.78 | **200yr** | 8.74 | 11.33 | 13.29 | 14.14 | 15.51 | **200yr** |
| **500yr** | 1.06 | 1.74 | 2.26 | 3.29 | 4.61 | 6.04 | **500yr** | 3.98 | 5.14 | 7.05 | 8.69 | 10.48 | 12.43 | 14.98 | **500yr** | 11.00 | 14.40 | 16.98 | 17.68 | 19.26 | **500yr** |

## Lower Confidence Limits

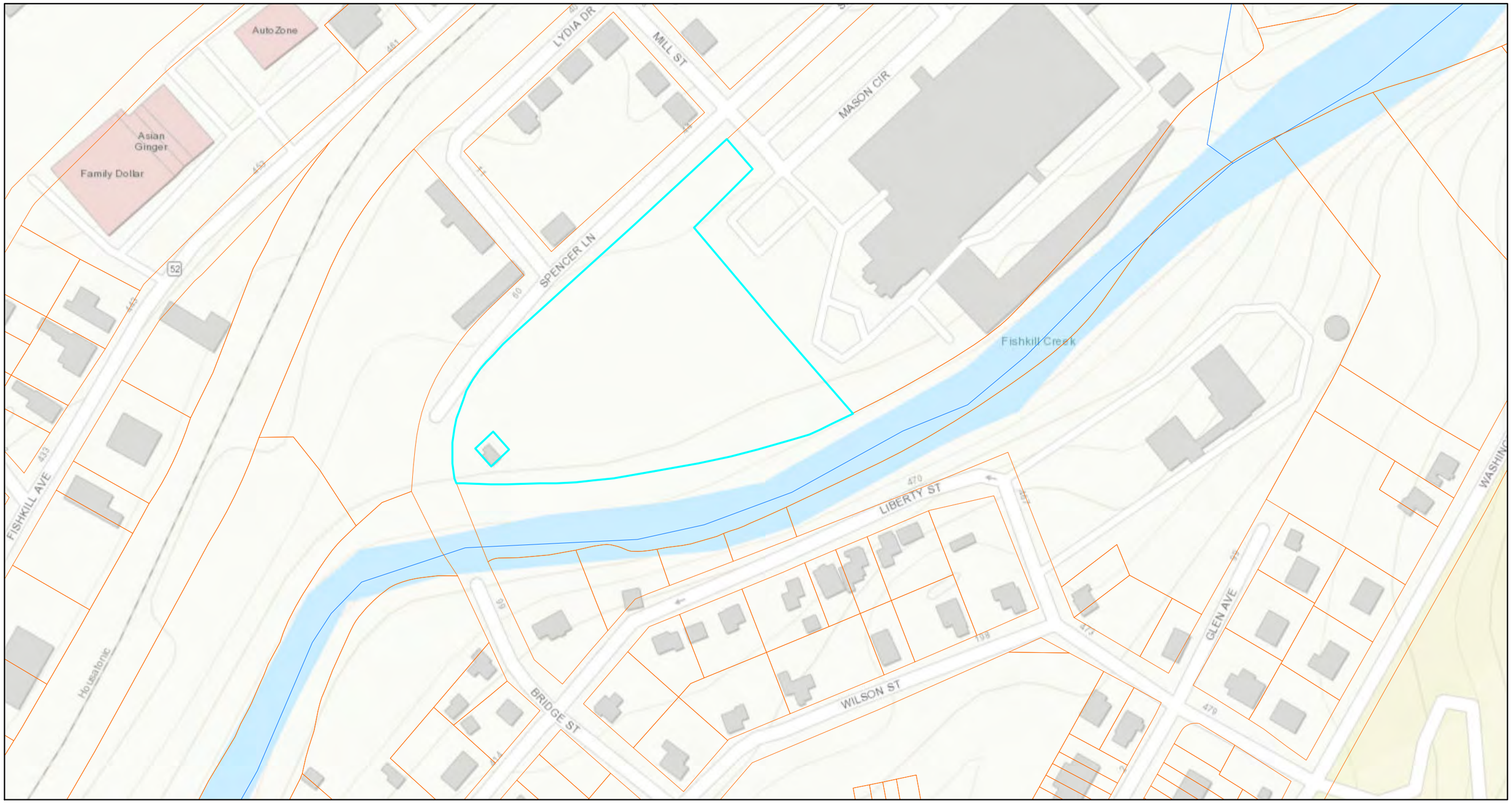
| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.28 | 0.43 | 0.53 | 0.71 | 0.88 | 1.09 | **1yr** | 0.76 | 1.06 | 1.25 | 1.60 | 2.01 | 2.07 | 2.35 | **1yr** | 1.83 | 2.26 | 2.48 | 3.19 | 4.17 | **1yr** |
| **2yr** | 0.37 | 0.58 | 0.71 | 0.96 | 1.19 | 1.41 | **2yr** | 1.02 | 1.38 | 1.61 | 2.05 | 2.58 | 3.07 | 3.45 | **2yr** | 2.72 | 3.32 | 3.78 | 4.48 | 5.14 | **2yr** |
| **5yr** | 0.42 | 0.65 | 0.81 | 1.11 | 1.41 | 1.65 | **5yr** | 1.22 | 1.62 | 1.88 | 2.41 | 3.00 | 3.65 | 4.17 | **5yr** | 3.23 | 4.01 | 4.56 | 5.28 | 6.07 | **5yr** |
| **10yr** | 0.47 | 0.72 | 0.90 | 1.25 | 1.62 | 1.85 | **10yr** | 1.40 | 1.81 | 2.11 | 2.71 | 3.37 | 4.13 | 4.82 | **10yr** | 3.65 | 4.64 | 5.25 | 5.97 | 6.88 | **10yr** |
| **25yr** | 0.54 | 0.83 | 1.03 | 1.47 | 1.93 | 2.13 | **25yr** | 1.67 | 2.09 | 2.45 | 3.04 | 3.93 | 4.83 | 5.84 | **25yr** | 4.27 | 5.62 | 6.30 | 7.00 | 8.13 | **25yr** |
| **50yr** | 0.61 | 0.92 | 1.15 | 1.65 | 2.23 | 2.38 | **50yr** | 1.92 | 2.33 | 2.77 | 3.40 | 4.42 | 5.46 | 6.78 | **50yr** | 4.83 | 6.52 | 7.23 | 7.88 | 9.24 | **50yr** |
| **100yr** | 0.69 | 1.04 | 1.30 | 1.88 | 2.57 | 2.67 | **100yr** | 2.22 | 2.61 | 3.13 | 3.79 | 4.99 | 6.13 | 7.87 | **100yr** | 5.42 | 7.57 | 8.31 | 8.86 | 10.49 | **100yr** |
| **200yr** | 0.78 | 1.17 | 1.48 | 2.15 | 3.00 | 2.99 | **200yr** | 2.59 | 2.92 | 3.54 | 4.25 | 5.64 | 6.82 | 9.16 | **200yr** | 6.03 | 8.81 | 9.54 | 9.94 | 11.93 | **200yr** |
| **500yr** | 0.93 | 1.38 | 1.78 | 2.59 | 3.68 | 3.48 | **500yr** | 3.17 | 3.41 | 4.18 | 4.94 | 6.65 | 7.86 | 11.22 | **500yr** | 6.96 | 10.79 | 11.47 | 11.54 | 14.15 | **500yr** |

## Upper Confidence Limits

| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.36 | 0.56 | 0.68 | 0.91 | 1.12 | 1.36 | **1yr** | 0.97 | 1.33 | 1.53 | 1.96 | 2.42 | 2.82 | 3.19 | **1yr** | 2.50 | 3.06 | 3.54 | 4.23 | 4.91 | **1yr** |
| **2yr** | 0.40 | 0.62 | 0.76 | 1.04 | 1.28 | 1.54 | **2yr** | 1.10 | 1.50 | 1.74 | 2.25 | 2.80 | 3.33 | 3.70 | **2yr** | 2.95 | 3.56 | 4.09 | 4.83 | 5.48 | **2yr** |
| **5yr** | 0.49 | 0.76 | 0.94 | 1.29 | 1.64 | 1.95 | **5yr** | 1.42 | 1.91 | 2.25 | 2.89 | 3.66 | 4.26 | 4.89 | **5yr** | 3.77 | 4.70 | 5.42 | 6.30 | 7.02 | **5yr** |
| **10yr** | 0.58 | 0.89 | 1.10 | 1.54 | 1.99 | 2.36 | **10yr** | 1.72 | 2.31 | 2.74 | 3.53 | 4.49 | 5.19 | 6.03 | **10yr** | 4.59 | 5.79 | 6.73 | 7.71 | 8.49 | **10yr** |
| **25yr** | 0.72 | 1.10 | 1.37 | 1.95 | 2.56 | 3.04 | **25yr** | 2.21 | 2.97 | 3.56 | 4.74 | 5.89 | 6.76 | 7.95 | **25yr** | 5.99 | 7.64 | 8.98 | 10.10 | 10.96 | **25yr** |
| **50yr** | 0.85 | 1.29 | 1.61 | 2.31 | 3.12 | 3.69 | **50yr** | 2.69 | 3.61 | 4.35 | 5.84 | 7.21 | 8.27 | 9.80 | **50yr** | 7.32 | 9.42 | 11.18 | 12.39 | 13.28 | **50yr** |
| **100yr** | 1.01 | 1.52 | 1.91 | 2.75 | 3.77 | 4.48 | **100yr** | 3.26 | 4.38 | 5.30 | 7.21 | 8.85 | 10.12 | 12.06 | **100yr** | 8.95 | 11.60 | 13.93 | 15.23 | 16.12 | **100yr** |
| **200yr** | 1.19 | 1.79 | 2.26 | 3.28 | 4.57 | 5.44 | **200yr** | 3.94 | 5.32 | 6.48 | 8.89 | 10.85 | 12.40 | 14.88 | **200yr** | 10.97 | 14.30 | 17.37 | 18.74 | 19.58 | **200yr** |
| **500yr** | 1.49 | 2.22 | 2.85 | 4.14 | 5.89 | 7.03 | **500yr** | 5.08 | 6.87 | 8.42 | 11.75 | 14.21 | 16.26 | 19.59 | **500yr** | 14.39 | 18.84 | 23.29 | 24.69 | 25.28 | **500yr** |

Powered by ACIS
Northeast Regional Climate Center

# NYSDEC Resource Mapper-NYSDEC Registered Wetlands & Waterbodies




October 18, 2022

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

NYS Department of Environmental Conservati
Not a legal docume

# Environmental Resource Mapper




**The coordinates of the point you clicked on are:**

| | | | | |
|---|---|---|---|---|
| **UTM 18** | **Easting:** | 587824.0221300732 | **Northing:** | 4596133.724840477 |
| **Longitude/Latitude** | **Longitude:** | -73.94756024039452 | **Latitude:** | 41.51203221768506 |

**The approximate address of the point you clicked on is:**
448 Liberty St, Beacon, New York, 12508

**County:** Dutchess
**City:** Beacon
**USGS Quad:** WAPPINGERS FALLS

Waterbody Classifications for Rivers/Streams

**Regulation:** 862-237
**Standard:** C
**Classification:** C

Rare Plants and Rare Animals

**This location is in the vicinity of** Bats Listed as Endangered or Threatened -- Contact NYSDEC Regional Office

**National Wetands Inventory**

**Attribute:** R2UBH
**Type:** Riverine
**Acres:** 7.59381294

**Attribute:** R5UBH
**Type:** Riverine
**Acres:** 0.030352469

For more information about the National Wetands Inventory wetlands visit **http://www.fws.gov/wetlands/**

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

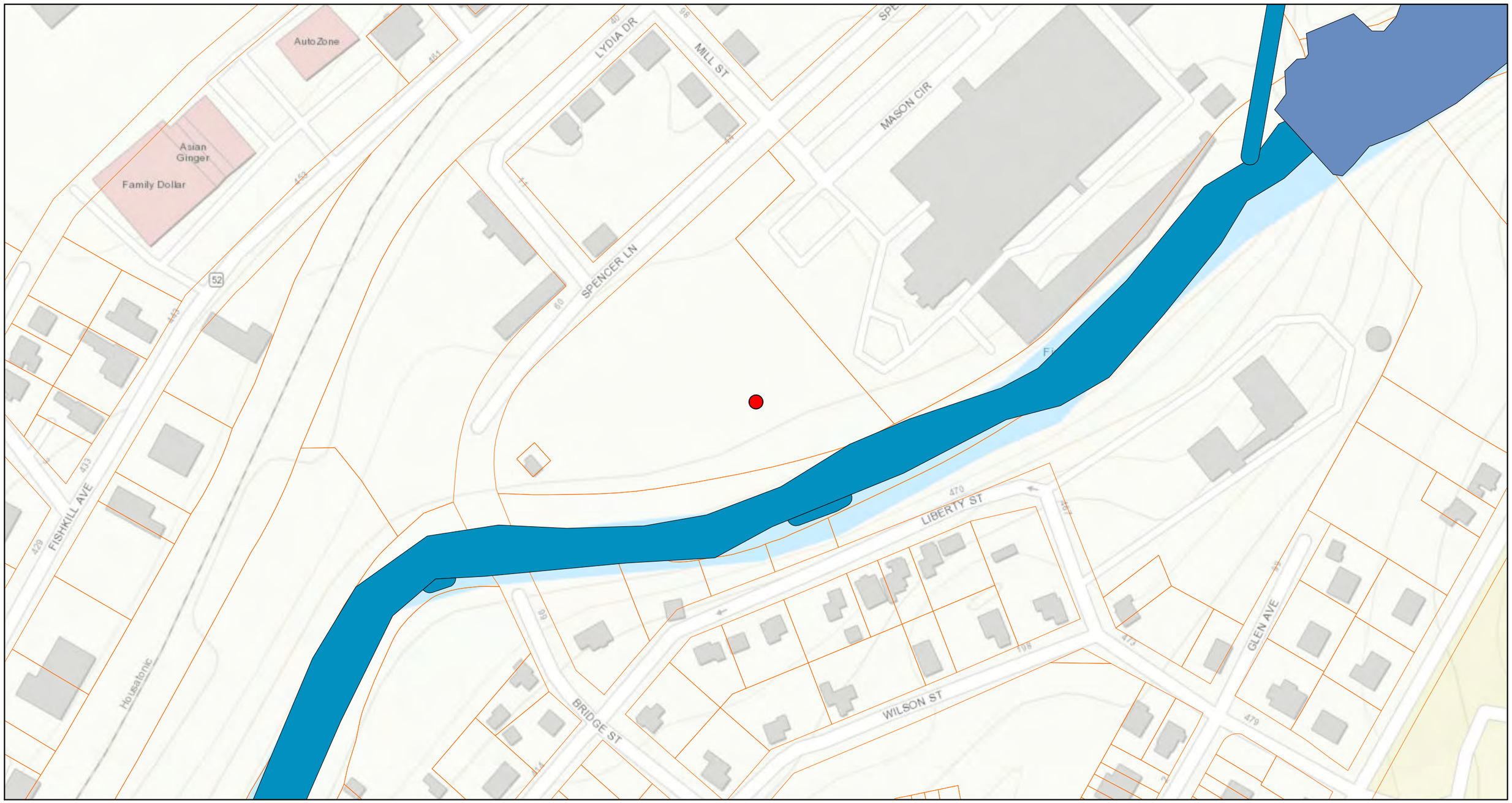
If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

**Disclaimer:** If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

# NYSDEC Resource Mapper-NWI Wetlands & Waterbodies




October 18, 2022

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

# Environmental Resource Mapper




**The coordinates of the point you clicked on are:**

| | | | | |
|---|---|---|---|---|
| **UTM 18** | **Easting:** | 587820.8125245966 | **Northing:** | 4596139.930268235 |
| **Longitude/Latitude** | **Longitude:** | -73.94759779132075 | **Latitude:** | 41.512088455170876 |

**The approximate address of the point you clicked on is:**
448 Liberty St, Beacon, New York, 12508

**County:** Dutchess
**City:** Beacon
**USGS Quad:** WAPPINGERS FALLS

Rare Plants and Rare Animals

**This location is in the vicinity of** Bats Listed as Endangered or Threatened -- Contact NYSDEC Regional Office

**National Wetands Inventory**

**Attribute:** R2UBH
**Type:** Riverine
**Acres:** 7.59381294

For more information about the National Wetands Inventory wetlands visit http://www.fws.gov/wetlands/

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

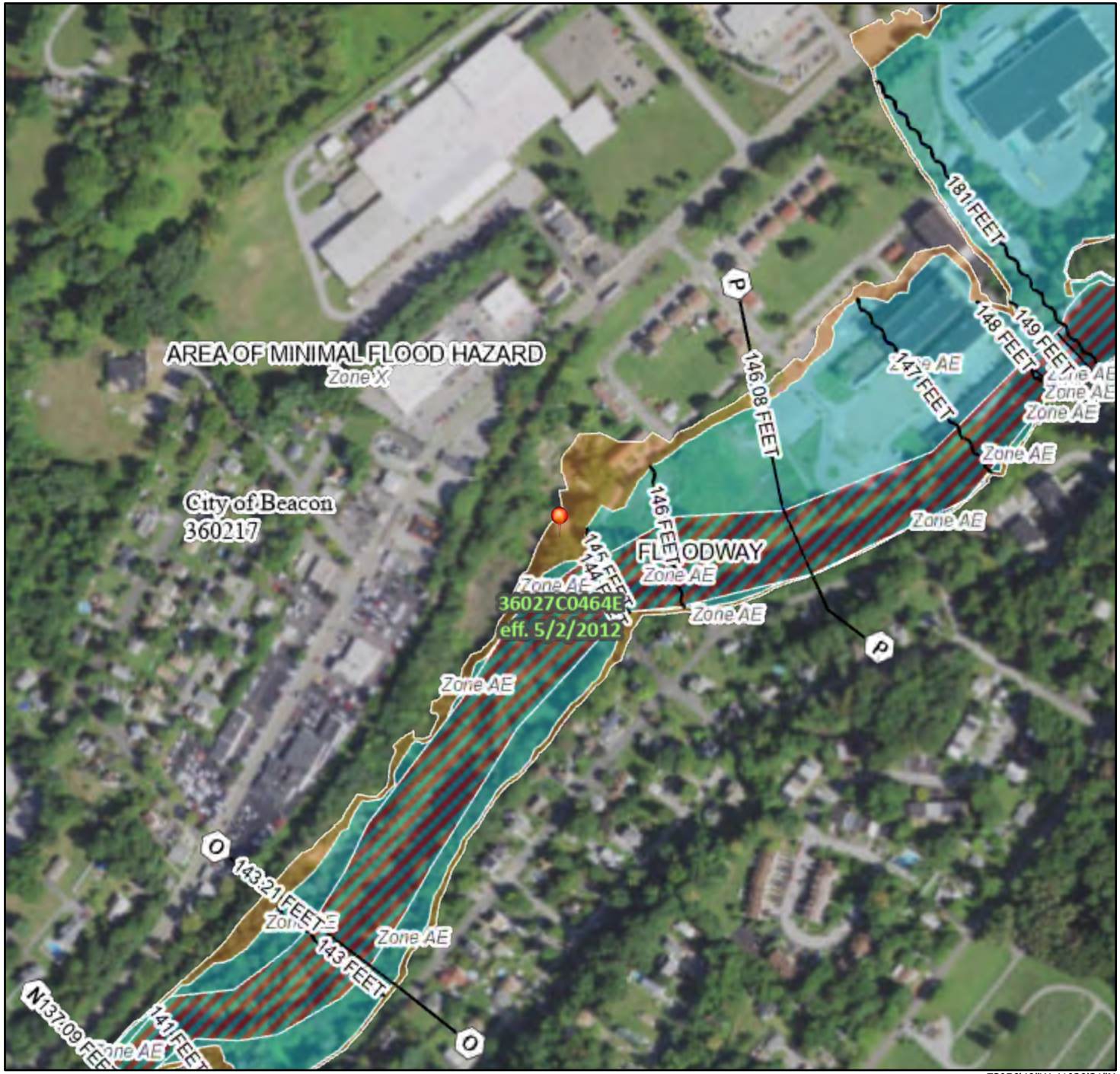
Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

**Disclaimer:** If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

# National Flood Hazard Layer FIRMette

FEMA

73°57'17"W 41°30'58"N




73°56'40"W 41°30'31"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

*Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

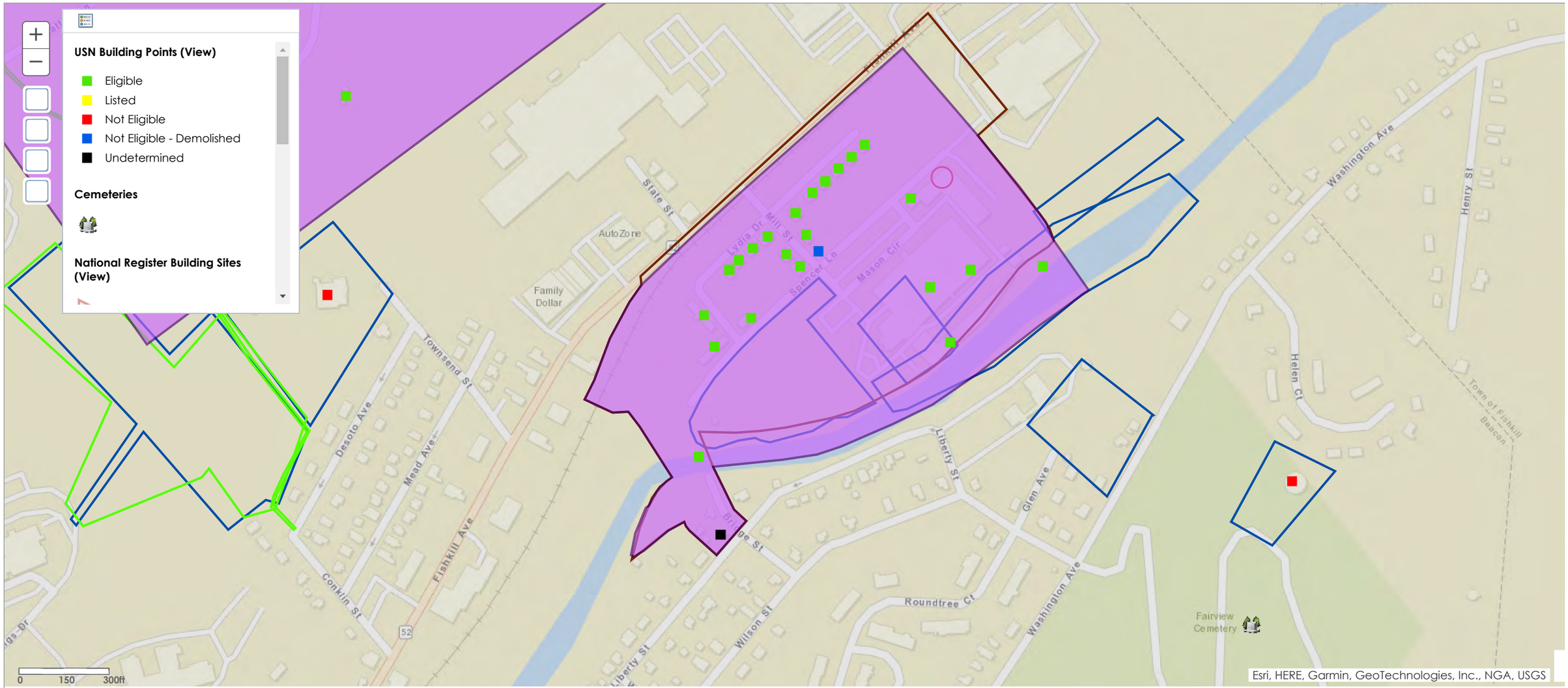
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

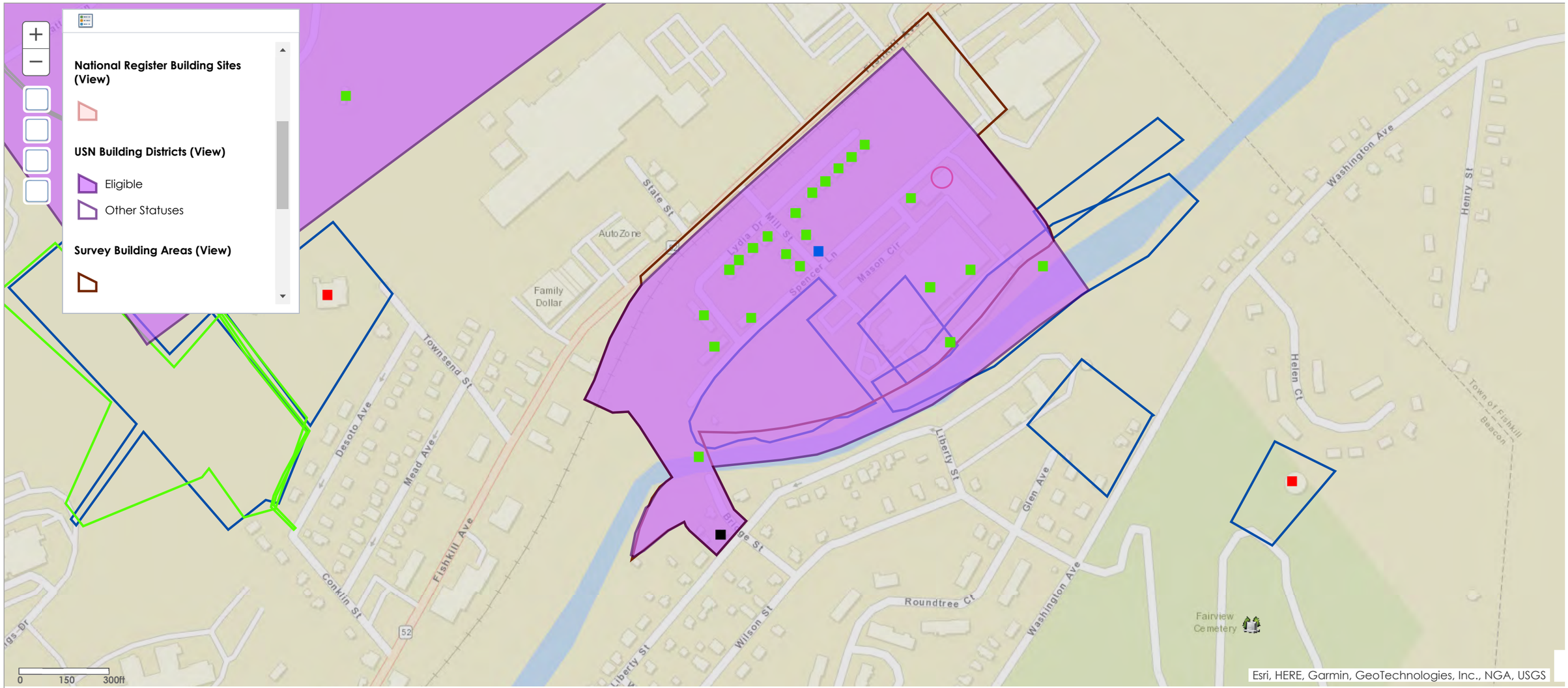
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/18/2022 at 2:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

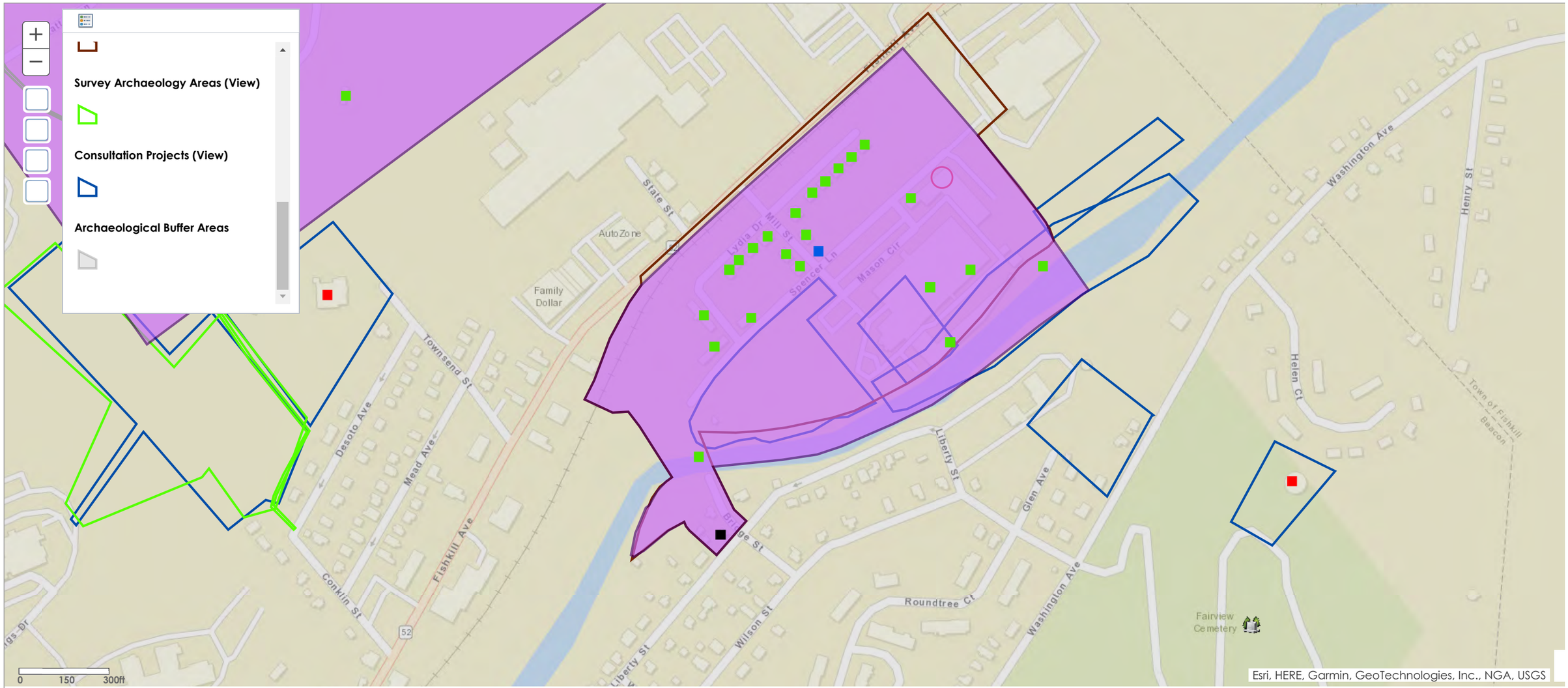
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.




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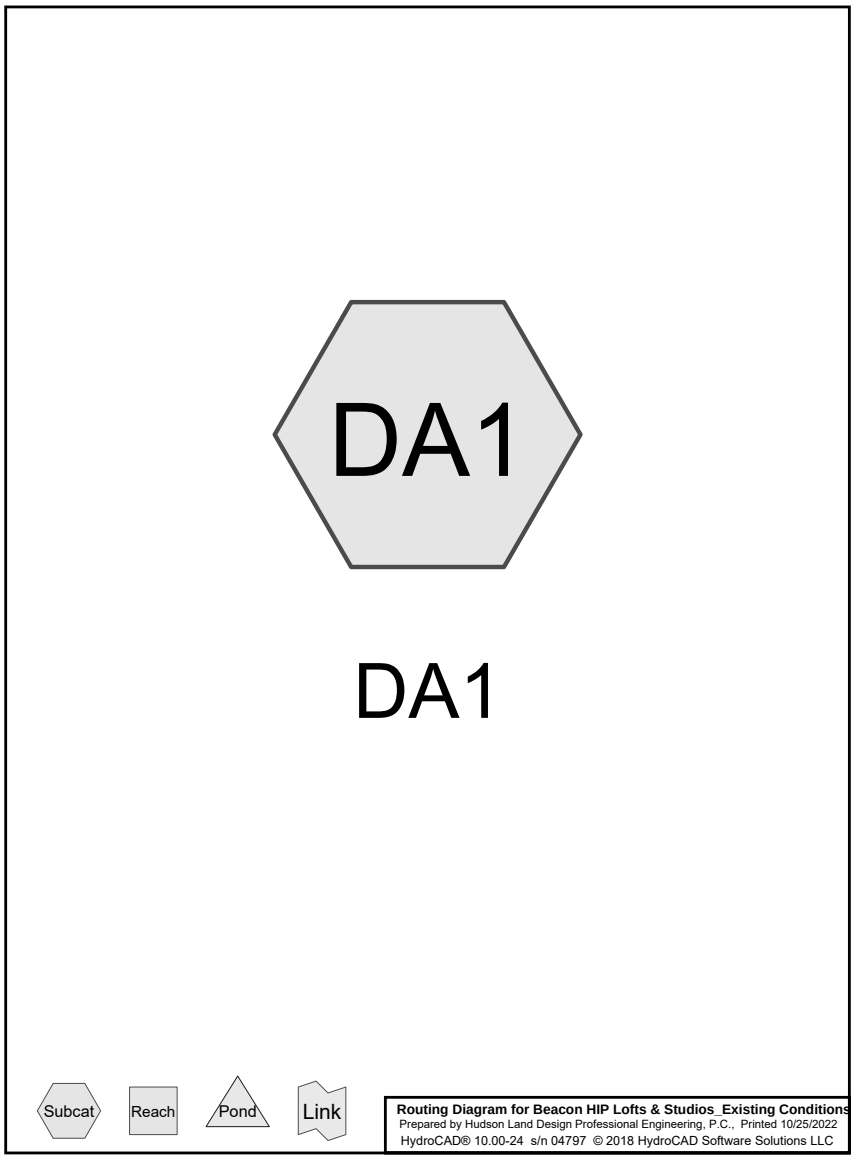

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# APPENDIX D

# PRE-DEVELOPMENT HYDROCAD MODEL






## Summary for Subcatchment DA1: DA1

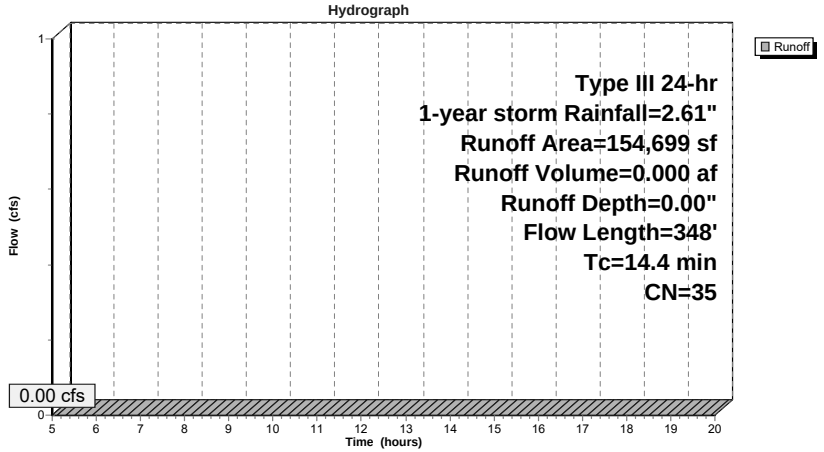
Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-year storm Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 143,317 | 30 | Meadow, non-grazed, HSG A |
| 10,700 | 96 | Gravel surface, HSG A |
| 682 | 98 | Unconnected roofs, HSG A |
| 154,699 | 35 | Weighted Average |
| 154,017 | | 99.56% Pervious Area |
| 682 | | 0.44% Impervious Area |
| 682 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.2 | 100 | 0.0110 | 0.15 | | **Sheet Flow, Segment 1** Range n= 0.130 P2= 3.16" |
| 3.2 | 248 | 0.0350 | 1.31 | | **Shallow Concentrated Flow, Segment 2** Short Grass Pasture Kv= 7.0 fps |
| 14.4 | 348 | Total | | | |

## Subcatchment DA1: DA1



## Summary for Subcatchment DA1: DA1

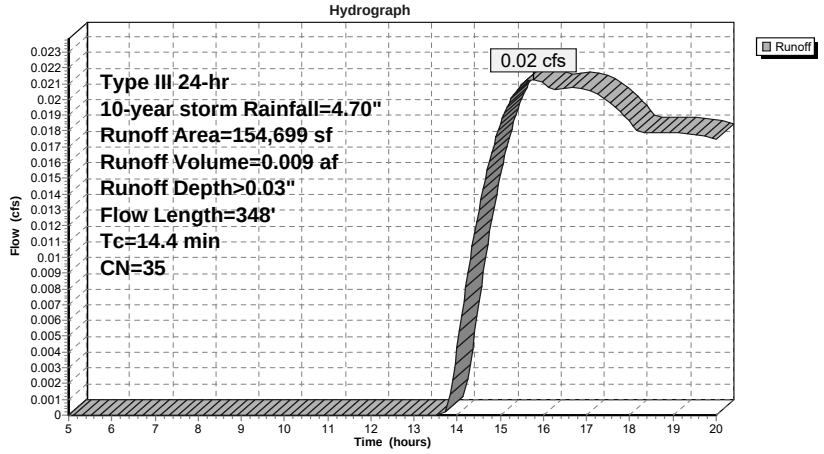
Runoff = 0.02 cfs @ 15.76 hrs, Volume= 0.009 af, Depth> 0.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year storm Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 143,317 | 30 | Meadow, non-grazed, HSG A |
| 10,700 | 96 | Gravel surface, HSG A |
| 682 | 98 | Unconnected roofs, HSG A |
| 154,699 | 35 | Weighted Average |
| 154,017 | | 99.56% Pervious Area |
| 682 | | 0.44% Impervious Area |
| 682 | | 100.00% Unconnected |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.2 | 100 | 0.0110 | 0.15 | | **Sheet Flow, Segment 1** Range n= 0.130 P2= 3.16" |
| 3.2 | 248 | 0.0350 | 1.31 | | **Shallow Concentrated Flow, Segment 2** Short Grass Pasture Kv= 7.0 fps |
| 14.4 | 348 | Total | | | |

### Subcatchment DA1: DA1






## Summary for Subcatchment DA1: DA1

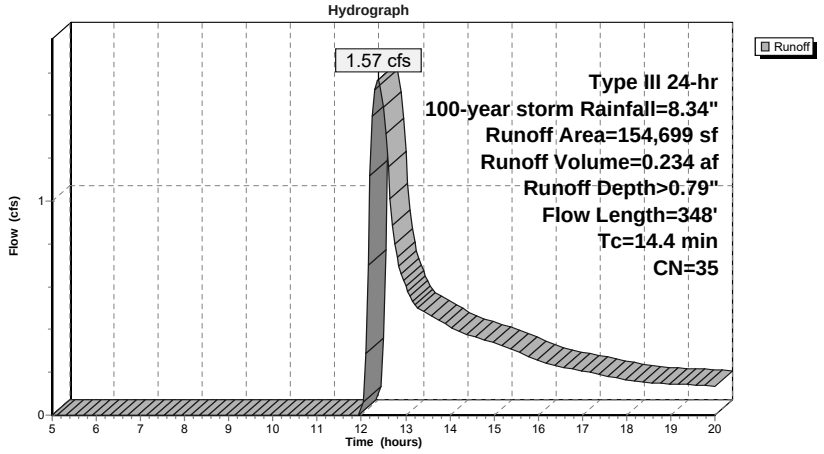
Runoff = 1.57 cfs @ 12.38 hrs, Volume= 0.234 af, Depth> 0.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-year storm Rainfall=8.34"

| Area (sf) | CN | Description |
|---|---|---|
| 143,317 | 30 | Meadow, non-grazed, HSG A |
| 10,700 | 96 | Gravel surface, HSG A |
| 682 | 98 | Unconnected roofs, HSG A |
| 154,699 | 35 | Weighted Average |
| 154,017 | | 99.56% Pervious Area |
| 682 | | 0.44% Impervious Area |
| 682 | | 100.00% Unconnected |

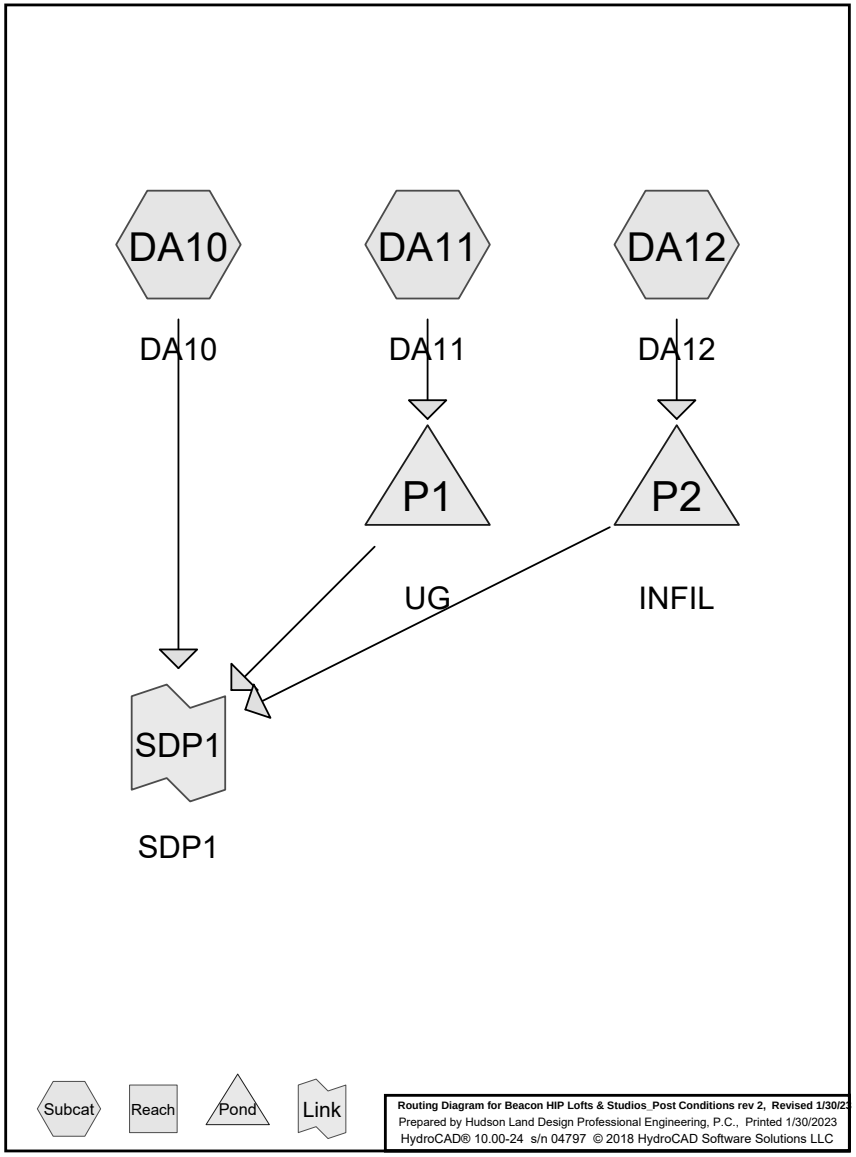
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.2 | 100 | 0.0110 | 0.15 | | **Sheet Flow, Segment 1** Range n= 0.130 P2= 3.16" |
| 3.2 | 248 | 0.0350 | 1.31 | | **Shallow Concentrated Flow, Segment 2** Short Grass Pasture Kv= 7.0 fps |
| 14.4 | 348 | Total | | | |

### Subcatchment DA1: DA1



# APPENDIX E

# POST-DEVELOPMENT HYDROCAD MODEL






## Summary for Subcatchment DA10: DA10

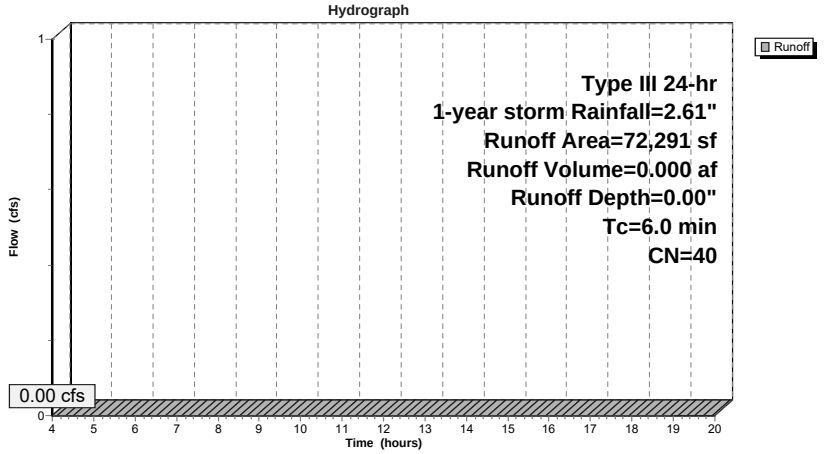
Runoff = 0.00 cfs @ 4.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-year storm Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 2,487 | 98 | Paved parking, HSG A |
| 8,115 | 96 | Gravel surface, HSG A |
| 61,689 | 30 | Meadow, non-grazed, HSG A |
| 72,291 | 40 | Weighted Average |
| 69,804 | | 96.56% Pervious Area |
| 2,487 | | 3.44% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

### Subcatchment DA10: DA10



## Summary for Subcatchment DA11: DA11

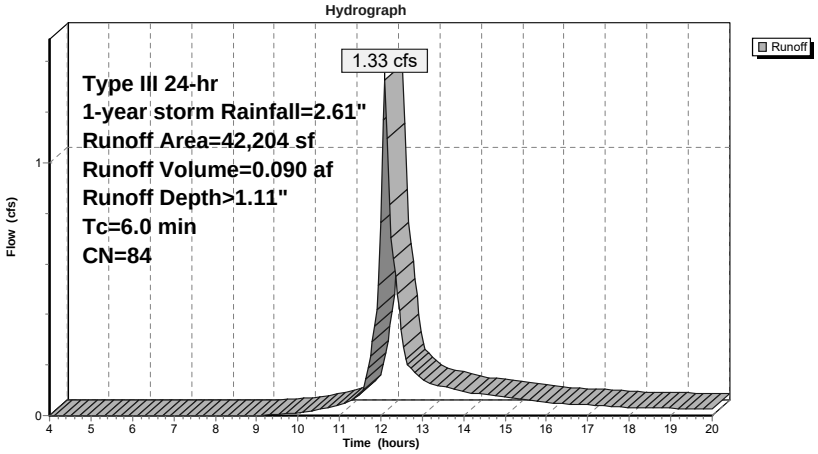
Runoff = 1.33 cfs @ 12.10 hrs, Volume= 0.090 af, Depth> 1.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-year storm Rainfall=2.61"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 817 | 96 | Gravel surface, HSG A |
| | 8,769 | 30 | Meadow, non-grazed, HSG A |
| * | 32,618 | 98 | Paved parking/roofs, HSG A |
| | 42,204 | 84 | Weighted Average |
| | 9,586 | | 22.71% Pervious Area |
| | 32,618 | | 77.29% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

### Subcatchment DA11: DA11






## Summary for Subcatchment DA12: DA12

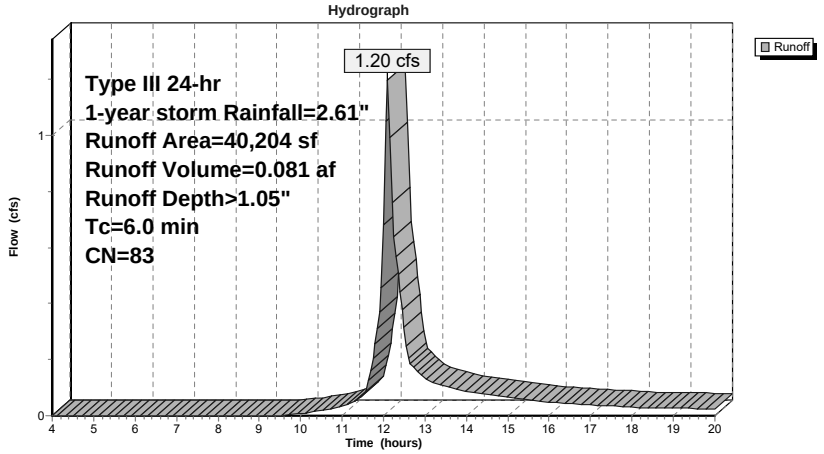
Runoff = 1.20 cfs @ 12.10 hrs, Volume= 0.081 af, Depth> 1.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-year storm Rainfall=2.61"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 8,676 | 30 | Meadow, non-grazed, HSG A |
| * | 31,528 | 98 | Paved parking/roofs, HSG A |
| | 40,204 | 83 | Weighted Average |
| | 8,676 | | 21.58% Pervious Area |
| | 31,528 | | 78.42% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

### Subcatchment DA12: DA12



## Summary for Pond P1: UG

Inflow Area = 0.969 ac, 77.29% Impervious, Inflow Depth > 1.11" for 1-year storm event
Inflow = 1.33 cfs @ 12.10 hrs, Volume= 0.090 af
Outflow = 0.11 cfs @ 11.80 hrs, Volume= 0.085 af, Atten= 91%, Lag= 0.0 min
Discarded = 0.11 cfs @ 11.80 hrs, Volume= 0.085 af
Primary = 0.00 cfs @ 4.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 141.09' @ 13.53 hrs Surf.Area= 2,458 sf Storage= 1,668 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 128.5 min ( 929.5 - 801.0 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 140.00' | 2,229 cf | **30.00'W x 81.94'L x 3.50'H Field A**<br>8,603 cf Overall - 3,032 cf Embedded = 5,571 cf x 40.0% Voids |
| #2A | 140.50' | 3,032 cf | **ADS_StormTech SC-740 +Cap** x 66 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap<br>66 Chambers in 6 Rows |
| | | 5,261 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

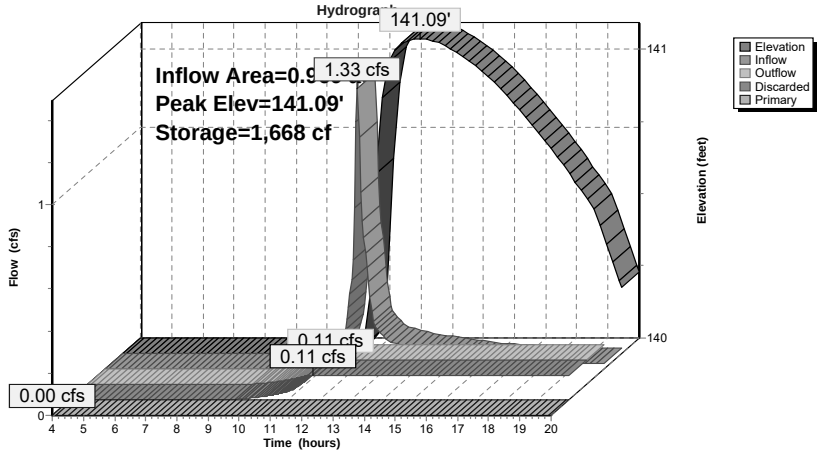
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 140.00' | **2.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 141.50' | **15.0" Round Culvert**<br>L= 38.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 141.50' / 141.00' S= 0.0132 '/' Cc= 0.900<br>n= 0.012, Flow Area= 1.23 sf |

**Discarded OutFlow** Max=0.11 cfs @ 11.80 hrs HW=140.06' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

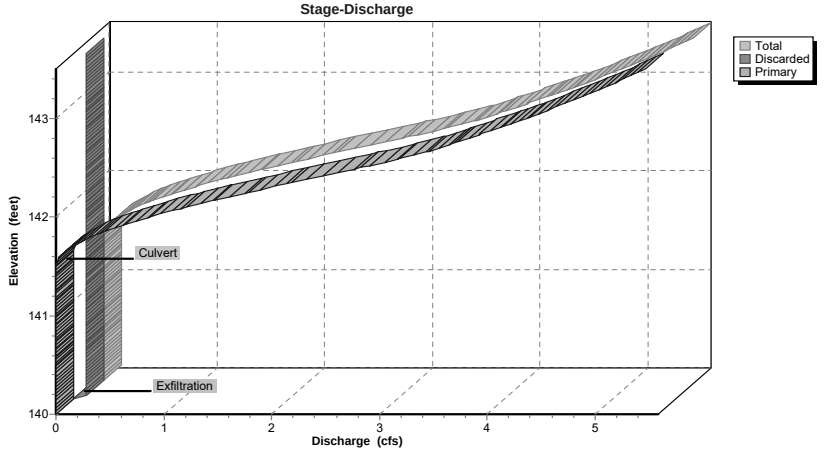
**Primary OutFlow** Max=0.00 cfs @ 4.00 hrs HW=140.00' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** ( Controls 0.00 cfs)



## Pond P1: UG




## Pond P1: UG



## Summary for Pond P2: INFIL

Inflow Area = 0.923 ac, 78.42% Impervious, Inflow Depth > 1.05" for 1-year storm event
Inflow = 1.20 cfs @ 12.10 hrs, Volume= 0.081 af
Outflow = 0.12 cfs @ 13.19 hrs, Volume= 0.081 af, Atten= 90%, Lag= 65.7 min
Discarded = 0.12 cfs @ 13.19 hrs, Volume= 0.081 af
Primary = 0.00 cfs @ 4.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 141.11' @ 13.19 hrs Surf.Area= 2,521 sf Storage= 1,445 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 123.9 min ( 927.7 - 803.9 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 140.50' | 13,064 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 140.50 | 2,191 | 0 | 0 |
| 144.50 | 4,341 | 13,064 | 13,064 |

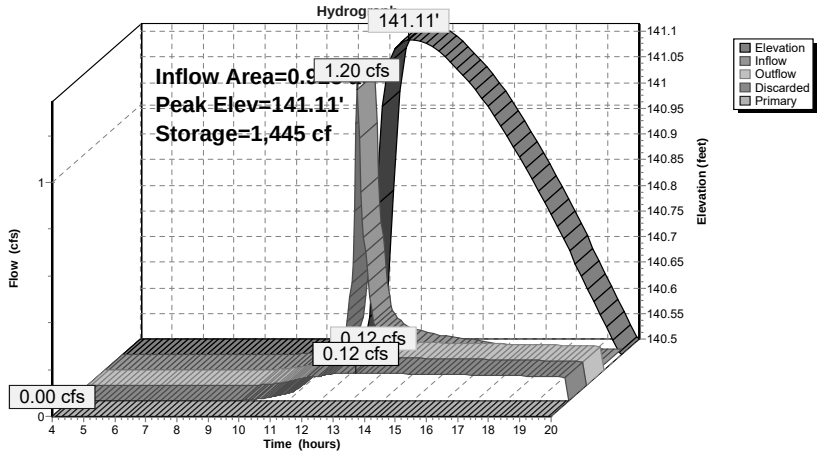
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 140.50' | **2.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 143.25' | **15.0' long x 10.0' breadth Broad-Crested Rectangular Weir** |
| | | | Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 |
| | | | Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64 |

**Discarded OutFlow** Max=0.12 cfs @ 13.19 hrs HW=141.11' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.12 cfs)

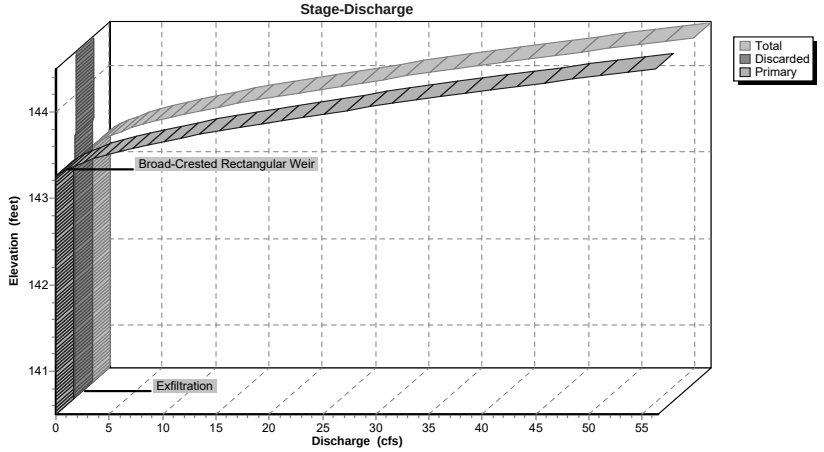
**Primary OutFlow** Max=0.00 cfs @ 4.00 hrs HW=140.50' TW=0.00' (Dynamic Tailwater)
↑**2=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)



## Pond P2: INFIL




## Pond P2: INFIL

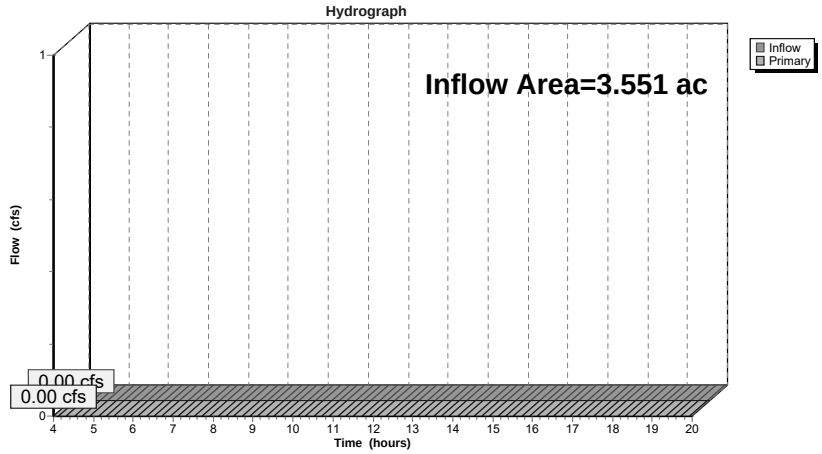


## Summary for Link SDP1: SDP1

Inflow Area = 3.551 ac, 43.07% Impervious, Inflow Depth = 0.00" for 1-year storm event
Inflow = 0.00 cfs @ 4.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 4.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs

### Link SDP1: SDP1






## Summary for Subcatchment DA10: DA10

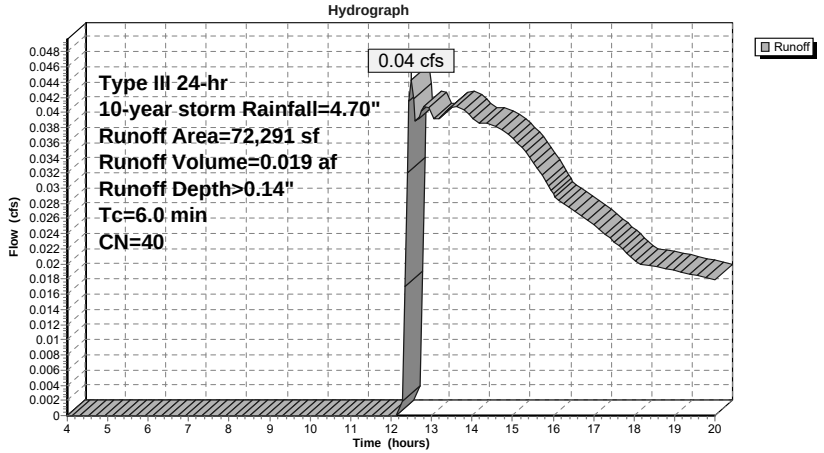
Runoff = 0.04 cfs @ 12.50 hrs, Volume= 0.019 af, Depth> 0.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year storm Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 2,487 | 98 | Paved parking, HSG A |
| 8,115 | 96 | Gravel surface, HSG A |
| 61,689 | 30 | Meadow, non-grazed, HSG A |
| 72,291 | 40 | Weighted Average |
| 69,804 | | 96.56% Pervious Area |
| 2,487 | | 3.44% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

### Subcatchment DA10: DA10



## Summary for Subcatchment DA11: DA11

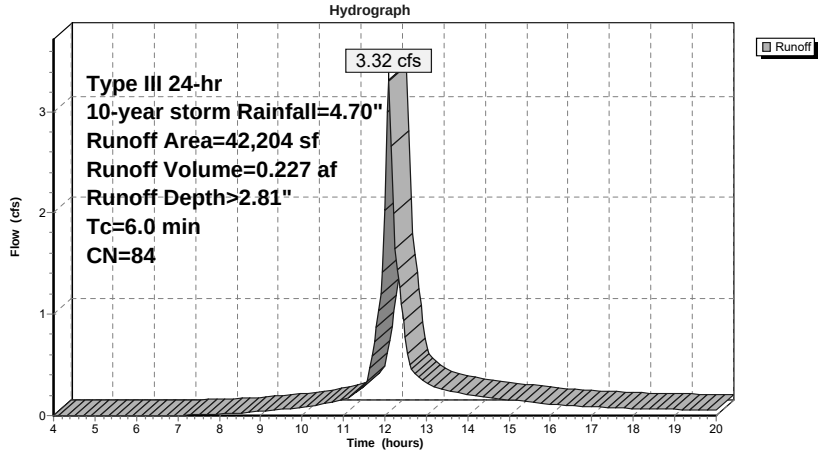
Runoff = 3.32 cfs @ 12.09 hrs, Volume= 0.227 af, Depth> 2.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year storm Rainfall=4.70"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 817 | 96 | Gravel surface, HSG A |
| | 8,769 | 30 | Meadow, non-grazed, HSG A |
| * | 32,618 | 98 | Paved parking/roofs, HSG A |
| | 42,204 | 84 | Weighted Average |
| | 9,586 | | 22.71% Pervious Area |
| | 32,618 | | 77.29% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

### Subcatchment DA11: DA11






## Summary for Subcatchment DA12: DA12

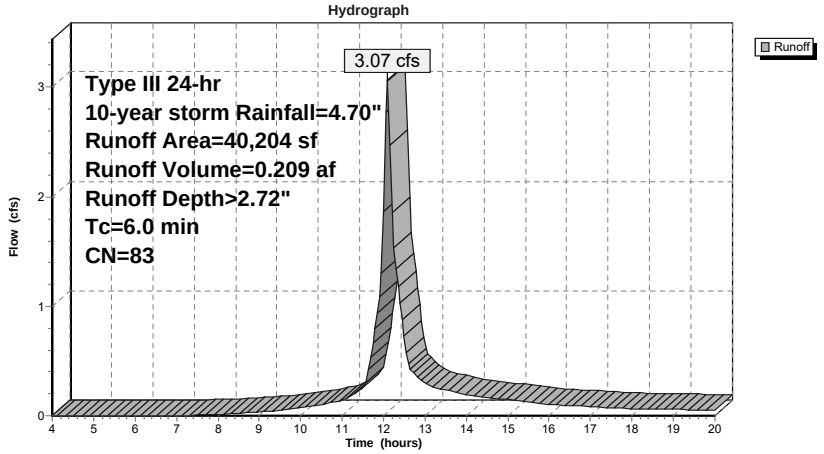
Runoff = 3.07 cfs @ 12.09 hrs, Volume= 0.209 af, Depth> 2.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year storm Rainfall=4.70"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 8,676 | 30 | Meadow, non-grazed, HSG A |
| * | 31,528 | 98 | Paved parking/roofs, HSG A |
| | 40,204 | 83 | Weighted Average |
| | 8,676 | | 21.58% Pervious Area |
| | 31,528 | | 78.42% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

### Subcatchment DA12: DA12



## Summary for Pond P1: UG

Inflow Area = 0.969 ac, 77.29% Impervious, Inflow Depth > 2.81" for 10-year storm event
Inflow = 3.32 cfs @ 12.09 hrs, Volume= 0.227 af
Outflow = 1.27 cfs @ 12.35 hrs, Volume= 0.181 af, Atten= 62%, Lag= 15.8 min
Discarded = 0.11 cfs @ 11.00 hrs, Volume= 0.102 af
Primary = 1.16 cfs @ 12.35 hrs, Volume= 0.080 af

Routing by Dyn-Stor-Ind method, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 142.08' @ 12.35 hrs Surf.Area= 2,458 sf Storage= 3,505 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 54.9 min ( 834.6 - 779.7 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 140.00' | 2,229 cf | **30.00'W x 81.94'L x 3.50'H Field A**<br>8,603 cf Overall - 3,032 cf Embedded = 5,571 cf x 40.0% Voids |
| #2A | 140.50' | 3,032 cf | **ADS_StormTech SC-740 +Cap** x 66 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap<br>66 Chambers in 6 Rows |
| | | 5,261 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

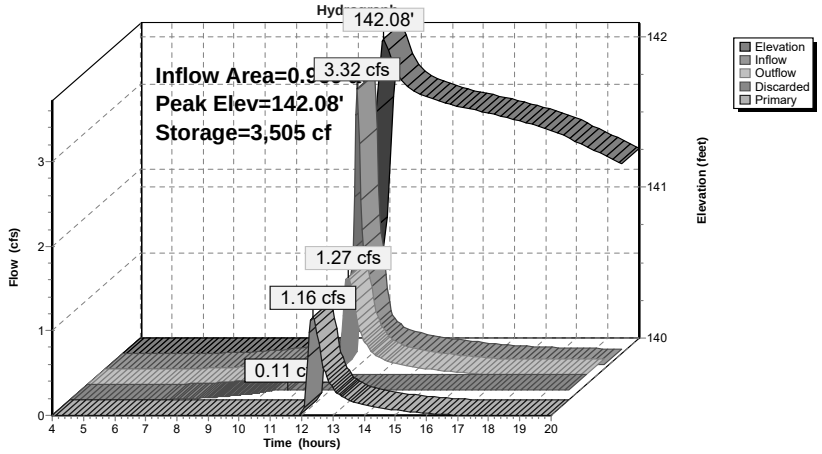
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 140.00' | **2.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 141.50' | **15.0" Round Culvert**<br>L= 38.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 141.50' / 141.00' S= 0.0132 '/' Cc= 0.900<br>n= 0.012, Flow Area= 1.23 sf |

**Discarded OutFlow** Max=0.11 cfs @ 11.00 hrs HW=140.04' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

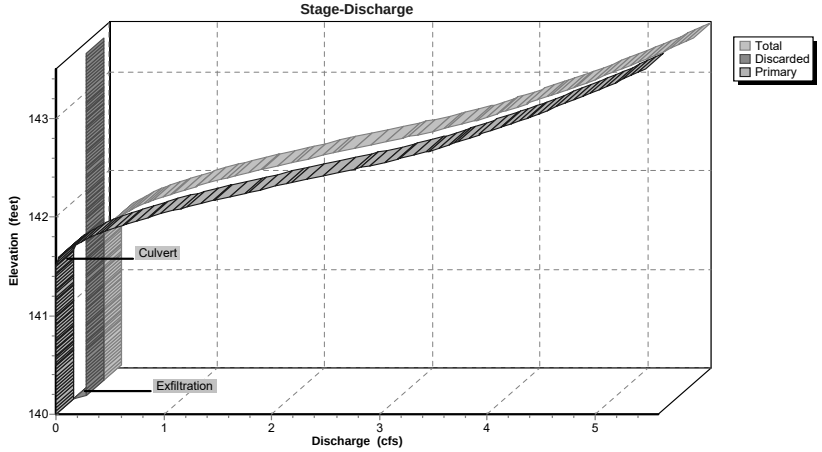
**Primary OutFlow** Max=1.15 cfs @ 12.35 hrs HW=142.08' TW=0.00' (Dynamic Tailwater)
└**2=Culvert** (Inlet Controls 1.15 cfs @ 2.05 fps)



## Pond P1: UG




## Pond P1: UG



## Summary for Pond P2: INFIL

Inflow Area = 0.923 ac, 78.42% Impervious, Inflow Depth > 2.72" for 10-year storm event
Inflow = 3.07 cfs @ 12.09 hrs, Volume= 0.209 af
Outflow = 0.15 cfs @ 14.95 hrs, Volume= 0.119 af, Atten= 95%, Lag= 171.6 min
Discarded = 0.15 cfs @ 14.95 hrs, Volume= 0.119 af
Primary = 0.00 cfs @ 4.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 142.39' @ 14.95 hrs Surf.Area= 3,207 sf Storage= 5,103 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 115.1 min ( 897.3 - 782.2 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 140.50' | 13,064 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 140.50 | 2,191 | 0 | 0 |
| 144.50 | 4,341 | 13,064 | 13,064 |

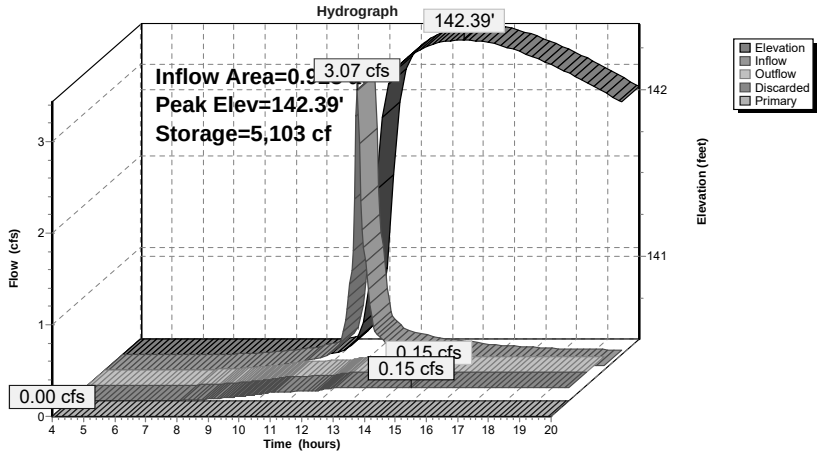
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 140.50' | **2.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 143.25' | **15.0' long x 10.0' breadth Broad-Crested Rectangular Weir** |
| | | | Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 |
| | | | Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64 |

**Discarded OutFlow** Max=0.15 cfs @ 14.95 hrs HW=142.39' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.15 cfs)

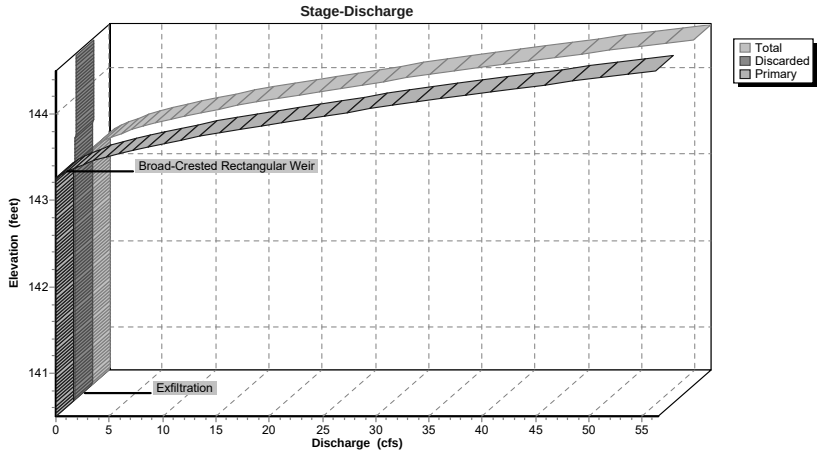
**Primary OutFlow** Max=0.00 cfs @ 4.00 hrs HW=140.50' TW=0.00' (Dynamic Tailwater)
↑**2=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)



## Pond P2: INFIL




## Pond P2: INFIL

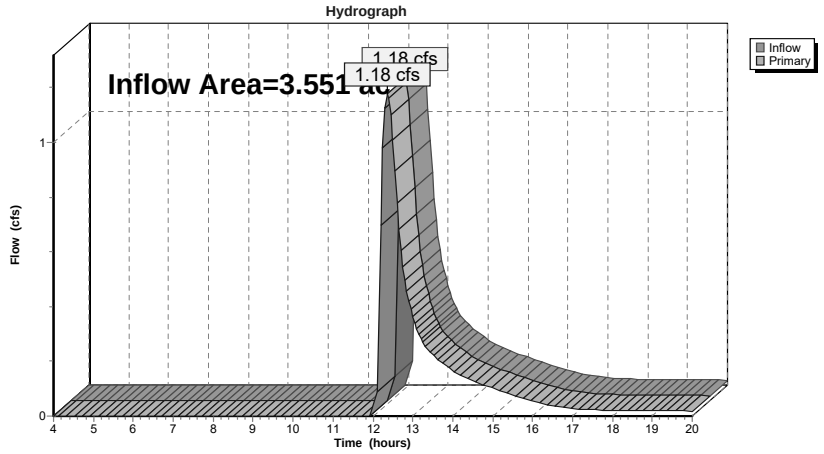


## Summary for Link SDP1: SDP1

Inflow Area = 3.551 ac, 43.07% Impervious, Inflow Depth > 0.33" for 10-year storm event
Inflow = 1.18 cfs @ 12.37 hrs, Volume= 0.098 af
Primary = 1.18 cfs @ 12.37 hrs, Volume= 0.098 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs

### Link SDP1: SDP1






## Summary for Subcatchment DA10: DA10

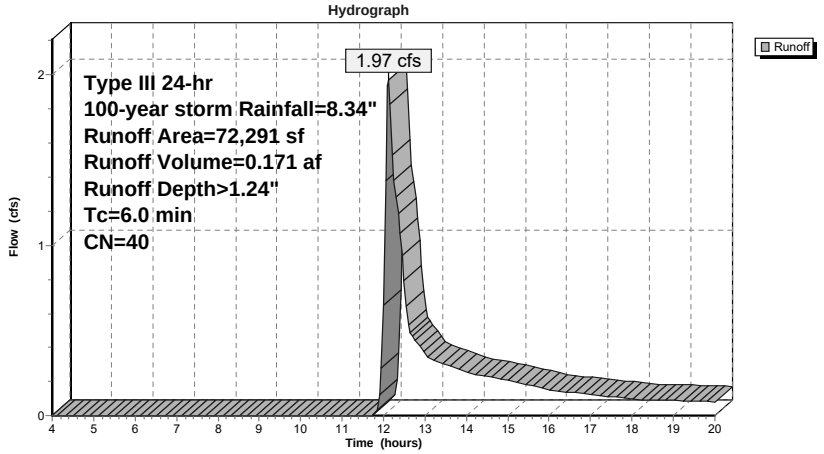
Runoff = 1.97 cfs @ 12.12 hrs, Volume= 0.171 af, Depth> 1.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-year storm Rainfall=8.34"

| Area (sf) | CN | Description |
|---|---|---|
| 2,487 | 98 | Paved parking, HSG A |
| 8,115 | 96 | Gravel surface, HSG A |
| 61,689 | 30 | Meadow, non-grazed, HSG A |
| 72,291 | 40 | Weighted Average |
| 69,804 | | 96.56% Pervious Area |
| 2,487 | | 3.44% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

### Subcatchment DA10: DA10



## Summary for Subcatchment DA11: DA11

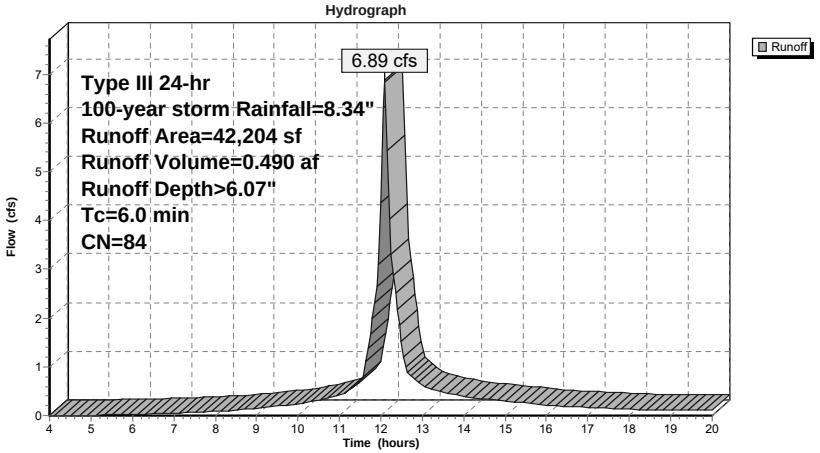
Runoff = 6.89 cfs @ 12.09 hrs, Volume= 0.490 af, Depth> 6.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-year storm Rainfall=8.34"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 817 | 96 | Gravel surface, HSG A |
| | 8,769 | 30 | Meadow, non-grazed, HSG A |
| * | 32,618 | 98 | Paved parking/roofs, HSG A |
| | 42,204 | 84 | Weighted Average |
| | 9,586 | | 22.71% Pervious Area |
| | 32,618 | | 77.29% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

### Subcatchment DA11: DA11






## Summary for Subcatchment DA12: DA12

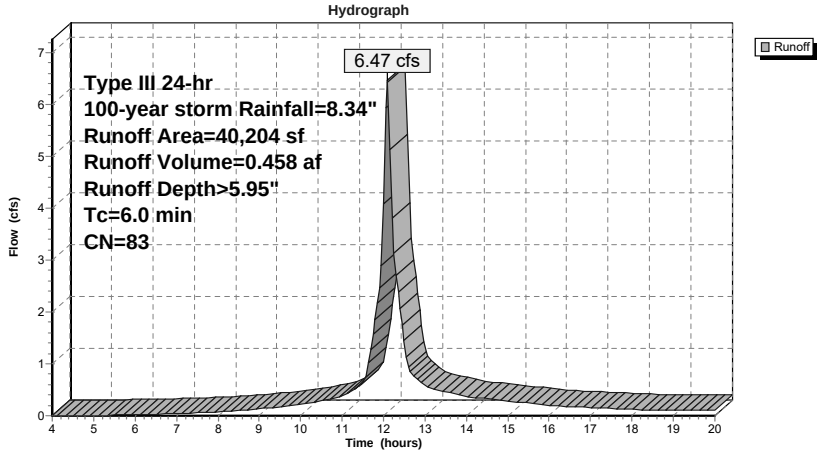
Runoff = 6.47 cfs @ 12.09 hrs, Volume= 0.458 af, Depth> 5.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-year storm Rainfall=8.34"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 8,676 | 30 | Meadow, non-grazed, HSG A |
| * | 31,528 | 98 | Paved parking/roofs, HSG A |
| | 40,204 | 83 | Weighted Average |
| | 8,676 | | 21.58% Pervious Area |
| | 31,528 | | 78.42% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry,** |

### Subcatchment DA12: DA12



## Summary for Pond P1: UG

Inflow Area = 0.969 ac, 77.29% Impervious, Inflow Depth > 6.07" for 100-year storm event
Inflow = 6.89 cfs @ 12.09 hrs, Volume= 0.490 af
Outflow = 5.21 cfs @ 12.16 hrs, Volume= 0.432 af, Atten= 24%, Lag= 4.5 min
Discarded = 0.11 cfs @ 9.05 hrs, Volume= 0.122 af
Primary = 5.10 cfs @ 12.16 hrs, Volume= 0.310 af

Routing by Dyn-Stor-Ind method, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 143.32' @ 12.16 hrs Surf.Area= 2,458 sf Storage= 5,082 cf

Plug-Flow detention time= 62.8 min calculated for 0.432 af (88% of inflow)
Center-of-Mass det. time= 25.2 min ( 786.5 - 761.3 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 140.00' | 2,229 cf | **30.00'W x 81.94'L x 3.50'H Field A**<br>8,603 cf Overall - 3,032 cf Embedded = 5,571 cf x 40.0% Voids |
| #2A | 140.50' | 3,032 cf | **ADS_StormTech SC-740 +Cap** x 66 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap<br>66 Chambers in 6 Rows |
| | | 5,261 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

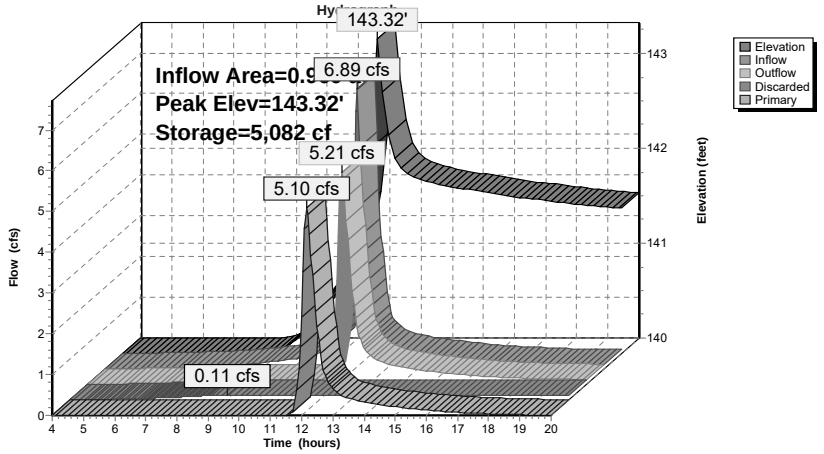
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 140.00' | **2.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 141.50' | **15.0" Round Culvert**<br>L= 38.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 141.50' / 141.00' S= 0.0132 '/' Cc= 0.900<br>n= 0.012, Flow Area= 1.23 sf |

**Discarded OutFlow** Max=0.11 cfs @ 9.05 hrs HW=140.04' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.11 cfs)

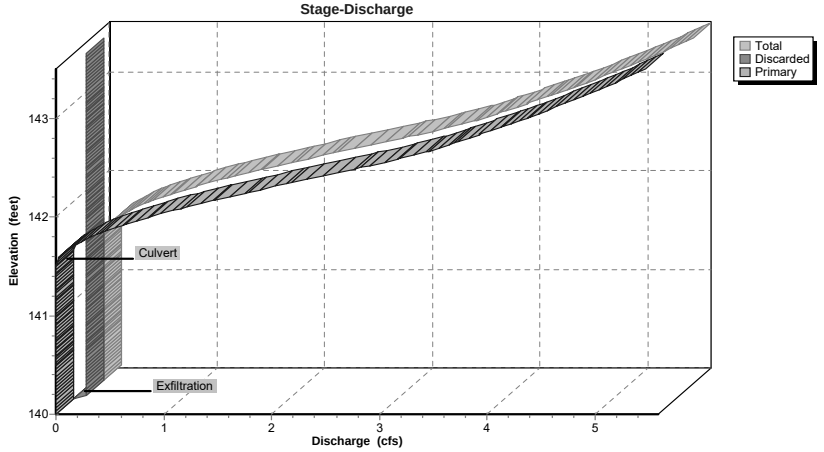
**Primary OutFlow** Max=5.04 cfs @ 12.16 hrs HW=143.29' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Inlet Controls 5.04 cfs @ 4.10 fps)



## Pond P1: UG




## Pond P1: UG



## Summary for Pond P2: INFIL

Inflow Area = 0.923 ac, 78.42% Impervious, Inflow Depth > 5.95" for 100-year storm event
Inflow = 6.47 cfs @ 12.09 hrs, Volume= 0.458 af
Outflow = 2.72 cfs @ 12.32 hrs, Volume= 0.285 af, Atten= 58%, Lag= 13.7 min
Discarded = 0.17 cfs @ 12.32 hrs, Volume= 0.156 af
Primary = 2.54 cfs @ 12.32 hrs, Volume= 0.130 af

Routing by Dyn-Stor-Ind method, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 143.42' @ 12.32 hrs Surf.Area= 3,759 sf Storage= 8,677 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 58.1 min ( 821.7 - 763.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 140.50' | 13,064 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 140.50 | 2,191 | 0 | 0 |
| 144.50 | 4,341 | 13,064 | 13,064 |

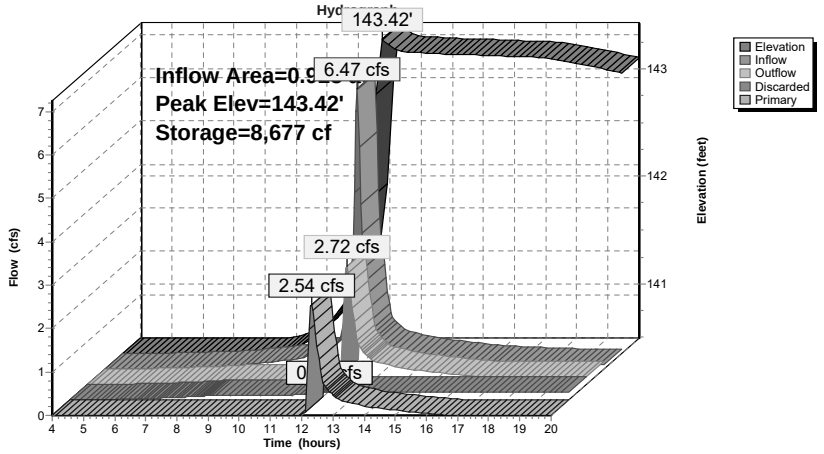
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 140.50' | **2.000 in/hr Exfiltration over Surface area** |
| #2 | Primary | 143.25' | **15.0' long x 10.0' breadth Broad-Crested Rectangular Weir** |
| | | | Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 |
| | | | Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64 |

**Discarded OutFlow** Max=0.17 cfs @ 12.32 hrs HW=143.41' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.17 cfs)

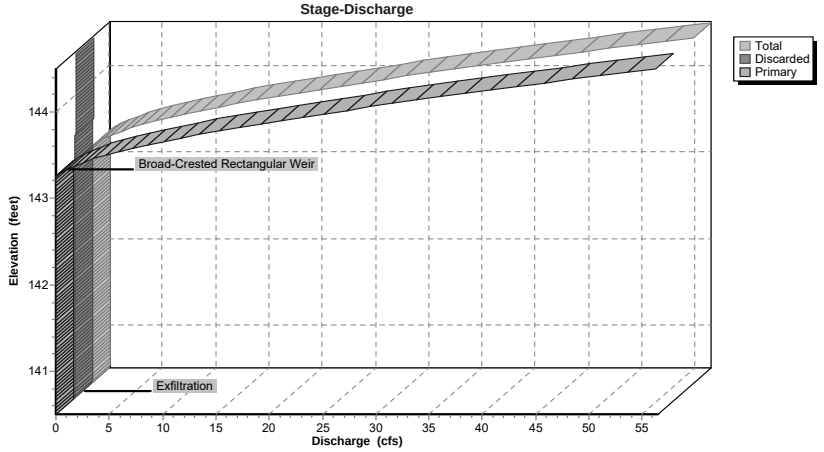
**Primary OutFlow** Max=2.47 cfs @ 12.32 hrs HW=143.41' TW=0.00' (Dynamic Tailwater)
↑**2=Broad-Crested Rectangular Weir** (Weir Controls 2.47 cfs @ 1.01 fps)



## Pond P2: INFIL




## Pond P2: INFIL

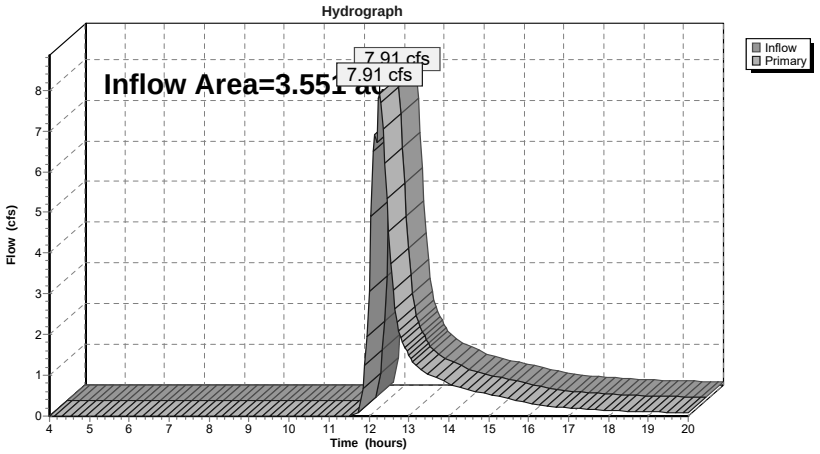


## Summary for Link SDP1: SDP1

Inflow Area = 3.551 ac, 43.07% Impervious, Inflow Depth > 2.06" for 100-year storm event
Inflow = 7.91 cfs @ 12.27 hrs, Volume= 0.611 af
Primary = 7.91 cfs @ 12.27 hrs, Volume= 0.611 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 4.00-20.00 hrs, dt= 0.05 hrs

## Link SDP1: SDP1



# APPENDIX F

# STORMWATER MANAGEMENT PRACTICE DESIGN & STREAMSTATS ANALYSIS

| | | | | |
|---|---|---|---|---|
| Project: | Beacon HIP Lofts & Studios-Parcel 2 | | | |
| Description: | Stormwater Quality Design | | | |
| By/Date: | ESR 1/30/2023 | Reviewed/Date: | MAB | |

**Hudson Land Design, P.C.**
**174 Main Street**
**Beacon, NY 12508**
**845-440-6926**

## Underground Infiltration B

### 1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (January 2015), hereinafter referred to as NYSSDM.

$WQ_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
$WQ_V$ = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

| Watershed | P (in) | Impervious Area (ac) | Impervious (Coverage %) | Rv | Total Area (ac) | WQv (cf) | Pre-Treatment Practice | Treatment Practice |
|---|---|---|---|---|---|---|---|---|
| **11** | 1.40 | 0.77 | 79 | 0.76 | 0.97 | 3,757 | Hydrodynamic Separator | Infiltration |

### 2) Determine Required Pre-Treatment Volume

*Determine Pre-Treatment Volume*

| Watershed | Required WQv (cf) | Required Pre-Treatment Volume (cf) | Pre-Treatment Practice | Provided Pre-Treatment Volume (cf) |
|---|---|---|---|---|
| **11** | 3,757 | 3,757 | Hydrodynamic Separator | 3,757 |

3,757 cf > 3,757 cf (Remaining Required WQv Pre-Treatment Volume)
acceptable

| | | | | |
|---|---|---|---|---|
| Project: | Beacon HIP Lofts & Studios-Parcel 2 | | | |
| Description: | Stormwater Quality Design | | | |
| By/Date: | ESR | 1/30/2023 | Reviewed/Date: | MAB |

**Hudson Land Design, P.C.**
**174 Main Street**
**Beacon, NY 12508**
**845-440-6926**

**Underground Infiltration B**

**3) Determine Minimum Runoff Reduction Volume ($RR_V$)**

Goal: Provide 100% $RR_V$ by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
$RR_V$ = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — $R_V$: 0.76
A = Watershed (ac)
100% $RR_V$: 3,757 cf

* Minimum Rv of of 0.2 not applicable to $RR_V$ calculations (use actual calculated Rv).

For projects that cannot meet 100% $RR_V$: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable $RR_V$.

| | | |
|---|---|---|
| Drainage Area with Hydrologic Soil Group A: | 0.969 acres | Corresponding S: 0.55 |
| Drainage Area with Hydrologic Soil Group B: | 0.000 acres | Corresponding S: 0.40 |
| Drainage Area with Hydrologic Soil Group C: | 0.000 acres | Corresponding S: 0.30 |
| Drainage Area with Hydrologic Soil Group D: | 0.000 acres | Corresponding S: 0.20 |
| Total Area: | 0.969 acres | |
| Total Area Matches | | Calculated S: 0.55 |

Minimum $RR_V$ (acre-feet) = [(P)(Rv*)(Ai)]/12 — Calculated Ai: 0.4222
Calculated Rv*: 0.95
Where: — Calculated Minimum $RR_V$: 2038 cf
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

**4) Stormwater Management Practice Design**

*Design Infiltration Basin*

$WQ_V$ = Remaining Water Quality Volume (cf) = 2,818 cf (equals 75% $WQ_V$, which only accounts for the min. $WQ_V$ required in the plunge pool and does not take into account the other pre-treatment )
- Storage volume within infiltration bed: 2,830 cf (volume below lowest outlet)

(from HydroCad Model)
- Infiltration rate for design: 2.0 inches/hour (based on USGS soil data)

Percolation rate: TBD

- Infiltration area : 2403 sf
- Calculated exfiltration rate: 0.11 cfs infiltration area x infiltration rate
- Calculated time to infiltrate WQv: 9.38 hours WQv / calculated exfiltration rate

| | | | | |
|---|---|---|---|---|
| Project: | Beacon HIP Lofts & Studios-Parcel 2 | | | |
| Description: | Stormwater Quality Design | | | |
| By/Date: | ESR | 1/30/2023 | Reviewed/Date: | MAB |

**Hudson Land Design, P.C.**
**174 Main Street**
**Beacon, NY 12508**
**845-440-6926**

**Underground Infiltration B**

**5) Tabulate Provided Runoff Reduction Volume ($RR_V$)**

*Infiltration Basin*

| | | |
|---|---|---|
| Storage provided within practice: | **6,587 cf** | (including pretreatment) |
| For infiltration practices: | 100% reduction | (from Table 3.5 Runoff Reduction Capacity for Standard SMPs) |
| | | $RR_V$ Reduction Factor: 100% |
| $RR_V$ Provided by implementing infiltration: | 6,587 cf | |
| TOTAL $RR_V$ PROVIDED: | **3,757 cf** | |
| Calculated 100%$RR_V$: | 3,757 cf | |
| Is 100% $RR_V$ met: | Yes | acceptable |
| If 100% $RR_V$ is not met, is Minimum $RR_V$ met: | N/A | |
| $WQ_V$ TREATED: | **2,830 cf** | |

**6) Channel Protection Volume (CPv) Design**

*Determine Stream Channel Protection Volume (CPv)*

| | | |
|---|---|---|
| 1-Year Storm Runoff Volume | 3,920 cf | From HydroCAD Model |

*Compute the CPv Release Rate*

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

| | | |
|---|---|---|
| Q(CPv)=CPv/(24 hrs X 3,600 sec/hr) | 0.05 | cfs |

*Determine Required Orifice Size To Release CPv over 24-hours*

| | | |
|---|---|---|
| CPv orifice elevation | N/A | feet |
| CPv orifice diameter | N/A | inches |
| 1-Year Storm Release Rate | 0.00 cfs | From HydroCAD Model |
| Is CPv 100% controlled? | yes - acceptable | |

**7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations**

| | | | | |
|---|---|---|---|---|
| Project: | Beacon HIP Lofts & Studios-Parcel 2 | | | |
| Description: | Stormwater Quality Design | | | |
| By/Date: | ESR 1/30/2023 | Reviewed/Date: | MAB | |

**Hudson Land Design, P.C.**
**174 Main Street**
**Beacon, NY 12508**
**845-440-6926**

## Infiltration Basin

### 1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (January 2015), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
$WQ_V$ = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

| Watershed | P (in) | Impervious Area (ac) | Impervious (Coverage %) | Rv | Total Area (ac) | WQv (cf) | Pre-Treatment Practice | Treatment Practice |
|---|---|---|---|---|---|---|---|---|
| **12** | 1.40 | 0.72 | 78 | 0.76 | 0.92 | 3,545 | Hydrodynamic Separator | Infiltration |

### 2) Determine Required Pre-Treatment Volume

*Determine Pre-Treatment Volume*

| Watershed | Required WQv (cf) | Required Pre-Treatment Volume (cf) | Pre-Treatment Practice | Provided Pre-Treatment Volume (cf) |
|---|---|---|---|---|
| **12** | 3,545 | 3,545 | Hydrodynamic Separator | 3,545 |

3,545 cf > 3,545 cf (Remaining Required WQv Pre-Treatment Volume)
acceptable

| | | | | |
|---|---|---|---|---|
| Project: | Beacon HIP Lofts & Studios-Parcel 2 | | | |
| Description: | Stormwater Quality Design | | | |
| By/Date: | ESR | 1/30/2023 | Reviewed/Date: | MAB |

**Hudson Land Design, P.C.**
**174 Main Street**
**Beacon, NY 12508**
**845-440-6926**

## Infiltration Basin

### 3) Determine Minimum Runoff Reduction Volume ($RR_V$)

Goal: Provide 100% $RR_V$ by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
$RR_V$ = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — $R_V$: 0.76
A = Watershed (ac)
100% $RR_V$: 3,545 cf

* Minimum Rv of of 0.2 not applicable to $RR_V$ calculations (use actual calculated Rv).

For projects that cannot meet 100% $RR_V$: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable $RR_V$.

| | | |
|---|---|---|
| Drainage Area with Hydrologic Soil Group A: | 0.923 acres | Corresponding S: 0.55 |
| Drainage Area with Hydrologic Soil Group B: | 0.000 acres | Corresponding S: 0.40 |
| Drainage Area with Hydrologic Soil Group C: | 0.000 acres | Corresponding S: 0.30 |
| Drainage Area with Hydrologic Soil Group D: | 0.000 acres | Corresponding S: 0.20 |
| Total Area: | 0.923 acres | |
| | Total Area Matches | Calculated S: 0.55 |

Minimum $RR_V$ (acre-feet) = [(P)(Rv*)(Ai)]/12
Calculated Ai: 0.3981
Calculated Rv*: 0.95
Where: Calculated Minimum $RR_V$: 1,922 cf
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

### 4) Stormwater Management Practice Design

*Design Infiltration Basin*

$WQ_V$ = Remaining Water Quality Volume (cf) = 2,659 cf (equals 75% $WQ_V$, which only accounts for the min. $WQ_V$ required in the plunge pool and does not take into account the other pre-treatment )

- Storage volume within infiltration bed: 7,157 cf (volume below lowest outlet)

(from HydroCad Model)

- Infiltration rate for design: 2.0 inches/hour (use half the rate of adjacent percolation tests for septic system design)

Percolation rate: TBD

- Infiltration area : 2191 sf
- Calculated exfiltration rate: 0.10 cfs infiltration area x infiltration rate
- Calculated time to infiltrate WQv: 9.71 hours WQv / calculated exfiltration rate

| | | | | |
|---|---|---|---|---|
| Project: | Beacon HIP Lofts & Studios-Parcel 2 | | | |
| Description: | Stormwater Quality Design | | | |
| By/Date: | ESR | 1/30/2023 | Reviewed/Date: | MAB |

**Hudson Land Design, P.C.**
**174 Main Street**
**Beacon, NY 12508**
**845-440-6926**

## Infiltration Basin

### 5) Tabulate Provided Runoff Reduction Volume ($RR_V$)

*Infiltration Basin*

| | | |
|---|---|---|
| Storage provided within practice: | **10,702 cf** | (including pretreatment) |
| For infiltration practices: | 100% reduction | (from Table 3.5 Runoff Reduction Capacity for Standard SMPs) |
| | | $RR_V$ Reduction Factor: 100% |
| $RR_V$ Provided by implementing infiltration: | 10,702 cf | |
| TOTAL $RR_V$ PROVIDED: | **3545 cf** | |
| Calculated 100%$RR_V$: | 3545 cf | |
| Minimum $RR_V$: | 1922 cf | |
| Is 100% $RR_V$ met: | Yes | acceptable |
| If 100% $RR_V$ is not met, is Minimum $RR_V$ met: | N/A | |
| $WQ_V$ TREATED: | **7,157 cf** | |

### 6) Channel Protection Volume (CPv) Design

*Determine Stream Channel Protection Volume (CPv)*

| | | |
|---|---|---|
| 1-Year Storm Runoff Volume | 3,528 cf | From HydroCAD Model |

*Compute the CPv Release Rate*

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

| | | |
|---|---|---|
| Q(CPv)=CPv/(24 hrs X 3,600 sec/hr) | 0.04 | cfs |

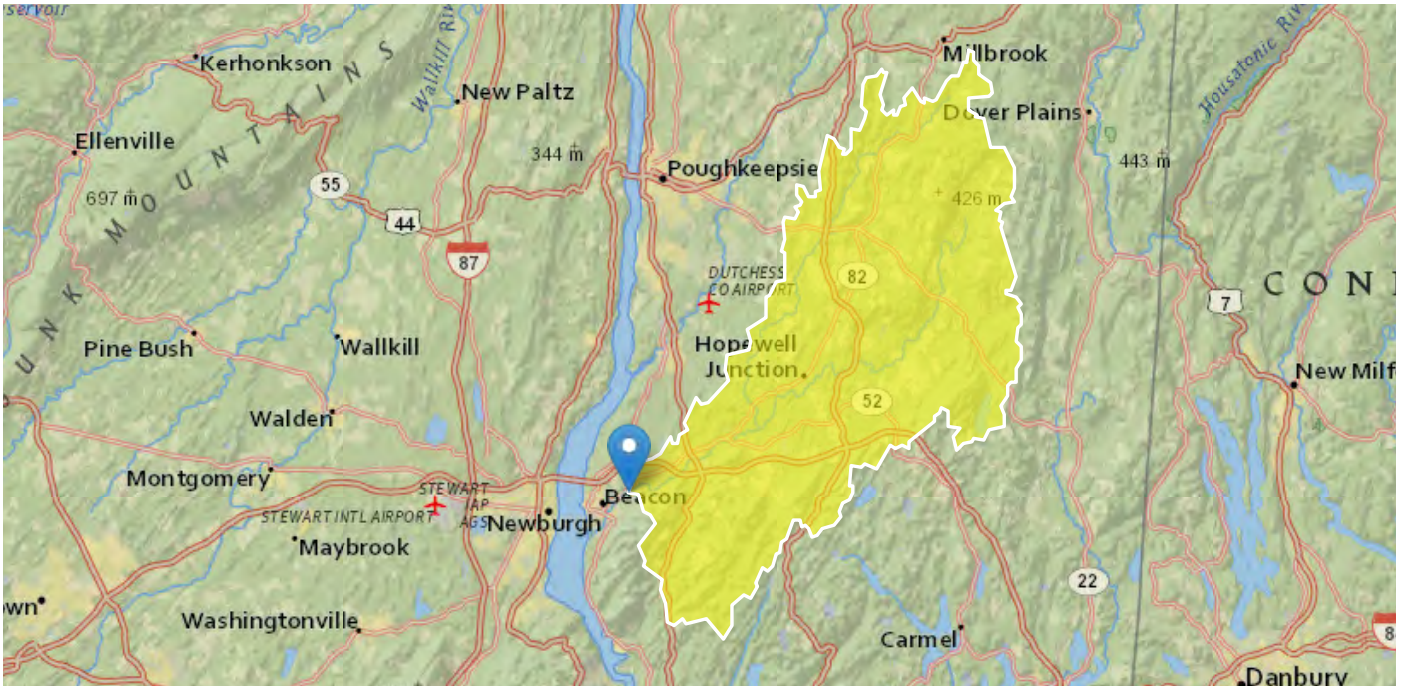
*Determine Required Orifice Size To Release CPv over 24-hours*

| | | |
|---|---|---|
| CPv orifice elevation | N/A | feet |
| CPv orifice diameter | N/A | inches |
| 1-Year Storm Release Rate | 0.00 cfs | From HydroCAD Model |
| Is CPv 100% controlled? | yes - acceptable | |

### 7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

# StreamStats Report

**Region ID:** NY
**Workspace ID:** NY20221025160554228000
**Clicked Point (Latitude, Longitude):** 41.51184, -73.94910
**Time:** 2022-10-25 12:06:16 -0400




Collapse All

## Basin Characteristics

| Parameter Code | Parameter Description | Value | Unit |
|---|---|---|---|
| BSLOPCM | Mean basin slope determined by summing lengths of all contours in basin mulitplying by contour interval and dividing product by drainage area | 580 | feet per mi |
| CENTROIDX | Basin centroid horizontal (x) location in state plane coordinates | 602247.2 | meters |
| CENTROIDY | Basin centroid vertical (y) location in state plane units | 4605960.2 | meters |
| CONTOUR | Total length of all elevation contours in drainage area in miles | 1096.35 | miles |
| CSL1085LO | 10-85 slope of lower half of main channel in feet per mile. | 4.1 | feet per mi |
| CSL1085UP | 10-85 slope of upper half of main channel in feet per mile. | 37.3 | feet per mi |
| CSL10_85 | Change in elevation divided by length between points 10 and 85 percent of distance along main channel to basin divide - main channel method not known | 19.8 | feet per mi |
| DRNAREA | Area that drains to a point on a stream | 189 | square miles |

| Parameter Code | Parameter Description | Value | Unit |
|---|---|---|---|
| EL1200 | Percentage of basin at or above 1200 ft elevation | 1.39 | percent |
| FOREST | Percentage of area covered by forest | 68 | percent |
| JULAVPRE | Mean July Precipitation | 4.61 | inches |
| JUNAVPRE | Mean June Precipitation | 4.18 | inches |
| JUNMAXTMP | Maximum June Temperature, in degrees F | 78.4 | degrees F |
| LAGFACTOR | Lag Factor as defined in SIR 2006-5112 | 2.41 | dimensionless |
| LC11DEV | Percentage of developed (urban) land from NLCD 2011 classes 21-24 | 19.7 | percent |
| LC11IMP | Average percentage of impervious area determined from NLCD 2011 impervious dataset | 5.13 | percent |
| LENGTH | Length along the main channel from the measuring location extended to the basin divide | 33.7 | miles |
| MAR | Mean annual runoff for the period of record in inches | 21.6 | inches |
| MAYAVPRE | Mean May Precipitation | 4.53 | inches |
| MXSNO | 50th percentile of seasonal maximum snow depth from Northeast Regional Climate Center atlas by Cember and Wilks, 1993 | 12.8 | inches |
| OUTLETX | Basin outlet horizontal (x) location in state plane coordinates | 587695 | feet |
| OUTLETY | Basin outlet vertical (y) location in state plane coordinates | 4596115 | feet |
| PRECIP | Mean Annual Precipitation | 42.5 | inches |
| PRJUNAUG00 | Basin average mean precip for June to August from PRISM 1971-2000 | 13.1 | inches |
| SLOPERATIO | Ratio of main channel slope to basin slope as defined in SIR 2006-5112 | 0.0341 | dimensionless |
| SSURGOA | Percentage of area of Hydrologic Soil Type A from SSURGO | 9.46 | percent |
| SSURGOB | Percentage of area of Hydrologic Soil Type B from SSURGO | 36.7 | percent |
| STORAGE | Percentage of area of storage (lakes ponds reservoirs wetlands) | 4.96 | percent |

## Peak-Flow Statistics

### Peak-Flow Statistics Parameters [2006 Full Region 2]

| Parameter Code | Parameter Name | Value | Units | Min Limit | Max Limit |
|---|---|---|---|---|---|
| DRNAREA | Drainage Area | 189 | square miles | 1.93 | 996 |
| LAGFACTOR | Lag Factor | 2.41 | dimensionless | 0.014 | 6.997 |
| STORAGE | Percent Storage | 4.96 | percent | 0 | 11.88 |
| MAR | Mean Annual Runoff in inches | 21.6 | inches | 16.03 | 33.95 |

## Peak-Flow Statistics Flow Report [2006 Full Region 2]

PII: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

| Statistic | Value | Unit | SE | ASEp | Equiv. Yrs. |
|---|---|---|---|---|---|
| 80-percent AEP flood | 2190 | ft^3/s | 25.5 | 25.5 | 4.8 |
| 66.7-percent AEP flood | 2610 | ft^3/s | 25.6 | 25.6 | 4.3 |
| 50-percent AEP flood | 3190 | ft^3/s | 25.8 | 25.8 | 4.4 |
| 20-percent AEP flood | 4900 | ft^3/s | 27 | 27 | 7.3 |
| 10-percent AEP flood | 6310 | ft^3/s | 28.2 | 28.2 | 10.1 |
| 4-percent AEP flood | 8350 | ft^3/s | 29.9 | 29.9 | 13.6 |
| 2-percent AEP flood | 10100 | ft^3/s | 31.5 | 31.5 | 15.8 |
| 1-percent AEP flood | 12000 | ft^3/s | 33.3 | 33.3 | 17.6 |
| 0.5-percent AEP flood | 14100 | ft^3/s | 35.3 | 35.3 | 18.9 |
| 0.2-percent AEP flood | 17300 | ft^3/s | 38.4 | 38.4 | 20.1 |

*Peak-Flow Statistics Citations*

**Lumia, Richard, Freehafer, D.A., and Smith, M.J.,2006, Magnitude and Frequency of Floods in New York: U.S. Geological Survey Scientific Investigations Report 2006–5112, 152 p. (http://pubs.usgs.gov/sir/2006/5112/)**

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Application Version: 4.11.1
StreamStats Services Version: 1.2.22
NSS Services Version: 2.2.1

| | | | | | |
|---|---|---|---|---|---|
| Project | HIP Lofts & Studios | | | | |
| Description | Rip Rap Outlet Sediment Trap | | | | |
| By/Date | ESR | 12/23/2022 | Reviewed/Date | MAB | 12/27/2022 |

**1) Standard Specifications for Sizing of Stone Outlet Sediment Trap per NYS Standards and Specifications For Erosion and Sediment Control, July 2016**

- Sediment shall be removed and trap restored to the original dimensions when the sediment has accumulated to 0.5 of the design depth.
- The volume of sediment trap as measured at the elevation of the crest of the outlet shall be at least 3,600 cubic feet per acre of drainage area.
- All embankments for sediment traps shall not exceed 5 feet in height as measured from low point of the orignal ground along the centerline of the embankment.
- Embankments shall have a minimum 4 foot wide top and side slopes of 2:1 or flatter.
- Storage area provided shall be figured by computing the volume available behind the outlet channel up to an elevation of one foot below the weir crest.
- Filter cloth shall be placed over the bottom and sides of the outlet channel prior to placement of the stone. Sections of fabric shall overlap at least one (1) foot with section nearest the entrance placed on top. Fabric shall be embedded at least six (6) inches into existing ground at entrance of outlet channel.
- Stone used in the outlet channel shall be 4" to 8" rip rap.
- Stone outlet sediment traps shall be limited to a 5 acre maximum drainage area.

**2) Determine Required Storage**

| Outfall | Area (ac) | Volume Required (cf) |
|---|---|---|
| Etire Site | 2.6 | 9,360 |

**3) Determine Weir Outlet Specifications per pg. 5.48 and Figure 5.27 of NYS Standards and Specifications For Erosion and Sediment Control, July 2016.**

- Contributing drainage area of 2.6 acres
- Weir invert = 142
- Bottom elevation of sediment trap = 137
- Maximum storage limit = Weir invert - 1.0' = 141
- Minimum weir width (ft) = 5

**4) Determine Storage Volume Provided & Cleanout Volume**

| Contour | Area (sf) | Volume Provided (cf) | Cum. Volume Provided (cf) |
|---|---|---|---|
| | | | |
| 137 | 1,128 | 0 | 0 |
| 138 | 1,483 | 1,306 | 1,306 |
| 139 | 1,882 | 1,683 | 2,988 |
| 140 | 2,312 | 2,097 | 5,085 |
| 141 | 2,773 | 4,655 | 7,643 |
| 142 | 4,466 | 3,620 | 11,263 |
| | | | |
| | | | |

- Storage at elevation 142 = 11,263 cf. Required Overall Storage = 9,360 cf
- Sediment Trap Depth = 5.0 ft
- Cleanout volume elevation = 139.0

# APPENDIX G

# PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST

I. **PRE-CONSTRUCTION MEETING DOCUMENTS**

**Project Name** _____

**Permit No.** _____ **Date of Authorization** _____

**Name of Operator** _____

**Prime Contractor** _____

a. **Preamble to Site Assessment and Inspections**

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified inspector[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements. A preconstruction meeting should be held to review all of the SWPPP requirements with construction personnel.

When construction starts, site inspections shall be conducted by the qualified inspector at least every 7 calendar days. The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified inspector perform a final site inspection. The qualified inspector shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 Refer to "Qualified Inspector" inspection requirements in the current SPDES General Permit for Stormwater Discharges from Construction Activity for complete list of inspection requirements.
2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.
3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

**b. Pre-construction Site Assessment Checklist**
**(NOTE: Provide comments below as necessary)**

1. Notice of Intent, SWPPP, and Contractors Certification:

**Yes No NA**

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

**Yes No NA**

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

**Yes No NA**

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Access

**Yes No NA**

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Sediment Controls

**Yes No NA**

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

**Yes No NA**

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

# APPENDIX H

# STORMWATER CONSTRUCTION INSPECTION CHECKLISTS

# Infiltration Basin Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

| CONSTRUCTION SEQUENCE | SATISFACTORY/ UNSATISFACTORY | COMMENTS |
|---|---|---|
| **1. Pre-Construction** | | |
| Runoff diverted | | |
| Soil permeability tested | | |
| Groundwater / bedrock depth | | |
| **2. Excavation** | | |
| Size and location | | |
| Side slopes stable | | |
| Excavation does not compact subsoils | | |
| **3. Embankment** | | |
| Barrel | | |
| Anti-seep collar or Filter diaphragm | | |
| Fill material | | |

| CONSTRUCTION SEQUENCE | SATISFACTORY/ UNSATISFACTORY | COMMENTS |
|---|---|---|
| **4. Final Excavation** | | |
| Drainage area stabilized | | |
| Sediment removed from facility | | |
| Basin floor tilled | | |
| Facility stabilized | | |
| **5. Final Inspection** | | |
| Pretreatment facility in place | | |
| Inlets / outlets | | |
| Contributing watershed stabilized before flow is routed to the factility | | |

## Comments:

## Actions to be Taken:

# APPENDIX I

# CONTRACTOR AND SUBCONTRACTOR CERTIFICATIONS

## CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

**Contractor:**

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

## CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

**Sub-Contractor:**

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

# APPENDIX J

# QUALIFIED PROFESSIONAL'S CERTIFICATION

## QUALIFIED PROFESSIONAL'S CERTIFICATION

"I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the Pre-Construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

# APPENDIX K

# OWNER/OPERATOR CERTIFICATION

## CERTIFICATION STATEMENT

"I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I also certify under penalty of law that that this document and the corresponding documents were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Further, I am acknowledging that this SWPPP has been developed and will be implemented as the first element of construction and agree to comply with all the terms and conditions of the general permit for which the NOI is being submitted."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

# APPENDIX L

# POST-DEVELOPMENT MAINTENANCE AND INSPECTION CHECKLIST

# Infiltration Trench Operation, Maintenance, and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

| MAINTENANCE ITEM | SATISFACTORY / UNSATISFACTORY | COMMENTS |
|---|---|---|
| **1. Debris Cleanout (Monthly)** | | |
| Trench surface clear of debris | | |
| Inflow pipes clear of debris | | |
| Overflow spillway clear of debris | | |
| Inlet area clear of debris | | |
| **2. Sediment Traps or Forebays (Annual)** | | |
| Obviously trapping sediment | | |
| Greater than 50% of storage volume remaining | | |
| **3. Dewatering (Monthly)** | | |
| Trench dewaters between storms | | |
| **4. Sediment Cleanout of Trench (Annual)** | | |
| No evidence of sedimentation in trench | | |
| Sediment accumulation doesn't yet require cleanout | | |
| **5. Inlets (Annual)** | | |

| MAINTENANCE ITEM | SATISFACTORY / UNSATISFACTORY | COMMENTS |
|---|---|---|
| Good condition | | |
| No evidence of erosion | | |
| **6. Outlet/Overflow Spillway (Annual)** | | |
| Good condition, no need for repair | | |
| No evidence of erosion | | |
| **7. Aggregate Repairs (Annual)** | | |
| Surface of aggregate clean | | |
| Top layer of stone does not need replacement | | |
| Trench does not need rehabilitation | | |

## Comments:

## Actions to be Taken:

# APPENDIX M

# CONSTRUCTION INSPECTION REPORT

II. **CONSTRUCTION DURATION INSPECTIONS**

a. **Directions:**

**Inspection Forms will be filled out during the entire construction phase of the project.**

Required Elements:

1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

**SITE PLAN/SKETCH**

| | |
|---|---|
| **Inspector (print name)** | **Date of Inspection** |
| **Qualified Inspector (print name)** | **Qualified Inspector Signature** |

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

**Maintaining Water Quality**

**Yes No NA**

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

**Housekeeping**

1. General Site Conditions

**Yes No NA**

[ ] [ ] [ ] Is construction site litter, debris and spoils appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

**Yes No NA**

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

**Yes No NA**

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

**Runoff Control Practices**

1. Excavation Dewatering

**Yes No NA**

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

**Runoff Control Practices (continued)**

2. Flow Spreader

**Yes No NA**

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

**Yes No NA**

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

**Yes No NA**

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

**Yes No NA**

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

**Soil Stabilization**

1. Topsoil and Spoil Stockpiles

**Yes No NA**

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

**Yes No NA**

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

**Sediment Control Practices**

1. Silt Fence and Linear Barriers

**Yes No NA**

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

**Sediment Control Practices (continued)**

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

**Yes No NA**

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
[ ] [ ] [ ] Manufactured insert fabric is free of tears and punctures.
[ ] [ ] [ ] Filter Sock is not torn or flattened and fill material is contained within the mesh sock.

Sediment accumulation ___% of design capacity.

3. Temporary Sediment Trap

**Yes No NA**

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
[ ] [ ] [ ] Sediment trap slopes and disturbed areas are stabilized.

Sediment accumulation is ___% of design capacity.

4. Temporary Sediment Basin

**Yes No NA**

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.
[ ] [ ] [ ] Sediment basin dewatering pool is dewatering at appropriate rate.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

## CONSTRUCTION DURATION INSPECTIONS

### b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

**Modification & Reason:**

# APPENDIX N

# NOTICE OF TERMINATION

**New York State Department of Environmental Conservation**
**Division of Water**
**625 Broadway, 4th Floor**
**Albany, New York 12233-3505**
***(NOTE: Submit completed form to address above)***

# NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

**Please indicate your permit identification number:** NYR ___ ___ ___ ___ ___ ___

**I. Owner or Operator Information**

1. Owner/Operator Name: Beacon HIP Lofts, LLC.

2. Street Address: 39 Front Street

3. City/State/Zip: Beacon, New York, 12508

| 4. Contact Person: | 4a.Telephone: |
|---|---|

4b. Contact Person E-Mail:

**II. Project Site Information**

5. Project/Site Name: Beacon HIP Lofts & Studios-Parcel 2

6. Street Address: Front Street (Parcel # 6055-04-535128)

7. City/Zip: Beacon, 12508

8. County: Dutchess

**III. Reason for Termination**

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

**IV. Final Site Information**:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no ( If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

## NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

**V. Additional Information/Explanation:**

(Use this section to answer questions 9c. and 10b., if applicable)

**VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative** (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

| Signature: | Date: |
|---|---|

## NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

**VII. Qualified Inspector Certification - Final Stabilization**:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

| | |
|---|---|
| Printed Name: | |
| Title/Position: | |
| Signature: | Date: |

**VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):**

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

| | |
|---|---|
| Printed Name: | |
| Title/Position: | |
| Signature: | Date: |

**IX. Owner or Operator Certification**

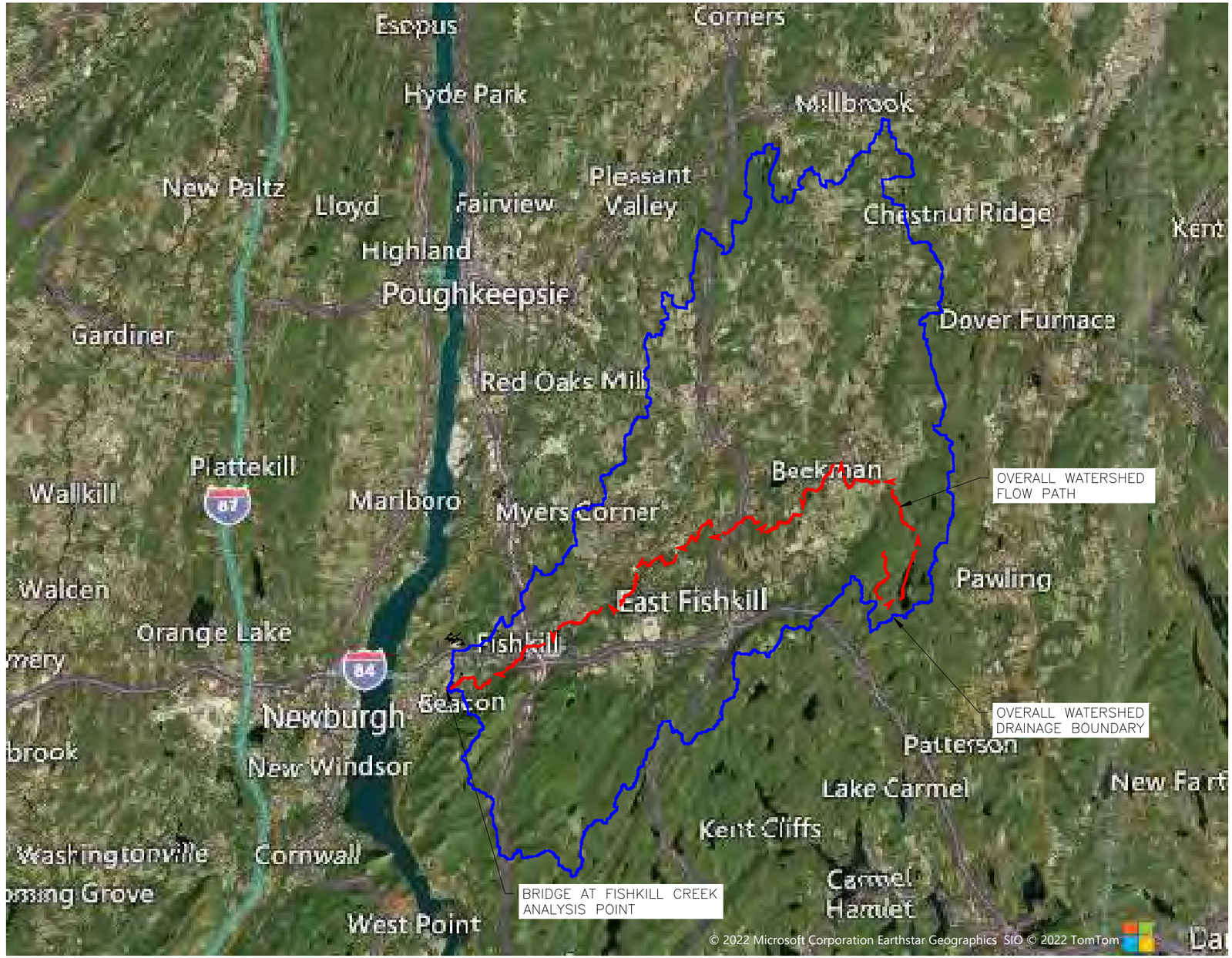
I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

| | |
|---|---|
| Printed Name: | |
| Title/Position: | |
| Signature: | Date: |

(NYS DEC Notice of Termination - January 2015)

# APPENDIX O

# DRAINAGE MAPS




GRAPHIC SCALE

20,000 0 10,000 20,000 40,000

( IN FEET )
1 inch =20,000ft.

| DRAWN BY: CMB | CHECKED BY: MAB | | |
|---|---|---|---|
| REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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

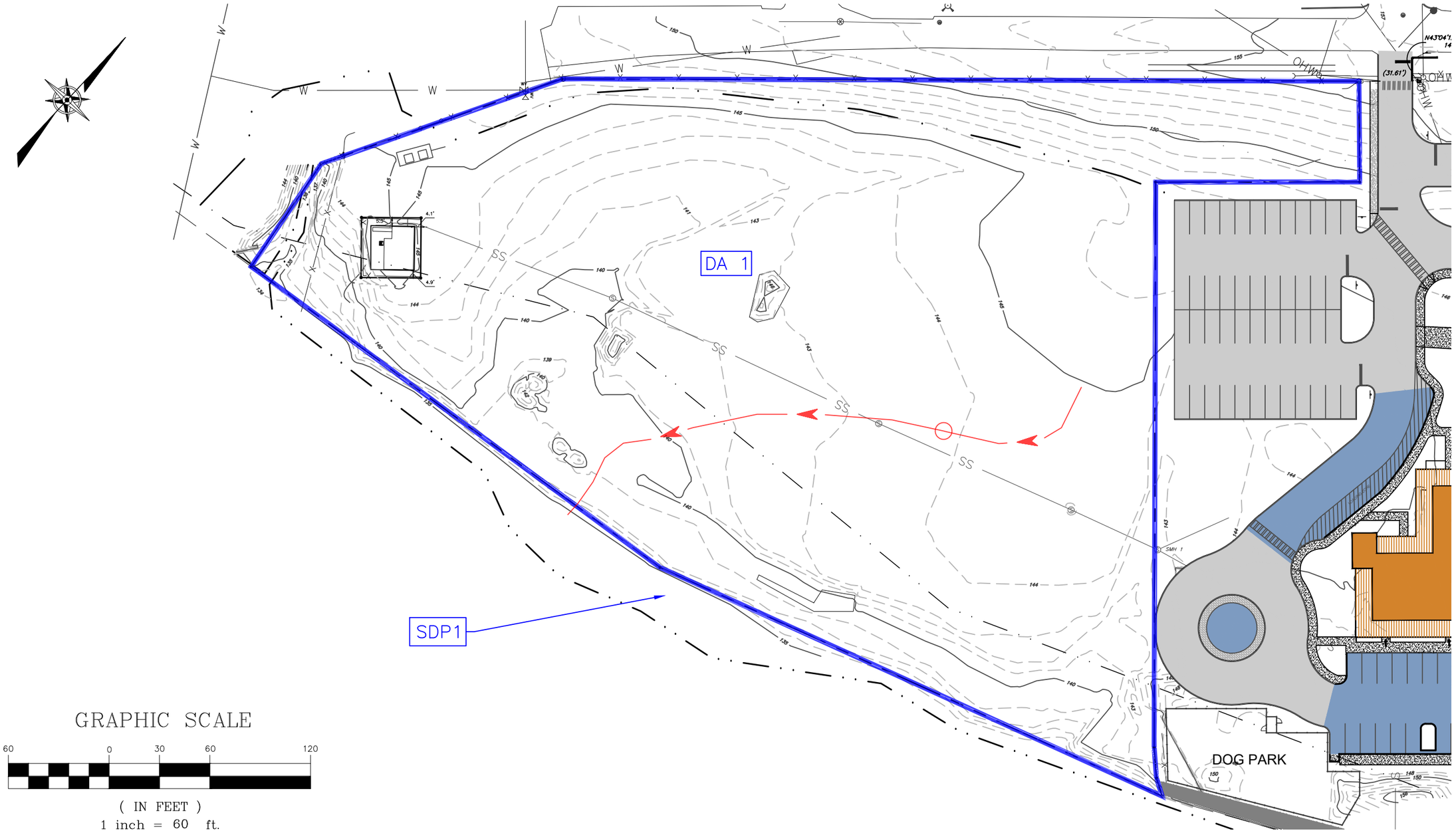
OVERALL WATERSHED MAP

# BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

| |
|---|
| JOB #: 2013:003 |
| DATE: 10/25/2022 |
| SCALE: 1"=20,000' |
| TITLE: DR-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




GRAPHIC SCALE

60 0 30 60 120

( IN FEET )
1 inch = 60 ft.

DRAWN BY: CMB CHECKED BY: MAB

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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

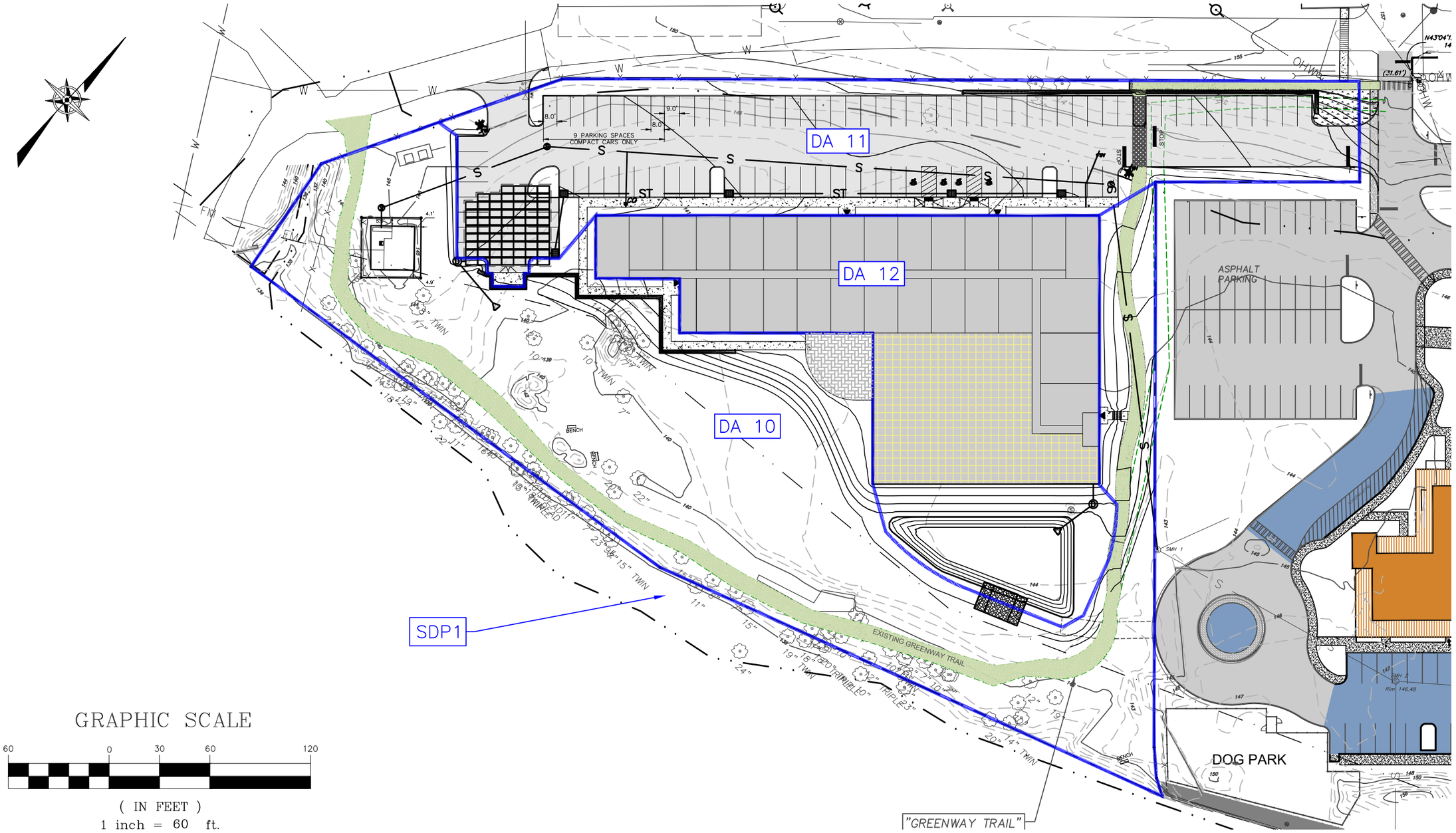
PRE-DEVELOPMENT CONDITIONS MAP

# BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #: 2013:003
DATE: 10/25/2022
SCALE: 1" = 60'
TITLE: DR-2
SHEET: 2 OF 3

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GRAPHIC SCALE

60 0 30 60 120

( IN FEET )

1 inch = 60 ft.

| DRAWN BY: CMB | | CHECKED BY: MAB | |
|---|---|---|---|
| REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY |
| 1 | 12/27/22 | REVISED PER PB COMMENTS | ESR |
| 2 | 1/31/23 | REVISED PER PB COMMENTS | ESR |
| | | | |
| | | | |
| | | | |
| | | | |

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

POST-DEVELOPMENT CONDITIONS MAP

# BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

| | |
|---|---|
| JOB #: | 2013:003 |
| DATE: | 10/25/2022 |
| SCALE: | 1" = 60' |
| TITLE: | DR-3 |
| SHEET: | 3 OF 3 |

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

# *Preliminary Water and Sewer Engineer's Report: for Beacon HIP Lofts and Studios*

Prepared for:
Beacon HIP Lofts, LLC
16 Squadron Boulevard
New City, NY 10956

January 31, 2023




HUDSON
LAND DESIGN

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508

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**2.0 PROJECT DESCRIPTION ..... 1**

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# APPENDICES

**To Be provided**

# 1.0 PROJECT LOCATION

The undeveloped portion of the Beacon HIP Lofts complex sits on approximately 3.5 acres of land in the City of Beacon, Dutchess County, New York. The property is identified as parcel number 6055-04-535128 on the City of Beacon Tax Maps. The vacant parcel is located just south of the previously approved developed portion of the complex at 39 Front Street known as Beacon HIP Lofts and Storage.

# 2.0 PROJECT DESCRIPTION

This application is for the proposed development of the parcel, collectively referred herein as HIP Lofts and Studios. The project calls for construction of a two-story mixed use building consisting of 28 1-bedroom loft apartments and 30,000sqft of artist studios. The project includes a new parking lot that will be accessed from the developed portion of the site to the north, and an emergency ingress/egress at the south end of the site that connects to Front Street.

Wastewater generated by the project will be disposed of by means of an a new private internal sewer main will be constructed as part of the project to replace an old sewer main that runs through the parcel. The new sewer line will start at a manhole at the northerly property line with the developed portion of the complex, and will terminate at an existing pump station located at the south end of the parcel.

Water supply will be by means of an internal water main that runs through the site. The parcel contains an 8" C900 PVC private water main that was constructed in 2015 as part of the previously approved developed portion of the complex. There is an 8" meter pit that contains an 8" Sensus Fireline meter and an 8" Waats double check valve that were also constructed in 2015.

This report summarizes all data and information necessary for the design of the water and sewer infrastructure that will serve the project.

The project has been designed in accordance with the following (latest editions):

- New York State Department of Health (NYSDOH) Standards for Individual Water Supply and Individual Sewage Treatment Systems Appendix 75-A
- Dutchess County Department of Health (DCDOH) 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

The following table provides estimated water usage/wastewater generation at full buildout of the project, according to the NYSDEC *Design Standards for Wastewater Treatment Works, 2014.*

| Use | Flow Rate | Daily Water Generation Usage/Wastewater | *Adjusted Daily Water Usage/Wastewater Generation |
|---|---|---|---|
| [1]Residential (Live Work - 28 bedrooms) | 110 per bedroom | 3,080 gpd | 3,080 gpd |
| [2]Studio Space (30,000 SF) | 0.1 gpd per SF | 3,000 gpd | 2,400 gpd |
| TOTAL | | | **5,480 gpd** |

*Per NYSDEC Design Standards for Wastewater Treatment Works 2014, hydraulic loading may be reduced by 20% for installations serviced by water saving fixtures. Residential bedroom flows of 110 gpd include the 20% reduction.

# 4.0 SEWAGE CONVEYANCE

At full build-out, the project is expected to generate 5,480 gallons of wastewater per day. Based on previous 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, provided that all of the stormwater inflow from the site is eliminated.

## 4.1 Existing Sewer Infrastructure

The City's Water and Sewer Superintendent has stated that the existing water and sewer plants have sufficient capacity for the proposed project. The sewer plant has capacity for up to 6 million gallons/day (MGD) and is currently operating at 3.2 MGD to 3.5 MGD. The water plant has capacity for 4 MGD and currently operates at an average of 2.281 MGD with a maximum withdrawal of 3.007 MGD in 2021.

The existing sewer main runs from a new manhole installed in 2015, just north of the northly property line, through the site to the aforementioned existing pump station located at the south end of the site. The existing sewer line consists of approximately 495 liner feet of 18" clay sewer and 3 brick sewer manholes. The existing clay sewer line and brick manholes are old and likely experience infiltration and inflow. The line also is very flat through the parcel, and often experiences solids settling in the pipe due to low-flow. The complex superintendent currently hydro jets the line about once per year.

The existing sewer main will be removed or crushed in-place after the new sewer main is constructed.

## 4.2 Existing Sewage Pump Station

The sewer pump station was evaluated in mid-January, 2023 with the site superintendent. New Gould's 10 HP sewage pumps were installed in 2016 after a power surge blew out the pumps and other equipment. An exhaust fan for the pump station was also replaced at the time.

The pump station's wet well is roughly 24' long by 11.5' wide and 15' deep; however, the shape of the wet well is not a rectangle. Based upon the measurements taken, the wet well is 418 sqft of area. Therefore, for every foot of depth, there is 418 cubic feet or 3,127 gallons of volume.

The pump station contains two (2) Gould's 10 HP model 4NS pumps which appear to be in adequate condition. There are no known sources of infiltration or inflow into the wet well. The pumps operate on a float system, and the floats are set as follows: pump off float is approximately 3.67 feet above the bottom of the tank (elev. = 133.44); pump on is approximately 8.17' above the bottom of the tank (elev. = 137.94); lead/lag pump on is approximately 9.17' above the bottom of the tank (elev. = 138.94) and high level alarm is approximately 12.17 above the bottom of the tank (new floats and controls were replaced in 2016 along with the pumps.

Based on the float levels and the dimensions of the wet well, the distance between the pump on and pump off elevations is 4.5 feet. Therefore, the pumps discharge approximately 14,071 gallons to the receiving manhole in Liberty Street. Head calculations will be performed to verify the pumping rate and pump time. According to the site superintendent, the pumps only operate every few days.

The new sewer main will be provided with an adequate slope to provide self-cleansing velocities which results in the pipes entering the pump station at elevation 133.6. Based upon the new pipe elevation and the large pump cycle, it is recommended to lower the floats such that there is adequate permanent water on the pumps, and shorten the pump cycle so the pumps cycle at least 3 times per day. Lowering the pump cycle will put less stress on the receiving Beacon sewer system with smaller amounts of plug flow, and will also improve odor issues associated with the pump station.

The total flow contributing from the developed portion of the HIP complex at full buildout is 23,608 gpd. Therefore, the total flow to the pump station when combined with the proposed flow from the vacant parcel is 29,088 gpd. It is unknown at this time what the total daily flow is from the apartment buildings on the parcel west of the project. Once this information is gathered, the pump floats will be set accordingly.

The pump station discharges to a manhole located on Liberty Street via 6" force main at an approximate elevation of 159.6. A backup power generator was provided on the pump station in 2016.

## 4.3 Proposed Sewer Infrastructure

The existing sanitary collection system (piping and manholes) will consist of 8" SDR 35 PVC sewer pipe with a minimum slope of 0.5% and 3 new pre-cast concrete sewer manholes. A 6" SDR 35 sewer service line will exit the proposed building and connect to the new sewer main.

Sewer mains shall be laid in straight alignment. The sewer main shall be tested for alignment and exfiltration and the sanitary manholes shall be hydrostatically or vacuum tested in accordance with the requirements on the site plan set.

# 5.0 WATER SUPPLY

As shown in Section 3.0, the project is expected to require 5,480 gallons of water per day. Per conversations with the City of Beacon Water Superintendent, the anticipated increase in daily water demand is readily available.

## 5.1 Source and Existing Infrastructure

The site's water is supplied by an 8" C900 PVC water main that runs along the westerly property line toward the north where it supplies potable water to the developed portion of the HIP complex. This water main was constructed in 2015. The water main connects to a 10" DIP water main that crosses the Fishkill Creek just south of the parcel.

A new 6" DIP water service pipe is proposed at the north end of the building to connect directly to the 8" main. All minimum separation distance requirements from the water main and individual service connections shall be maintained. A minimum of 10 feet of separation is required between water and sewer lines that are running parallel. If a water line and a sewer line must cross, they shall do so perpendicular to each other. A minimum of 18" shall be provided from the crown of the sewer pipe to the bottom of the water pipe or the crown of the water pipe to the bottom of the sewer pipe.

## 5.2 Sprinklers

The proposed building will be equipped with sprinkler systems in accordance with NFPA 13. All of building's sprinkler systems will be tied into an internal fire alarm system. The alarm system telemetry is tied into a dispatch center which notifies the local fire department when the alarm is set off.

February 10, 2023

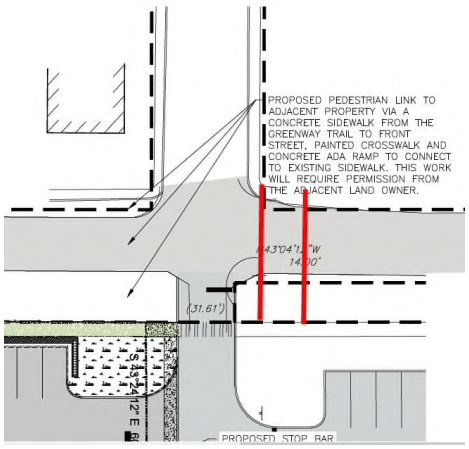
Mr. John Gunn, Chairman
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Site Plan and Traffic Study Review #2 for **Proposed Beacon HIP Lofts & Studio/Beacon Self Storage,** Front Street at Mill Street, City of Beacon, Dutchess County, New York; CM Project No. 121-295

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) has reviewed the documents submitted for the February 15, 2023 Planning Board meeting. The comments raised in the initial review letter have been addressed. We offer these follow-up comments:

1. CM agrees that the results of the revised traffic study, which accounts for the updated trip assignments, are similar to the initial study conducted.
2. The forthcoming survey of existing tenants at the adjacent live-work apartments should be reviewed once available.
3. The site plan does not indicate that the proposed crosswalk for the greenway trail should be raised. Please update.
4. CM recommends that the sidewalk connection across Lydia Drive be sought on the east leg of the intersection as shown in the exhibit to the right.




If you have any questions about the above comments, please do not hesitate to contact our office at (914) 800-9201. In an effort to make the comment-response process as efficient as possible, we are available to attend a meeting via Zoom to discuss the project and the issues raised in this letter.

Respectfully,
***Creighton Manning Engineering, LLP***

Frank A. Filiciotto, PE
Associate

Starke W. Hipp, PE
Project Engineer

N:\Projects\2021\121-295 Beacon - 2021 Traffic Reviews\Working\Correspondence\Beacon HIP Lofts & Studios\Beacon HIP Lofts & Studios_Rev 2.docx

**John Clarke Planning and Design** jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: February 10, 2023
Re: **Beacon HIP Lofts, Concept Plan SEQRA Review and Recommendation to the City Council**

I have reviewed January 31, 2023 response letters from Aryeh Siegel and Hudson Land Design, January 30, 2023 response letter from Collier Engineering, and an 11-sheet Site Plan set, dated January 31, 2023.

**Proposal**
The applicant is proposing to construct a multi-use building with a total of 30,000 square feet of 1st-floor artist/artisan studios and 28 loft apartments on the 2nd floor. The proposed project is on a 3.5-acre undeveloped parcel in the Fishkill Creek Development (FCD) district and within the Historic District and Landmark Overlay (HDLO) zone. An existing Greenway Trail is also on the parcel.

**Comments and Recommendations**
The review process in the FCD district requires City Council approval of the Concept Plan. The Council has referred the plans to the Planning Board for a SEQRA analysis and an advisory recommendation on the Concept Plan. More specific architectural, landscaping, lighting, and engineering details should be covered by the Planning Board during a subsequent Site Plan and Architectural Review process. For the initial Concept Plan review, the applicant will need to address the following:

1. The Sheet 1 Site Plan now shows nine 8-foot compact car parking spaces, which are permitted in the FCD district, but the Planning Board should determine what width is appropriate. Forty spaces are now illustrated in that row, not 39.

2. The applicant should investigate whether the pedestrian connection to the Mill Street sidewalks can be constructed to avoid the use of stairs through the retaining wall.

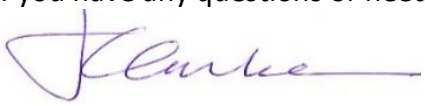
3. The Sheet 2 Existing Conditions should indicate the species and size of any existing trees over 6 inches in diameter that are proposed to be removed.

4. The Traffic Impact Study provided a parking analysis estimating 80 necessary spaces, which primarily considers different peak usage times from the two primary uses. Given the additional potential for apartment residents in both the proposed building and neighboring housing to want to use the studios in this new structure, a survey of the existing tenants in the adjacent live-work apartments could provide more information in estimating peak parking demand. A lower shared parking requirement is permitted under Section 223-26C(6) and land-banked parking is an option under 223-26E, particularly for the entry parking spaces near Mill Street.

5. Although a detailed Landscape Plan is not necessary for Concept Plan approval, Section 223-26 C(3) requires one 3-inch caliper tree within the parking area for each 10 spaces.

6. Additional trees should be used to break-up the 39-space row of proposed parking and the tree shown next to the Greenway crosswalk appears to be on top of a hydrant.

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



John Clarke, Beacon Planning Consultant

c: Bruce Flower, Building Inspector
Nicholas M. Ward-Willis, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

LANC & TULLY
Engineering and Surveying, P.C.

February 10, 2023

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

RE: Beacon HIP Lofts & Studios
Multi-Use Building
Tax No. 6055-04-535128
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a multi-family residential and commercial artist/artisan studio units located along Front Street:

- Correspondence dated January 31, 2023, from Aryeh Siegel, Architect.
- Correspondence dated January 31, 2023, from Hudson Land Design.
- Correspondence dated January 30, 2023, from Colliers Engineering & Design.
- Report titled "Preliminary Water and Sewer Engineer's Report for Beacon HIP Lofts and Studios", dated January 31, 2023, as prepared by Hudson Land Design.
- Report titled "Stormwater Pollution Prevention Plan for Beacon HIP Lofts and Studios", with the latest revision date of January 31, 2023, as prepared by Hudson Land Design.
- Plan set titled "Beacon HIP Lofts & Studios", consisting of sheets 1 of 12 through 12, with the latest revision date of January 31, 2023, as prepare by Aryeh Seigel, Architect and Hudson Land Design.

The proposed project entails the construction of a building consisting of 30,000 square feet of artist/artisan studios and 28 1-bedroom loft apartments on the 2nd story on a 3.5± acre parcel located along the Fishkill Creek, with the southern portion of the parcel being located within the Floodway, and a majority of the parcel being located within the 100-year flood plain. The project is located in the FCD (Fishkill Creek Development) Zone and is also within the HDLO (Historic District and Landmark Overlay) Zone.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. As the project site is located within the floodplain, the applicant will need to secure a Floodplain Development Permit in accordance with Section 123-12 of the City of

Beacon Code. ***Applicant notes that a Flood Development Permit will be applied for at building permit.***

2. The building shall be designed, and the first-floor elevation established, in accordance with Chapter 123 of the City of Beacon Code and that of FEMA regulations. ***In accordance with Section 123-16 of the City Code, the applicant has established the first-floor elevation to be 148.45, which is more than 2 feet higher than the flood elevation of 146.2.***

3. The applicant will need to form a sewer transportation corporation, as a sewer system that collects sewage from multiple parcels is required to be either owned and operated by a municipality or by a sewer transportation corporation in accordance with NYSDEC standards. ***Applicant notes that a sewer transportation corporation will be formed.*** This should be further discussed with the attorney as to the steps required for the formation of this corporation.

4. Except for direct connection service lines, new water distribution piping, sewer collection piping and modifications to the sewage pump station will require approval from the Dutchess County Department of Health. ***Applicant notes that application to the Dutchess County Department of Health will be made once a SEQR determination has been made.***

5. The project's consultant should meet with the City's Building Inspector and Fire Chief to discuss compliance with Section 503 and Appendix "D" of the 2020 NYS Fire Code with regards to fire apparatus access roads, and the possible needs for aerial fire apparatus access roads since the building is over 30 foot in height. ***Applicant's consultant has noted that they will setup a meeting with the City's Building Department to review.***

6. The applicant should prepare an assessment of Front Street along the front of the project site, starting at Mill Street, to assess the existing condition of the road and to determine what improvements may be required along the road to support the proposed project, such as widening, paving, etc. Based upon a recent site visit, that portion of Front Street that heads to the west of Mill Street is in very poor condition, with varying widths. It should also be noted that parking for the last residential building located along Front Street, adjacent to Spencer Lane, extends out into Front Street. As the plans show the parking lot having and entrance/exit on the west side of the parking lot, Front Street should be improved to allow for two-way traffic, without impacting the parking for the residential building along Front Street. ***The applicant's engineer has noted that the parking area extends into this section of the proposed secondary access to the site and that it is poor condition, as stated their response letter.*** As this will serve as a means of secondary access for emergency access, it is recommended that this road be improved (widened and re-paved) to provide for a 20 foot unobstructed access per Chapter 5 and Appendix "D" of the 2020 Fire Code of New York State. Based upon current conditions, if with vehicles parked, there would only be a clear width of 9 feet.

7. The applicant should confirm with the City of Beacon Water & Sewer Department that they have sufficient water to service the proposed project and have sufficient capacity within the sewer system to accept the flows from the proposed project. ***The applicant has noted that they have reached out to the City's Water Department to confirm that adequate capacity exists to service the project and provide this response in a future submission.***

8. The plan should be referred to the Greenway Trail Committee for their review and input. ***The applicant's architect has met with members of the Greenway Trail Committee and has agreed to allow the committee to provide input for portions of the trail as the project design moves forwards.***

9. The plans currently show 9 parking spaces in the north-west corner of the parking lot to have parking spaces at 8 foot in width. Section 223-41.13 I(11)(b) of the City Code states that the FCD district parking requirements shall be in accordance with Section 223-26 of the City Code. Section 223-26 requires that parking stalls that are in unenclosed areas be at least 9 feet wide. The plans should be revised to show the parking stalls at the proper width.

10. Sheets 1 through 4 shall revised so that the numbers on the sheets reflects that there are 12 sheets in the set, not 11.

Water & Sewer Engineer's Report:

1. The last sentence of Section 4.0 on Page 2 notes the elimination of stormwater inflow from the site. This should be expanded upon to note where the inflow/infiltration is coming from.

2. The report should be updated to include pumping rates and pump times once determined.

3. To further improve odor issues, the applicant should also consider the installation of an odor control system as previously noted in our correspondence of November 23, 2022.

4. Metering should be conducted to determine the amount of flow entering the pump station from the apartment building on the parcel to the west of the project.

5. Once the total flows to the system are known, the report shall provide the required calculations to show that there is sufficient reserve capacity within the wet well, along with providing the proposed elevations for the float control system.

6. Section 4.3, 2nd paragraph, should note the vacuum testing of manholes only.

7. Section 5.0, Water Supply, should be updated to reflect existing pressures and fire flows within the existing system in the area, as well as expected fire flows at the proposed hydrants for the project. This information will also be required for the design of the fire sprinkler system to be installed within the building.

Sheet 1 of 12 (Site Plan):

1. The plan shall be revised to reflect the improvement required per Note No. 9 under General Comments.

Sheet 3 of 12 (Landscape Plan):

1. The landscape plan shall be updated to reflect the infiltration basin proposed in the rear of the building.

2. As previously noted, proposed landscaping on the east side of the building shall be adjusted to ensure that trees are not planted over or in close proximity to the proposed sewer line to be routed along the side of the building. A tree is still proposed directly over the sewer line.

Sheet 5 of 12 (Grading & Utility Plan):

1. The location of roof leaders should be shown on the plans and where they will drain to. ***Applicant notes that this is currently being coordinated with the project architect.***

Stormwater Pollution Prevention Plan (SWPPP):

1. As the applicant is proposing infiltration systems on site to handle water quality and runoff reduction from the site, soil testing will need to be performed for these proposed systems. The applicant's engineer should contact the City Engineer's office to set up a joint site meeting to allow for witnessing of soil testing.

2. Section 6.7.2 of the SWPPP notes the use of a plunge pool being incorporated within the design of the infiltration basin, but the plan and construction detail do not show this.

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.
Bruce Flower, Building Inspector

## Amanda Caputo

**From:** Thomas Wright
**Sent:** Monday, February 13, 2023 8:47 PM
**To:** Amanda Caputo; John Gunn
**Subject:** GREENWAY COMMITTEE COMMENTS - BEACON HIP LOFTS AND STUDIOS - 021523
**Attachments:** B HIP 1.pdf; B HIP 2.pdf; B HIP 3.pdf; B HIP 4.pdf

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Greenway Committee, I am writing regarding the application for Concept Plan Approval for Beacon Hip Lofts and Studios.

Please note the following comments regarding the site plan as currently drawn.

1. STEPS AT CROSSWALK (see B HIP 1 attached)

The applicant is proposing what appears to be five steps at the west end of the parking lot crosswalk. The Committee has reached out to Mr. Siegel to remind him that the Committee is adamantly opposed to having stairs in this location, or anywhere along this segment, and that we had brought this issue up in an in-person meeting at the site. The elevations need to be resolved in a way that does not require steps.

I would remind the Board that at this parcel and the one adjacent, the Greenway Trail as constructed is already being pushed to the back of the lot away from the Creek, in a roundabout route that makes for a confusing and unpleasant walking experience. The Committee asks that this unfortunate condition not be made worse, as well as inaccessible to the mobility-challenged, with the addition of stairs.

2. ACCESS TRAIL AT TRAFFIC CIRCLE (see B HIP 2)

The site plan has a note near the traffic circle stating “PROPOSED ACCESS TO BENEFIT ADJACENT PARCEL OWNER”. This note does not appear to point to anything, but in the above-referenced site meeting, we had asked that a trail connection be created here. Please note that there already exists a well-worn social trail here, where tenants of the “adjacent parcel owner” are cutting across the lawn to reach the Greenway Trail.

3. TRAIL WIDTH AND EASEMENT WIDTH (see B HIP 3)

Please require that the applicant's consultants clearly indicate the trail width and easement width on the site plan in several locations. The image notes the easement width, but this width should be graphically represented throughout, and dimensioned in several locations, on the site plan.

Please note that the portion of the Greenway Trail above the retaining wall (B HIP 1) is shown much narrower than the rest of the trail. Please recall that as a development in the FCD, the developer is required to construct a trail with minimum width of 8’ with 2’ shoulders on each side and 2’ buffer to constructed objects (e.g. retaining walls, fences, parking lots) on each side, all floating within a 20’ wide easement.

4. UNKNOWN NOTE (see B HIP 4)

Please ask the applicants consultant to clarify the note that appears to refer to the Greenway Trail but is obscured graphically, and not legible.

Respectfully,

TW

Thomas Wright
Beacon Greenway Committee
twright@beaconny.gov

**City of Beacon Planning Board Agenda**
**02/15/2023**

**Title:**

Continue review of application for Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 393 Fishkill Ave, 397 Fishkill Ave, and 7 Conklin St, submitted by 397 Fishkill Ave LLC

**ATTACHMENTS**

1-31-23 Supplemental Planning Board Submission - 393 & 397 Fishkill Ave and 7 Conklin Street - Cover Letter.pdf

397 Fishkill Avenue Site Plans Set - Sheets 1-8 1-31-23.pdf

397 Fishkill Avenue_1 of 1_Lot Line Removal Plat.pdf

Exhibit A - Revised Site Plan and Subdivision Application Forms.pdf

Exhibit B - Response to Comments Memo prepared by Aryeh Siegel dated January 31, 2023.pdf

Exhibit C - Response to Comments Memo prepared by Hudson Land Design dated January 31, 2023.pdf

Exhibit D - Response to Comments Memo prepared by Colliers dated 1-12-23.pdf

Exhibit E - I&I Report prepared by Hudson Land Design revised January 31, 2023.pdf

Exhibit F - Drainage Report prepared by Hudson Land Design revised January 31, 2023.pdf

Traffic Comments 393-397 Fishkill Ave_Rev 2.pdf

Planners Comments 393 Fishkill Av 2.10.23.pdf

Engineer Review 397 Fishkill Ave 02-09-23 review.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

January 31, 2023

**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: Application for Lot Line Adjustment (Subdivision/Lot Merger) & Site Plan Approval for Proposed Mixed-Use Commercial & Residential Building – Supplemental Submission
Premises: 393 & 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York
Tax IDs: (6055-80-392032, 6055-80-399035 & 6055-80-394041)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC (the "Applicant"), the owners of the above-referenced Premises,[1] we respectfully submit this letter and the referenced enclosures in support of the Application for a Subdivision (lot merger) and Site Plan Approval (collectively, the "Application"), proposing to redevelop the Premises for a proposed mixed-use building that will be comprised of commercial space on the first floor and twelve (12) apartments on the upper floors (the "Project").

Since last appearing before the Planning Board on January 10th, the Applicant has further refined and improved the building program in response to the comments contained in the memoranda prepared by the City's consultants. The Applicant has also revised the previously submitted engineering reports for the Board's consideration, as detailed further below.

Additionally, as was discussed at the Board's January 10th meeting, the Applicant's submission includes proposed building elevations, which note the proposed major dimensions, materials and colors. The Applicant looks forward to discussing the Project's architectural components at the Architectural Review Board ("ARB") Subcommittee meeting on February 3, 2023.[2]

[1] Note: The owners for the lots comprising the Premises are now as follows: 393 Fishkill Avenue – 393 Fishkill Avenue, LLC; 397 Fishkill Avenue – 397 Fishkill Avenue, LLC; and 7 Conklin Street – 397 Fishkill Avenue, LLC. Revised Site Plan and Subdivision Application forms are enclosed as **Exhibit A**.

[2] As this Board is aware, at the January 10th Planning Board meeting Agenda, this Project was referred to the ARB Subcommittee's February 3rd meeting Agenda contingent on the Applicant's submission of building elevations.

**THE PROPOSED MIXED-USE DEVELOPMENT – ADDITIONAL SITE PLAN REFINEMENTS:**

As this Board is aware, the Applicant is proposing to construct a zoning-compliant mixed-use building and associated off-street parking on the Premises. Consistent with prior submissions, the proposed building program includes a three (3)-story mixed-use development comprising twelve (12) apartments and approximately 3,500 square feet of commercial space. The proposed building will include six (6) apartments on both the second and third floors and commercial space on the first floor with a potential mix of office and retail uses.[3] The expanded off-street parking area that will be located behind the new building will be accessed via an existing driveway off of Conklin Street and will now include thirty-three (33) off-street parking spaces.

As is more fully detailed on the enclosed updated Site Plan Set and will be discussed at the Board's February 15th meeting Agenda, in addition to developing the enclosed elevations for review with the ARB Subcommittee, the Applicant also made the following minor refinements to the building program:

1) The recreation area proposed on the west side of the building has been redesigned to incorporate three (3) terraced patio areas.
    a. The first patio area within the garden is ADA-accessible from the parking lot and rear of the building.
    b. All three (3) patio areas are proposed to include benches and picnic tables to create a greenspace for tenants to work and relax outside.
    c. The proposed dense plantings maintain privacy between each patio while ensuring an ecologically diverse landscape and aesthetically pleasing views for tenants, visitors, and passerby traffic.
2) Street trees have been added along the Conklin Street and Fishkill Avenue sidewalks.

**REVISED ENGINEERING REPORTS:**

In connection with the proposed mixed-use development, the Applicant's engineering consultant, Hudson Land Design Professional Engineering, P.C. ("HLD") previously submitted an Infiltration and Inflow Investigation ("I&I Report") and Drainage Report.[4] HLD has since revised the I&I Report following completion of its interior and exterior investigation of 7 Conklin Street, which

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[3] Note: One (1) of the apartments will be a Below Market Rate ("BMR") unit, in accordance with the City's Affordable-Workforce Housing local law, which requires ten percent (10%) of the apartments to be BMR units.

[4] *See* **Exhibit E** and **Exhibit F**, respectively, in the December 27, 2022 Planning Board submission.

revealed that the roof drains from the building located at 7 Conklin Street may enter the City's sanitary sewer collection system. Given, however, that the building is proposed to be eliminated as part of the Project, any rooftop runoff will be eliminated and will not enter the City's sanitary sewer collection system. *See* **Exhibit E** – Revised I&I Report.

Similarly, HLD has revised the Drainage Report to account for the additional impervious area created by the patios. Nonetheless, the Revised Drainage Report's analysis still concludes that: (1) the addition of a stormwater management system would cause increases in the peak runoff rate, and therefore no stormwater management system is proposed; and (2) the existing storm drainage systems located beneath Fishkill Avenue are capable of passing up to the 50-year design flood, including the slight increase due to the proposed Project. *See* **Exhibit F** – Revised Drainage Report.

Lastly, on January 9, 2023, upon the request of the City's Engineering Consultant, HLD submitted the Site Plan Set to the Building Department for Emergency Services review. We have yet to receive any comments from the Building Department.

**RESPONSES TO COMMENTS MEMORANDA:**

In addition to the foregoing updates to the Site Plan Set and the building elevations, the Applicant respectfully submits the following memoranda prepared by its consultants providing annotated responses to the applicable comments noted in the memoranda prepared by the City's Engineering Consultant, Lanc & Tully, dated January 4, 2023 (the "Engineering Comments Memorandum"), the City's Planning Consultant, John Clarke Planning and Design, dated January 6, 2023 (the "Planning Comments Memorandum"), and the City's Traffic Consultant, Creighton Manning, dated December 9, 2022 (the "Traffic Comments Memorandum"):

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated January 31, 2023 (the "Architect Response to Comments Memorandum"), providing responses to the Planning and Engineering Comments Memorandum. *See* **Exhibit B** – Architect Response to Comments Memorandum.

- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated January 31, 2023 (the "HLD Response to Comments Memorandum"), providing responses to the Engineering Comments Memoranda. *See* **Exhibit C** – HLD Response to Comments Memorandum.

- Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated December 27, 2022 (the "Collier Response to Comments Memorandum"), providing responses to the Traffic Comments Memoranda. *See* **Exhibit D** – Collier Response to Comments Memorandum.

**INDEX OF ENCLOSURES:**

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

**Exhibit A:** Revised Site Plan and Subdivision Application Forms;

**Exhibit B:** Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated January 31, 2023;

**Exhibit C:** Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated January 31, 2023;

**Exhibit D:** Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated January 12, 2023;

**Exhibit E:** Revised Infiltration and Inflow Investigation prepared by Hudson Land Design Professional Engineering, P.C., dated December 27, 2022, last revised January 31, 2023; and

**Exhibit F:** Drainage Report prepared by Hudson Land Design Professional Engineering, P.C., dated December 27, 2022, last revised January 31, 2023.

In further support of this Application, we respectfully submit the updated Site Plan Set entitled "Site Plan Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated October 21, 2022, last revised January 31, 2023, numbered and titled as follows (unless otherwise noted):

- Sheet 1 of 8 – Site Plan;
- Sheet 2 of 8 – Building Plans & Views;
- Sheet 3 of 8 – Landscaping & Lighting Plan;[5]
- Sheet 4 of 8 – Existing Conditions and Demolition Plan (XC.1);

[5] Note: Sheet 3 now includes a planting schedule and illustrate plant list that details species names, total plants, and planting sizes.

- Sheet 5 of 8 – Grading & Utility Plan (GU-1);
- Sheet 6 of 8 – Erosion & Sediment Control Plan (ESC-1)
- Sheet 7 of 8 – Construction Details (CD-1); and
- Sheet 8 of 8 – Construction Details (CD-2).

Also enclosed, please find a copy of the Preliminary Subdivision Plat entitled "Lot Line Removal Plat: Revision to Filed Map 9719", prepared by Hudson Land Design Professional Engineering, P.C., dated December 27, 2022, last revised January 31, 2023, which shows the proposed lot merger and the resultant extinguishment of the existing access and parking easement from prior Filed Map 9719.

The Applicant looks forward to continuing its review of the Project with the Board at the February 15th meeting for the Site Plan and Subdivision Application. As the Board declared itself as Lead Agency for the SEQR environmental review, and previously referred the Application to the ARB Subcommittee, at this time the Applicant respectfully requests that the Planning Board consider scheduling the Site Plan and Subdivision public hearings for the Board's March 14, 2023 meeting Agenda.[6]

In the meantime, should the Board or City Staff have any questions, please do not hesitate to contact me. Thank you in advance for your consideration of the enclosed.

Very truly yours,

Taylor M. Palmer
Enclosures

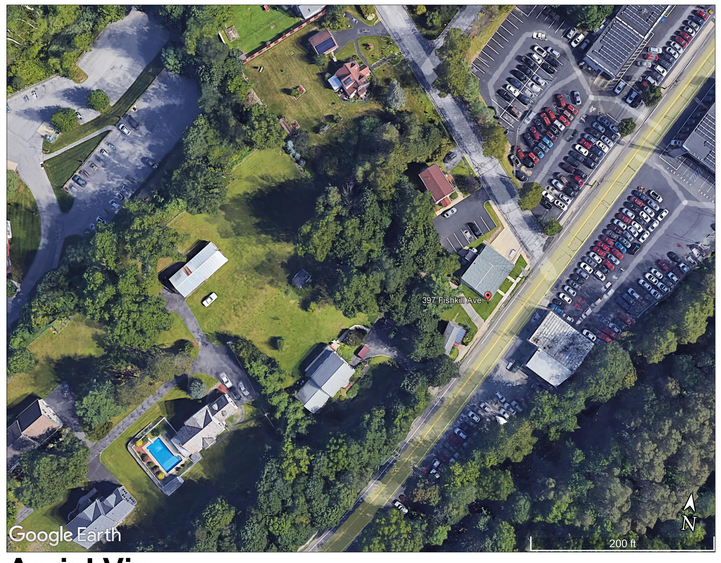
cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully, P.C.
Aryeh J. Siegel Architect
Hudson Land Design Professional Engineering, P.C.
Colliers Engineering & Design, P.C.
Allison Fausner, Esq.

[6] Note: As this Board is aware, a SEQRA public hearing is not a *requirement* pursuant to the SEQRA regulations. To that end, if the Board recommends a SEQRA public hearing for this Application, the Applicant respectfully reiterates its request that the Board consider combining the SEQRA public hearing with the required Site Plan and Subdivision Public Hearings, which combination is encouraged by the SEQRA regulations.

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 2 | 12/27/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 3 | 01/31/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |

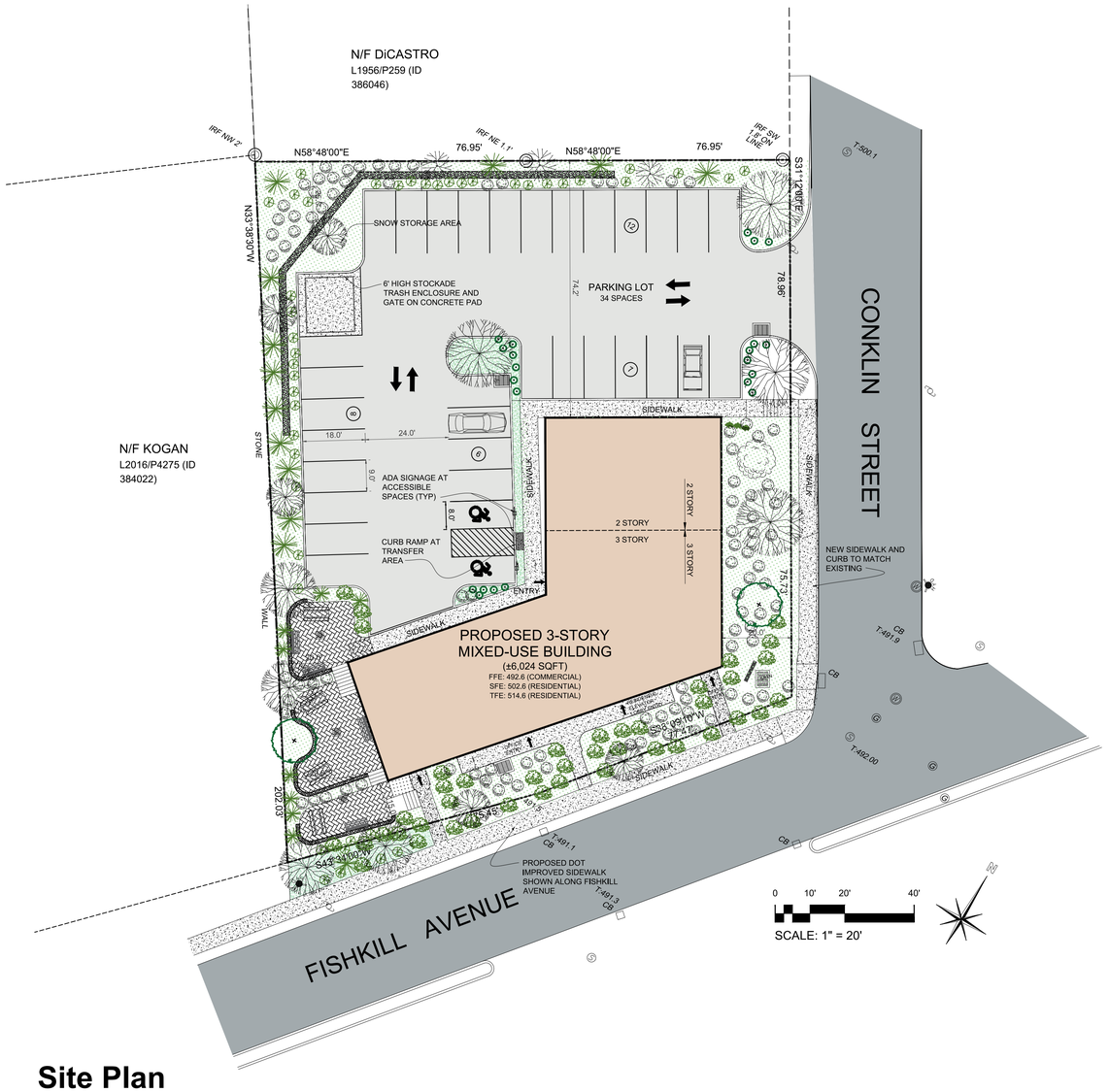
## Bulk Zoning Regulations Table

| | Required Setbacks | | | Proposed Setbacks | | | Minimum Lot Depth | Proposed Lot Depth | Allowable Building Height | Proposed Building Height | Maximum Residential Density | Proposed Residential Density | Lot Area | Required Lot Area | Proposed Floor Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Front | Side | Rear | Front | Side | Rear | | | | | | | | | |
| **Zoning District** | | | | | | | | | | | | | | | |
| **GB** | 15' | 20' | 25' | 15' | 20' | 76' | 100' | 181.83' | 35' | 35' | 1,500 sf per unit | 12 units | 0.62 acres | N/A | 15,948 sf |




## Aerial View

Scale: Not to Scale




## Site Plan

Scale: 1" = 20'




## Location Plan

1" = 200'

### Zoning Summary

| | |
|---|---|
| Zoning District: | GB |
| Tax Map No.: | 6055-80-399035 & -6055-80-392032 & 6055-80-394041 |
| Lot Area: | 0.62 Acres (Total combined lot area) |
| Building Footprint: | 6,024 SF |
| Historical Overlay District: | No |
| Parking Overlay District: | No |
| Existing Use: | Office / Commercial / Multi Family Residential |
| Proposed Use: | Commercial / Multi Family Residential |

### Parking & Loading

| Use & Parking Requirements | Proposed Area | Current Parking Requirement |
|---|---|---|
| **Residential** | | |
| (1) space per unit + ¼ space per bedroom | (12) One Bedroom Apartments | 15 parking spaces |
| **Commercial** | | |
| 1 space per 200 square feet | 3,500 sf | 18 parking spaces |
| **Total Required** | | **33 parking spaces** |
| **Total Provided** | | **33 parking spaces** |

**Notes:**

1. Commercial hours are 7am – 10pm, Monday through Sunday, inclusive.
2. A freestanding sign is shown on the plans. The sign will be submitted to the Beacon Building Department for review and approval.
3. The project will comply with the 10% below-market-rate requirements in Article IVB, Affordable-Workforce Housing. There will be one Below Market Rate unit
4. Refuse pick-up will be limited to off-peak hours.
5. All landscaping shown on the Site Plan 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 plant 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.

### Index of Drawings


| | |
|---|---|
| Sheet 1 of 8 | Site Plan |
| Sheet 2 of 8 | Building Plans & Views |
| Sheet 3 of 8 | Building Plans & Views |
| Sheet 4 of 8 | Existing Conditions & Demolition Plan XC-1 |
| Sheet 5 of 8 | Grading & Utility Plan GU-1 |
| Sheet 6 of 8 | Erosion & Sediment Control Plan ESC-1 |
| Sheet 7 of 8 | Construction Details CD-1 |
| Sheet 8 of 8 | Construction Details CD-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.

# Site Plan Application

**Sheet 1 of 8 - Site Plan**


*Owner:*
**Jordan Haug**
397 Fishkill Avenue
Beacon, NY 12508

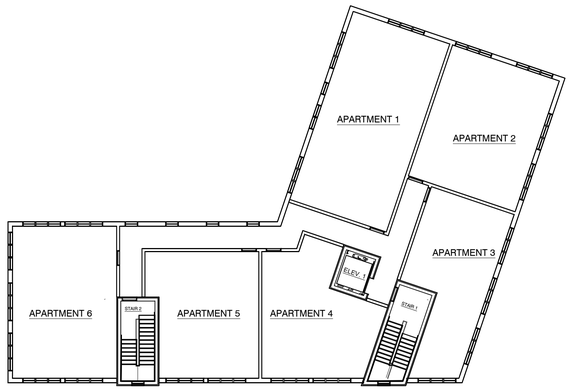
*Architect:*
**Aryeh Siegel, Architect**
84 Mason Circle
Beacon, New York 12508

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

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


## 397 Fishkill Avenue

Beacon, New York
Scale: 1" = 20'
October 21,2022




## 3rd Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"



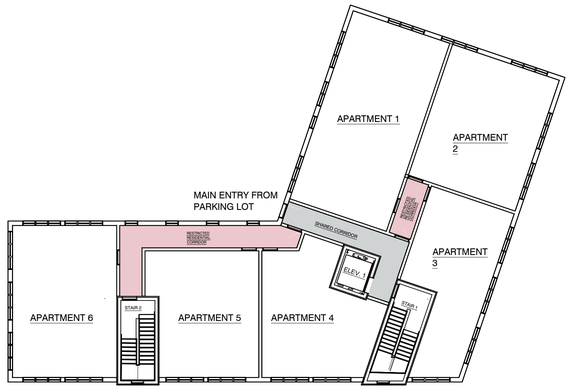

## Front Elevation

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

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | NO CHANGE | AJS |
| 2 | 12/27/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 3 | 01/31/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |
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## View 1




## 2nd Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"




## Side Elevation: East

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



## View 2

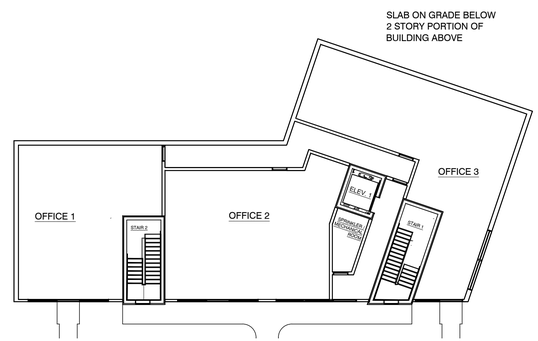



## Rear Elevation

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



## View 3




## 1st Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"




## Side Elevation: West

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

# Site Plan Application

**Sheet 2 of 8 - Building Plans**

*Owner:*
**Jordan Haug**
397 Fishkill Avenue
Beacon, NY 12508

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

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

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

## 397 Fishkill Avenue

Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
October 21,2022



POLE MOUNTED LIGHT (L1A)

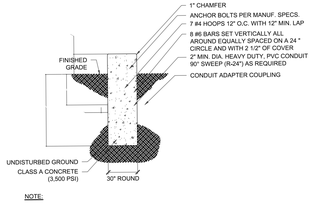
GREENSHINE "L30" ARM MOUNTED 3000K LED FIXTURE. LOW GLARE CUTOFF SHIELD, DARK SKY COMPLIANT. CRI 80-100 RANGE. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BUILDING = 10 FEET



WALL MOUNTED HOUSE LIGHT (L2)

HUBBARDTON FORGE WALL MOUNTED FIXTURE. MODEL "Hood Outdoor Dark Sky Wall Sconce", 60W, 2700K. CRI 80-100 RANGE. COLOR: COASTAL BLACK, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.




NOTE:

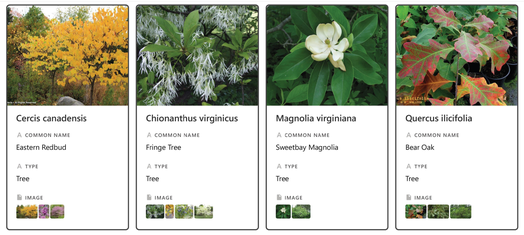
1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%.
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

LIGHT POLE BASE DETAIL
NOT TO SCALE

# Planting Schedule

| SYMBOL | TYPE | BOTANICAL NAME | COMMON NAME | Size | Quanitity | LOCATION |
|---|---|---|---|---|---|---|
| T-Cc | Tree | Cercis canadensis | Redbud | 3" | 3 | NW Prop Line |
| T-Jv | Tree | Juniperus virginiana | Juniper Red Cedar | 6-7' | tbd | |
| T-Mv | Tree | Magnolia virginiana | Sweetbay Magnolia | 2.5" | 2 | Conklin,Greenspace |
| T-Qi | Tree | Querus illicifolia | Shrub Oak | 2.5" | 5 | NW Prop Line, 52 |
| T-Qr | Tree | Quercus rubra | Red Oak | 3" | 8 | Parking Lot and street |
| T-To | Tree | Thuja occidentalis | Arborvitae | 6-7' | 13 | West Prop Line, 52 Corner |
| T-To'EG' | Tree | Thuja occidentalis | Emerald Green | 6-7' | | Patios.West Property Line |
| S-Cp | Shrub | Comptonia peregrina | Sweetfern | 1 gal | | Parking Lot |
| S-Ig | Shrub | Ilex glabra | Inkberry | 3 gal | 39 | Greenspace, 52, Conklin |
| S-Iv | Shrub | Ilex verticillata | Inkberry | 3 gal | 29 | NW Prop Line, W Prop Line 52 Corner |
| S-Jh | Shrub | Juniperus horizontalis | Creeping Juniper | 1 gal | tbd | |
| S-Ra | Shrub | Rhus aromatica | Aromatic Sumac | 3 gal | 57 | 52, Conklin, Greenspace |
| S-Vp | Shrub | Viburnum prunifolium | Blackhaw | 15 gal | 1 | Conklin |
| H-Ae | Herb | Aster ericoides | Heath Aster | plugs | tbd | Groundcover |
| H-tbd | Herb | Mixed groundcover | Wildflowers,carex,grasses | plugs | tbd | All planted areas |

# Illustrated Plant List




# Planting and Landscape Notes

PLANTING and LANDSCAPE 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 to succeed.

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 2 | 12/27/22 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 3 | 01/31/23 | REVISED PER PLANNING BOARD COMMENTS | AJS |

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.




# Landscape & Lighting Plan

Scale: 1" = 20'

# Site Plan Application

## Sheet 3 of 8 - Landscaping & Lighting Plan

*Owner:*
**Jordan Haug**
397 Fishkill Avenue
Beacon, NY 12508

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

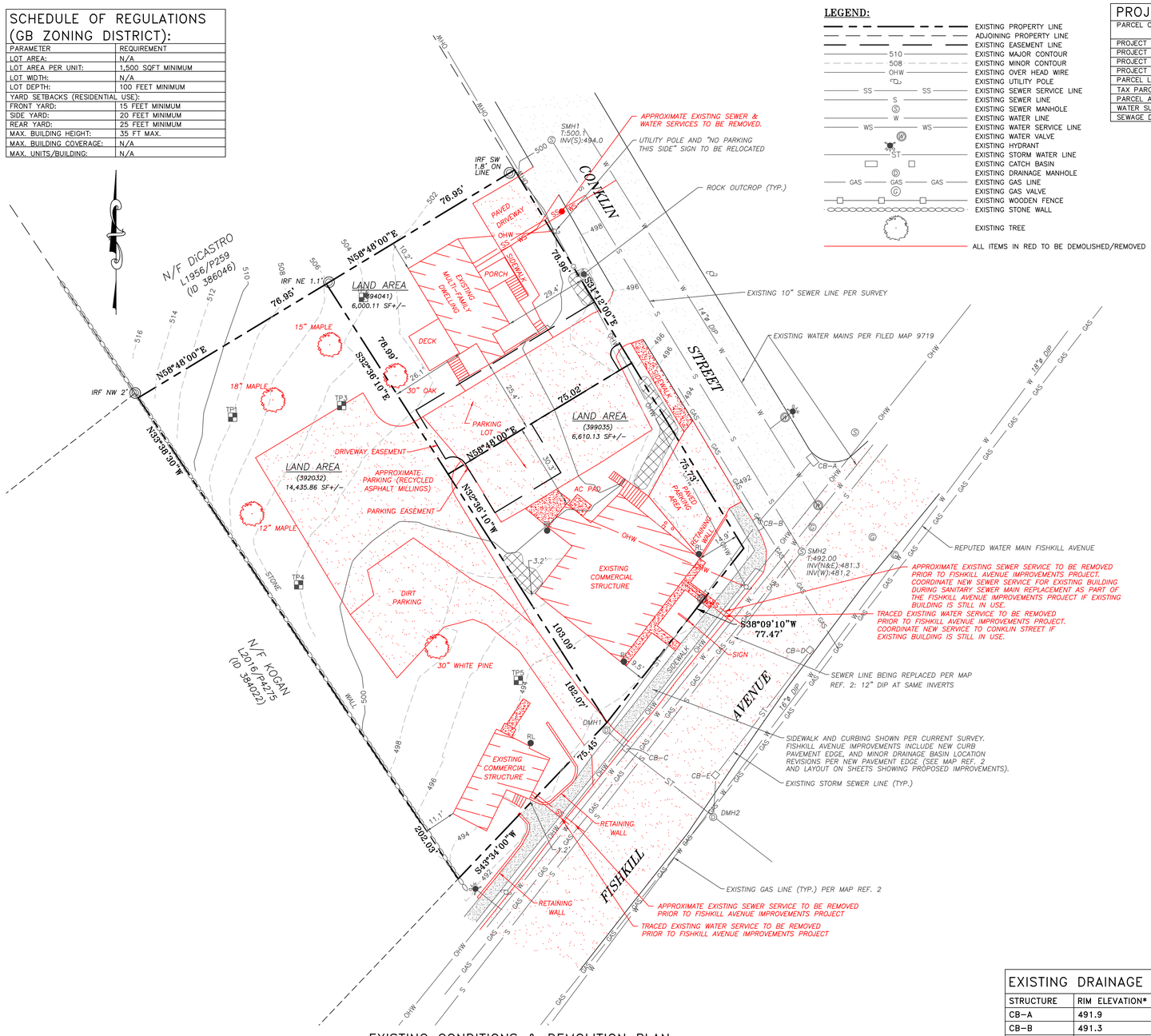
*Site / Civil Engineer:*
**Hudson Land Design**
174 Main Street
Beacon, New York 12508

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

**397 Fishkill Avenue**
Beacon, New York
Scale: 1" = 20'
October 21,2022

## SCHEDULE OF REGULATIONS (GB ZONING DISTRICT):

| PARAMETER | REQUIREMENT |
|---|---|
| LOT AREA: | N/A |
| LOT AREA PER UNIT: | 1,500 SQFT MINIMUM |
| LOT WIDTH: | N/A |
| LOT DEPTH: | 100 FEET MINIMUM |
| YARD SETBACKS (RESIDENTIAL USE): | |
| FRONT YARD: | 15 FEET MINIMUM |
| SIDE YARD: | 20 FEET MINIMUM |
| REAR YARD: | 25 FEET MINIMUM |
| MAX. BUILDING HEIGHT: | 35 FT MAX. |
| MAX. BUILDING COVERAGE: | N/A |
| MAX. UNITS/BUILDING: | N/A |




## EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20 ft.

## PROJECT INFORMATION:

| | |
|---|---|
| PARCEL OWNER: | 397 FISHKILL AVE LLC.; 397 FISHKILL AVE, BEACON NY 12508 & 393 FISHKILL AVE LLC; 397 FISHKILL AVE, BEACON NY 12508 |
| PROJECT ENGINEER: | HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508 |
| PROJECT SURVEYOR: | STEVEN J. GREEN P.L.S., PO BOX 534, GOSHEN, NY 10924 |
| PROJECT ARCHITECT: | ARYEH SIEGEL, 84 MASON CIRCLE, BEACON, NY 12508 |
| PROJECT LANDSCAPE DESIGN: | LANDSCAPE RESTORATIONS, 7 CREEK DRIVE, BEACON, NY 12508 |
| PARCEL LOCATION: | 397 & 393 FISHKILL AVE, 7 CONKLIN ST, BEACON NY 12508 |
| TAX PARCEL ID: | 6055-80-399035 (0.15 AC) & 392032 (0.33 AC) & 394041 (0.14 AC) |
| PARCEL AREA: | ±0.62-ACRES TOTAL |
| WATER SUPPLY: | MUNICIPAL – CITY OF BEACON |
| SEWAGE DISPOSAL: | MUNICIPAL – CITY OF BEACON |




LOCATION MAP SCALE: 1" = 200'

## MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "SURVEY FOR JORDAN HAUG" AS PREPARED BY STEVEN J. GREEN, P.L.S. DATED MAY 29, 2022 AND UPDATED IN NOVEMBER 2022 TO PROVIDE SANITARY SEWER INVERT ELEVATIONS.
2. SANITARY SEWER RIM AND INVERT ELEVATIONS AND DRAINAGE STRUCTURE RIM ELEVATIONS PROVIDED BY MAP REFERENCE 1. DRAINAGE PIPE AND INVERT INFORMATION TAKEN FROM A PLAN SET ENTITLED "RESURFACING, RESTORATION AND REHABILITATION TELLER AVENUE AND FISHKILL AVENUE (WOLCOTT AVENUE/NYS ROUTE 9D TO BEACON CITY LINE)" AS PREPARED BY WSP DATED MAY 2022. INVERT ELEVATIONS ADJUSTED TO PROJECT SURVEYOR'S DATUM OF 500 FEET. GAS MAIN LOCATIONS SHOWN PER THE WSP PLAN SET.
3. WATER MAIN SHOWN ON CONKLIN STREET PER A MAP ENTITLED LOT LINE REALIGNMENT FOR GARY VILLANO PREPARED BY PETER R. HUSTIS, L.L.S. DATED AUGUST 13, 1991 AND LAST REVISED MAY 26, 1993 AND FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 8, 1993 AS FILED MAP 9719. SIZE OF WATERMAIN ON CONKLIN STREET AND WATER MAIN LOCATION AND SIZES ALONG FISHKILL AVENUE PER MAPPING OBTAINED FROM THE CITY OF BEACON WATER DEPARTMENT.

## SURVEY NOTES:

1. THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD MAY 2022.
2. SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.
3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR HIS/HER HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS.
5. DATUM: 500.00'.

## LOT CONSOLIDATION & EASEMENT NOTES:

1. CONCURRENT WITH THE SITE PLAN APPLICATION IS A LOT CONSOLIDATION PLAN, CONSOLIDATING THE THREE EXISTING TAX PARCELS INTO A SINGLE TAX PARCEL BY REMOVING ALL INTERIOR LOT LINES.
2. THE EXISTING PARKING AND DRIVEWAY EASEMENTS ARE TO BE EXTINGUISHED AS PART OF THE LOT CONSOLIDATION PROCESS. THE EASEMENTS ARE DESCRIBED IN NOTE 4 OF A MAP ENTITLED LOT LINE REALIGNMENT FOR GARY VILLANO PREPARED BY PETER R. HUSTIS, L.L.S. DATED AUGUST 13, 1991 AND LAST REVISED MAY 26, 1993 AND FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 8, 1993 AS FILED MAP 9719, AS FOLLOWS:
   ***THE OWNER OF LOT NO. 1, ITS SUCCESSORS AND ASSIGNS, IS GRANTING A PARKING EASEMENT CONSISTING OF 3 PARKING SPACES (TO BE MARKED 1, 2 AND 3) TO THE OWNER OF LOT NO. 2, ITS SUCCESSORS AND ASSIGNS. ALSO, THE OWNER OF LOT NO. 2 IS GRANTING THE OWNER OF LOT NO. 1 A DRIVEWAY EASEMENT FOR INGRESS AND EGRESS TO THE PROPOSED PARKING AREA ON LOT NO. 1.***

## DEMOLITION NOTES:

1. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING.
3. DISPOSAL AND STORAGE OF DEBRIS.
4. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
6. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
7. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
8. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
9. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
10. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
11. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
12. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
13. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
14. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
15. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
16. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
17. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
18. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
19. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
20. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
21. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
22. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
23. CUTTING OF TREES CAN ONLY OCCUR DURING NOVEMBER 1ST TO MARCH 31ST TIME FRAME.

## UTILITY ABANDONMENT NOTES:

1. EXISTING WATER AND SEWER SERVICES TO BE ABANDONED IN ACCORDANCE WITH CITY OF BEACON WATER & SEWER DEPARTMENT REQUIREMENTS.
2. ANY WATER SERVICE TO BE ABANDONED SHALL BE AT THE CORPORATION VALVE BY CLOSING OF THE CORPORATION VALVE, DISCONNECTION OF THE EXISTING SERVICE LINE TO THE CORPORATION VALVE AND CAPPING OF THE CORPORATION VALVE.
3. THE EXISTING UTILITIES THAT SERVICE THE EXISTING BUILDINGS FROM FISHKILL AVENUE SHALL BE ABANDONED PRIOR TO RECONSTRUCTION OF FISHKILL AVENUE IN 2023.

## EXISTING DRAINAGE TABLE:

| STRUCTURE | RIM ELEVATION* | INV (N)** | INV (E)** | INV (S)** | INV (W)** |
|---|---|---|---|---|---|
| CB-A | 491.9 | 12": 489.90 | --- | 12": 489.84 | --- |
| CB-B | 491.3 | 12": 488.71 | --- | 18": 488.32 | --- |
| CB-C | 491.1 | 18": 487.33 | --- | 18": 487.42 | --- |
| CB-D | 491.6 | --- | --- | 12": 490.25 | --- |
| CB-E | 491.3 | 12": 489.66 | --- | 12": 489.79 | --- |
| DMH1 | 491.5 | 12": 487.53 | 12": 487.37 | --- | --- |
| DMH2 | 491.1 | UNKNOWN | UNKNOWN | --- | UNKNOWN |

* RIM ELEVATIONS AS DETERMINED BY A SURVEYOR.
** PIPE SIZES AND INVERT ELEVATIONS PER MAP REFERENCE #2.

Dig Safely. New York: Call 811 before you dig

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

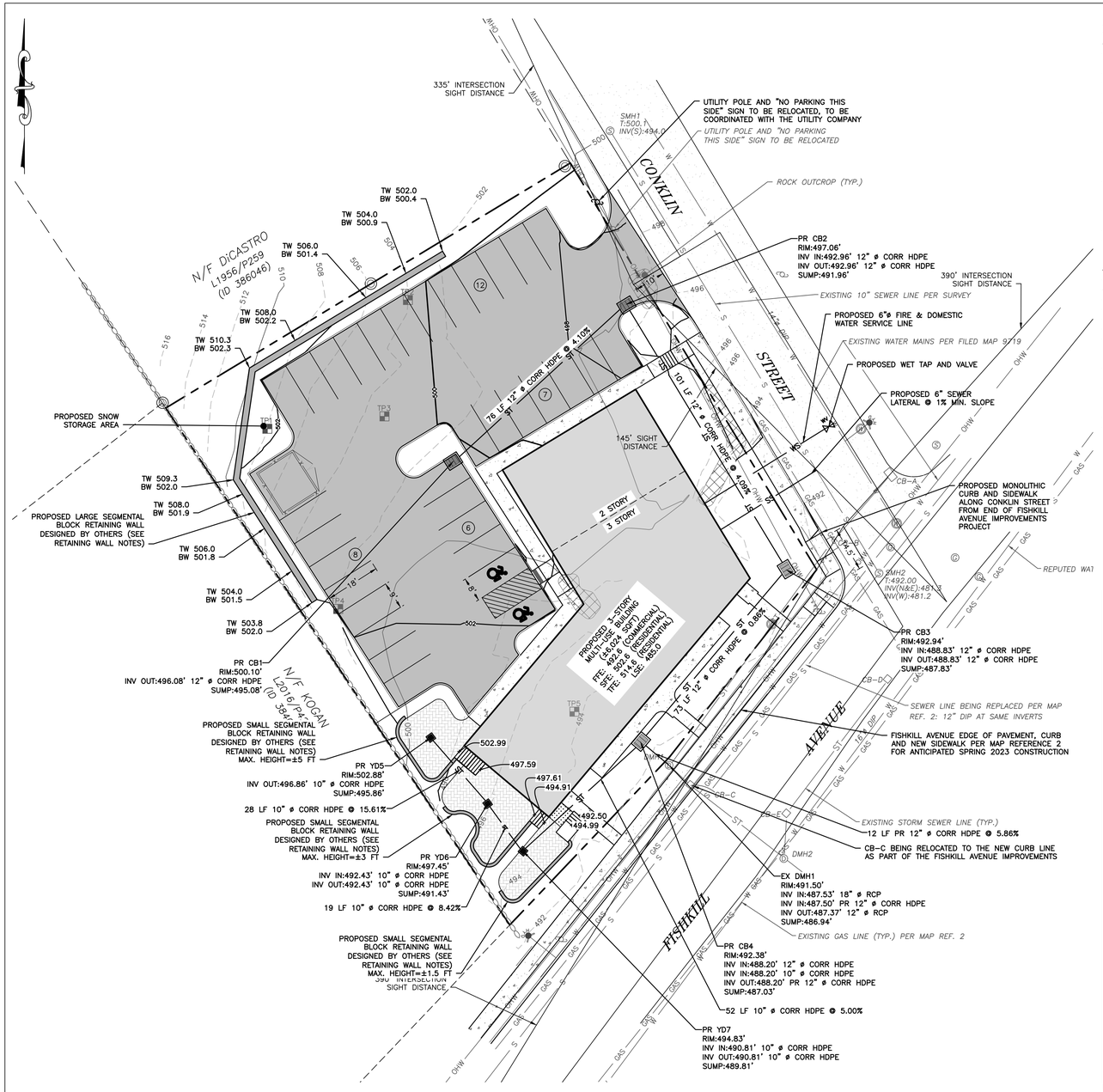
EXISTING CONDITIONS & DEMOLITION PLAN

# 397 FISHKILL AVENUE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 10/21/2022 |
| SCALE: | 1" = 20' |
| TITLE: | XC-1 |
| SHEET: | 4 OF 8 |

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




## GRADING & UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

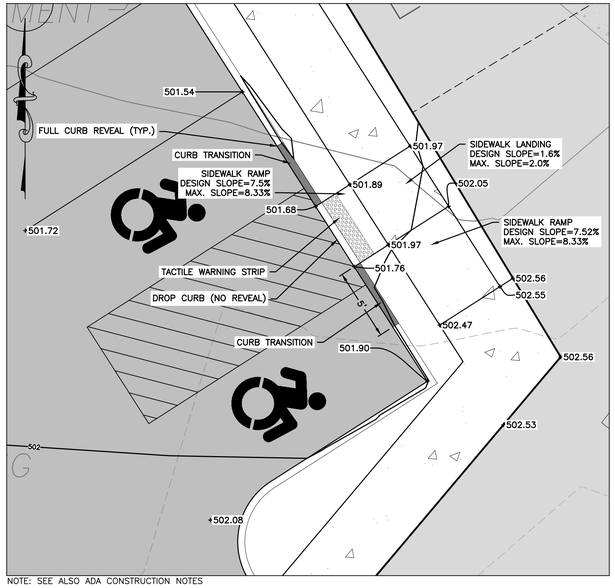
20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 EXISTING MAJOR CONTOUR
- 508 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- GAS EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED GATE VALVE




NOTE: SEE ALSO ADA CONSTRUCTION NOTES

## ADA ACCESSIBLE ROUTE PLAN

SCALE: 1" = 5'

GRAPHIC SCALE

5 0 2.5 5 10 20

( IN FEET )
1 inch = 5 ft.

## EXISTING DRAINAGE TABLE:

| STRUCTURE | RIM ELEVATION* | INV (N)** | INV (E)** | INV (S)** | INV (W)** |
|---|---|---|---|---|---|
| CB-A | 491.9 | 12": 489.90 | --- | 12": 489.84 | --- |
| CB-B | 491.3 | 12": 488.71 | --- | 18": 488.32 | --- |
| CB-C | 491.1 | 18": 487.33 | --- | 18": 487.42 | --- |
| CB-D | 491.6 | --- | --- | 12": 490.25 | --- |
| CB-E | 491.3 | 12": 489.66 | --- | 12": 489.79 | --- |
| DMH1 | 491.5 | 12": 487.53 | 12": 487.37 | --- | --- |
| DMH2 | 491.1 | UNKNOWN | UNKNOWN | --- | UNKNOWN |

* RIM ELEVATIONS AS DETERMINED BY A SURVEYOR.
** PIPE SIZES AND INVERT ELEVATIONS PER MAP REFERENCE #2.

## SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED BUILDING AND ADDITION SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE TO THE NEW BUILDING SHALL BE 6"ø DIP, SUBJECT TO THE MEP ENGINEER'S CALCULATIONS AND VERIFICATION.
6. THE SEWER SERVICE LINE SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1% SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND CROSS STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. ALL SUMP PUMPS SHALL DISCHARGE TO DAYLIGHT, OR TO THE CITY OF BEACON DRAINAGE SYSTEM. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO THE CITY OF BEACON SANITARY SEWER SYSTEM.
10. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.
11. DIRECT ROOF LEADERS TO PROPOSED UNDERGROUND STORMWATER CONVEYANCE SYSTEM.

## ADA CONSTRUCTION NOTES:

1. ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - 1.1. PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.2. CURB RAMPS – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   - 1.3. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET FOR A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP, WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
   - 1.5. DOORWAYS – MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
2. WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
3. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

## SOIL TESTING NOTES:

TEST PITS WERE DIRECTED AND OBSERVED BY HUDSON LAND DESIGN PERSONNEL ON DECEMBER 21, 2022. THE INTENT OF THE TEST PITS WAS TO GENERALLY DETERMINE THE ELEVATION OF BEDROCK BASED ON CURRENTLY PROPOSED GRADING AND NOT FOR GEOTECHNICAL OR STRUCTURAL PURPOSES.

TP-1:
TOTAL DEPTH: 9'-6"
± 3' SANDY LOAM WITH EVIDENCE OF PREVIOUS FILL/SPOIL
± 3' VERY TIGHT SANDY/GRAVELLY LOAM
REMAINDER SANDY LOAM
NO BEDROCK

TP-2:
TOTAL DEPTH: 6'-6"
± 2.5' SANDY LOAM
± 3' VERY TIGHT SANDY/GRAVELLY LOAM
REMAINDER SANDY LOAM
NO BEDROCK

TP-3:
TOTAL DEPTH: 6'-0"
± 4' SANDY LOAM WITH EVIDENCE OF PREVIOUS FILL/SPOIL
REMAINDER SANDY LOAM
BEDROCK @ 6'

TP-4:
TOTAL DEPTH: 4'-0"
± 4' SANDY LOAM
NO BEDROCK

TP-5:
TOTAL DEPTH: 5'-0"
± 5' SANDY LOAM
BEDROCK @ 5'

## SPECIAL ROCK REMOVAL NOTES:

1. ROCK REMOVAL IS ANTICIPATED ON THE EAST SIDE OF THE SITE FOR DRIVEWAY AND DRAINAGE CONSTRUCTION. ROCK REMOVAL ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL BE VIA MECHANICAL MEANS (E.G. HYDRAULIC HAMMERING). THESE MEASURES SHALL BE IMPLEMENTED ONLY ON WEEKDAYS BETWEEN THE HOURS OF 8:00 AM AND 4:00 PM.
2. IF THE ROCK ENCOUNTERED DURING CONSTRUCTION IS TOO HARD TO BE REMOVED BY MECHANICAL MEANS, BLASTING MAY BE CONSIDERED. HOWEVER, THERE SHALL BE NO BLASTING WITHOUT PRIOR APPROVAL FROM THE CITY OF BEACON BUILDING DEPARTMENT AFTER PREPARATION OF A BLASTING PLAN. ANY BLASTING REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS.

## RETAINING WALL NOTES:

1. ALL RETAINING WALLS SHOWN ON THIS PLAN SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
2. UPON COMPLETION OF THE CONSTRUCTION OF THE RETAINING WALL, THE DESIGN ENGINEER SHALL PROVIDE CERTIFICATION TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

## SIGHT DISTANCE NOTES:

1. SIGHT DISTANCE TRIANGLES AND NOTED INTERSECTION SIGHT DISTANCES SHOWN AS PER COLLIERS ENGINEERING & DESIGN AND ARE BASED ON AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS BASED ON THE 30 MPH SPEED LIMIT ALONG CONKLIN STREET AND AN IDENTIFIED 35 MPH 85TH PERCENTILE SPEED ALONG FISHKILL AVENUE BASED ON NYSDOT SPEED DATA.

Dig Safely. New York Call811 before you dig

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | SHEET ADDED | CMB | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |

STATE OF NEW YORK DANIEL G. KOERNER LICENSED PROFESSIONAL ENGINEER 082716

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

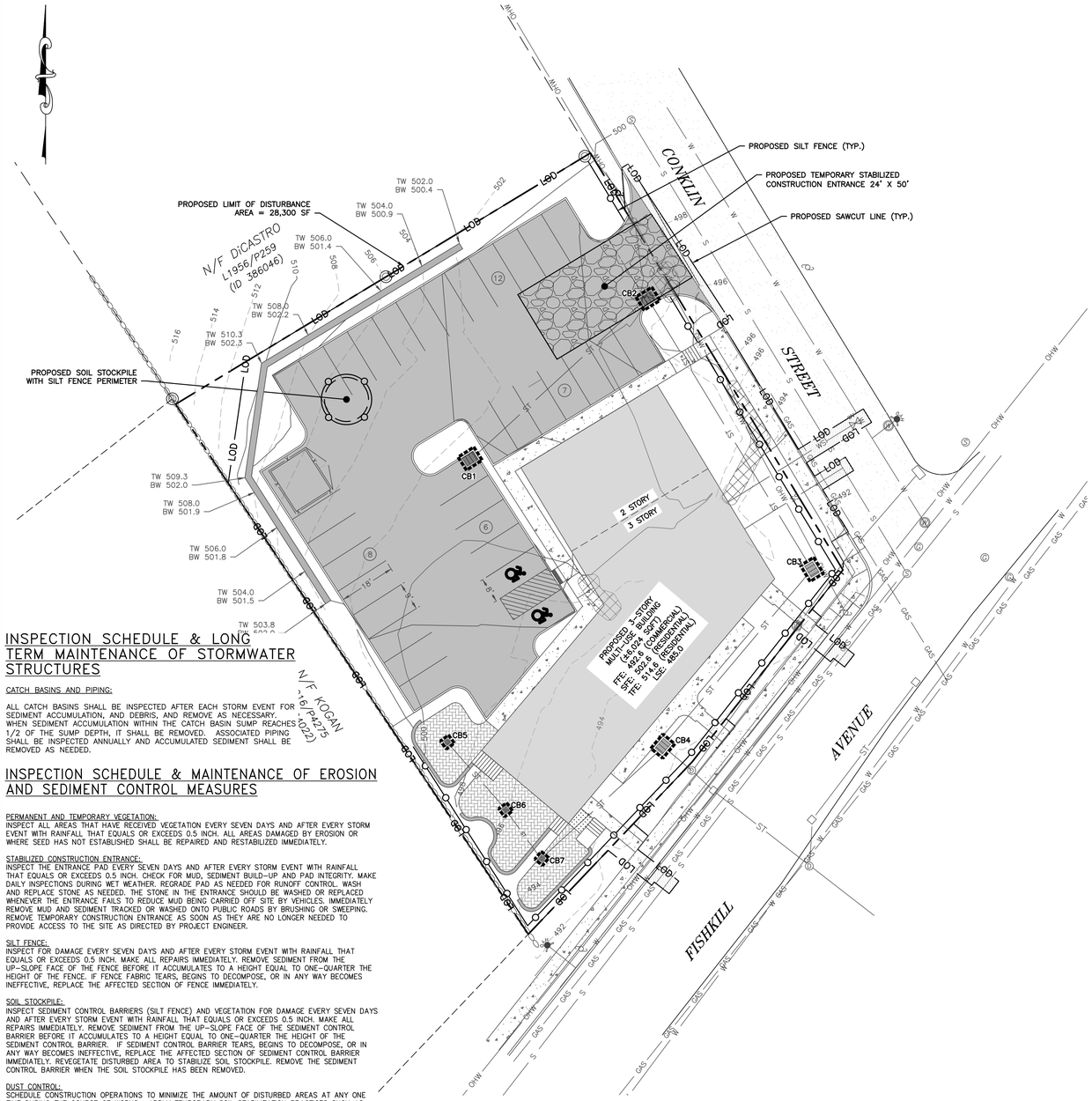
GRADING & UTILITY PLAN

# 397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 7/7/2022 |
| SCALE: | AS SHOWN |
| TITLE: | GU-1 |
| SHEET: | 5 OF 8 |

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




## INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

## INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

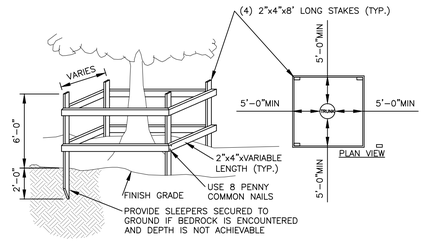
20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 EXISTING MAJOR CONTOUR
- 508 EXISTING MINOR CONTOUR
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- EXISTING UTILITY POLE
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- S EXISTING SEWER LINE
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- EXISTING DRAINAGE MANHOLE
- GAS EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL

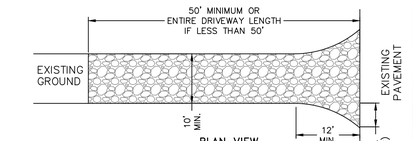
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED GATE VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE




NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

## TEMPORARY TREE PROTECTION DETAIL

NOT TO SCALE

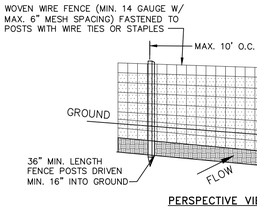



PLAN VIEW

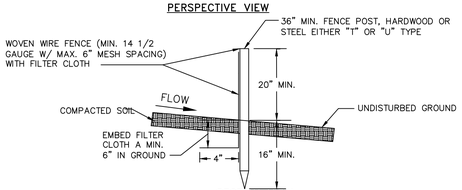
NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE




PERSPECTIVE VIEW

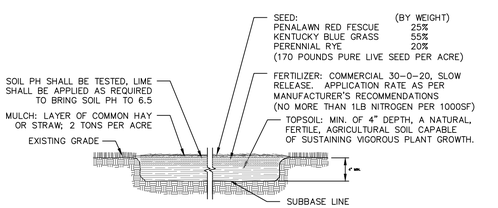



SECTION VIEW

NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

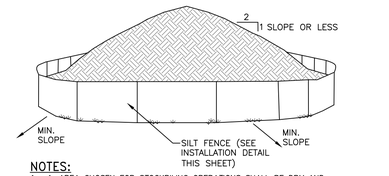
## SILT FENCE DETAIL

NOT TO SCALE




## TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

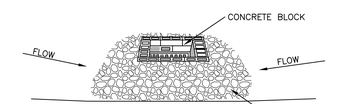
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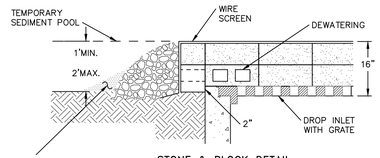

NOTES:
1. 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

## TEMPORARY SOIL STOCKPILE DETAIL

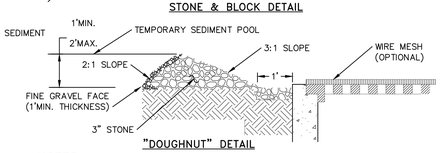
NOT TO SCALE




STONE & BLOCK PLAN VIEW




STONE & BLOCK DETAIL




"DOUGHNUT" DETAIL

NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2–3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

## CATCH BASIN INLET PROTECTION DETAIL

NOT TO SCALE

Dig Safely. New York Call 811 before you dig

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | SHEET ADDED | CMB | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |

STATE OF NEW YORK DANIEL G. KOGAN 082716 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

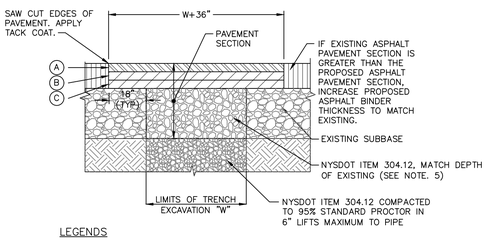
EROSION & SEDIMENT CONTROL PLAN

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 7/7/2022 |
| SCALE: | 1" = 20' |
| TITLE: | ESC–1 |
| SHEET: | 6 OF 8 |

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




LEGENDS

**CONKLIN STREET RESTORATION COURSES:**

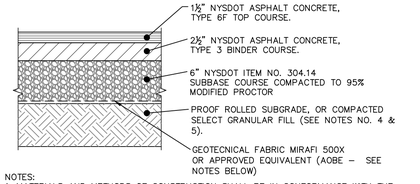
(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 3-1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) NO ASPHALTIC BASE COURSE

**FISHKILL AVENUE RESTORATION COURSES:**

(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 2-1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 8" ASPHALTIC BASE COURSE– NYSDOT TYPE 1 (4" LIFTS)

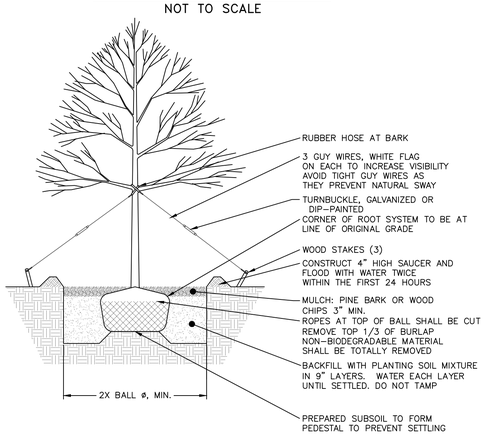
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. PROVIDE 10" GRANULAR SUBBASE COURSE – NYSDOT ITEM 304.12 FOR CONKLIN STREET RESTORATION.

## PAVEMENT RESTORATION DETAIL
NOT TO SCALE

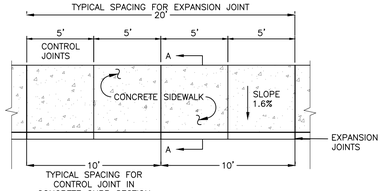



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

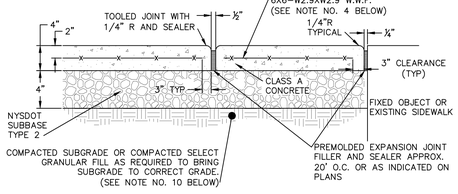
## PAVEMENT SECTION DETAIL
NOT TO SCALE



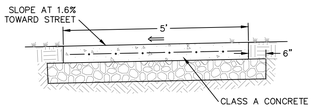

## TREE PLANTING DETAIL
NOT TO SCALE



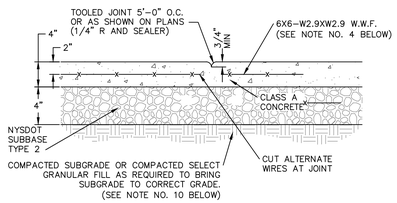

PLAN




## EXPANSION JOINT



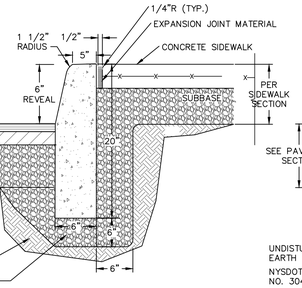

SECTION A–A



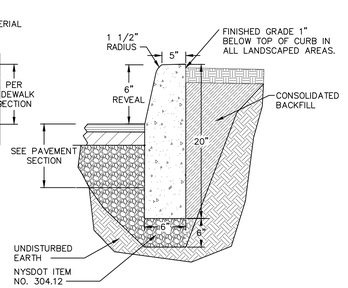

## CONTROL JOINT

NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 4,000 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

## CONCRETE SIDEWALK DETAIL
NOT TO SCALE



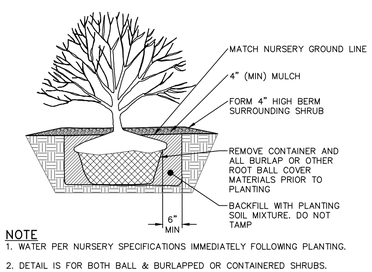

ABUTTING SIDEWALK




ABUTTING GRASS OR LANDSCAPE

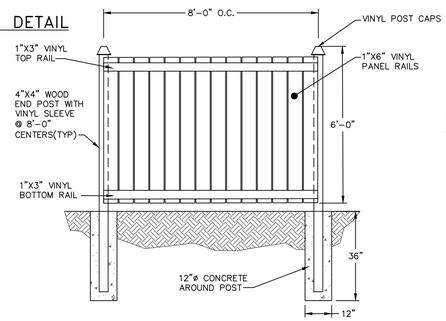
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.
4. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

## CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

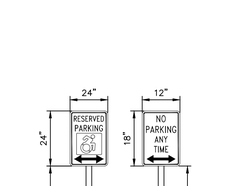



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

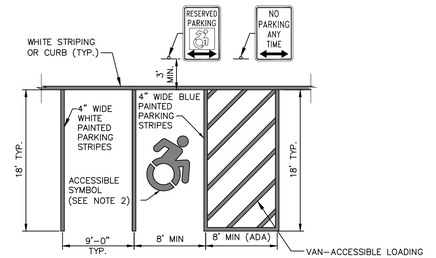
## SHRUB PLANTING DETAIL
NOT TO SCALE




## VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



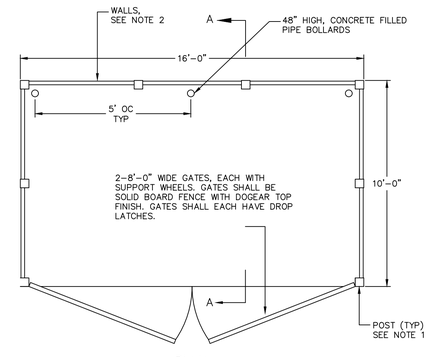

## SIGN DETAILS
NOT TO SCALE



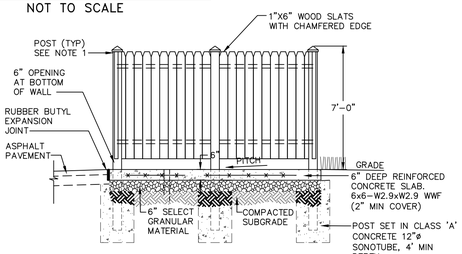

TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20'L.

## PARKING AND STRIPING DETAIL
NOT TO SCALE



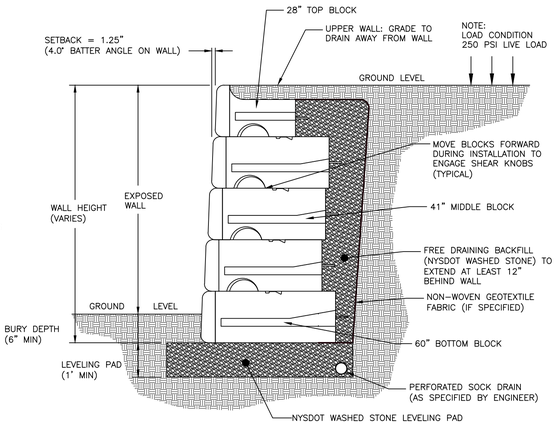

PLAN




SECTION A–A

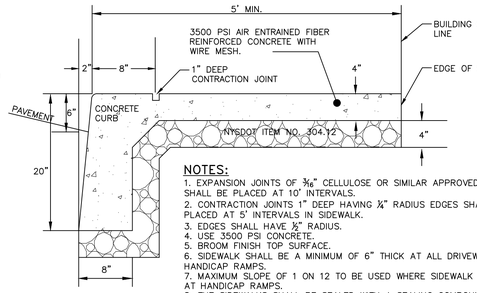
NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

## TRASH ENCLOSURE DETAILS
NOT TO SCALE




NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. THE WALL DESIGN SHALL BE PREPARED BY A NYS LICENSED ENGINEER, AND THE DESIGN SHALL BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW.
4. UPON COMPLETION OF CONSTRUCTION OF THE RETAINING WALL, THE DESIGN ENGINEER SHALL PROVIDE CERTIFICATION TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WAL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

## TYPICAL REDI–ROCK GRAVITY WALL (LARGE)
NOT TO SCALE




NOTES:
1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.
8. THE SIDEWALKS SHALL BE SEALED WITH A SEALING COMPOUND TO PROTECT AGAINST DE–ICING AGENTS.

## MONOLITHIC CURB AND SIDEWALK DETAIL FOR SIDEWALKS ALONG CITY STREET
NOT TO SCALE

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | SHEET ADDED | CMB | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
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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
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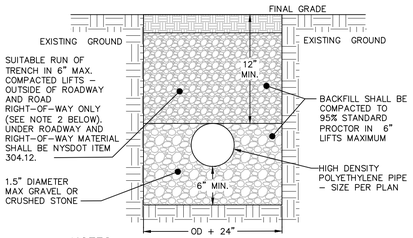
CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

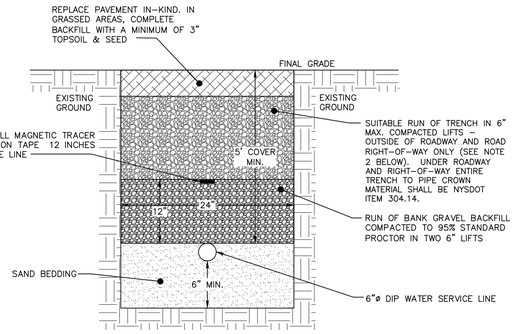
| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 7/7/2022 |
| SCALE: | AS SHOWN |
| TITLE: | CD–1 |
| SHEET: | 7 OF 8 |

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



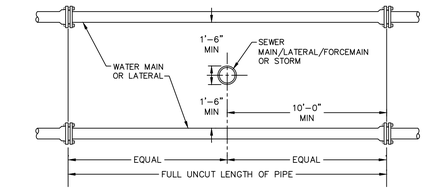

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

## STORM LINE TRENCH DETAIL
NOT TO SCALE

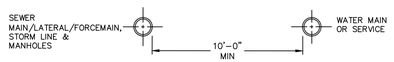



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. SPLIT FIRE SERVICE AND POTABLE WATER INTERIOR OF THE BUILDING AND PROVIDE ALL NECESSARY BACKFLOW PREVENTION DEVICES PER CITY OF BEACON REQUIREMENTS.

## WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



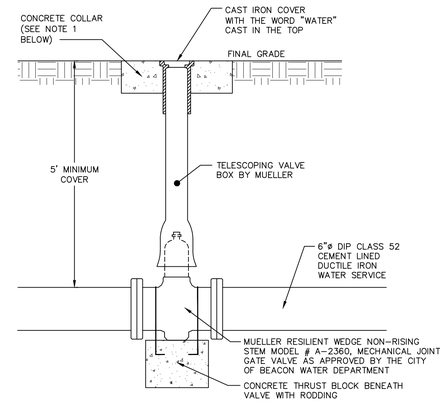

VERTICAL SEPARATION




HORIZONTAL SEPARATION

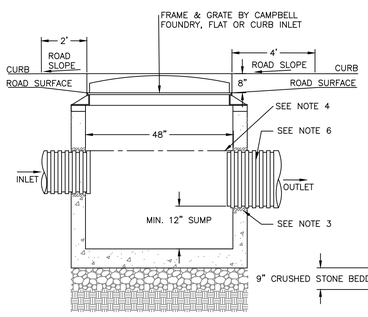
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

## WATER LINE SEPARATION DETAIL
NOT TO SCALE

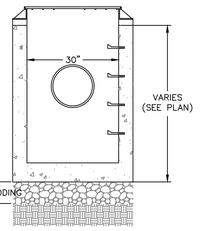



NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

## GATE VALVE DETAIL
NOT TO SCALE



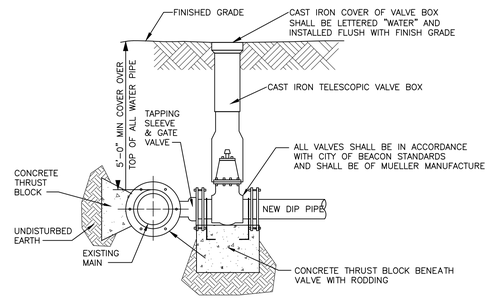

FRONT VIEW




SIDE VIEW

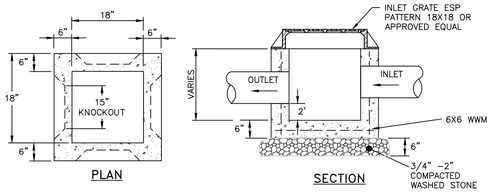
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

## CATCH BASIN DETAIL
NOT TO SCALE



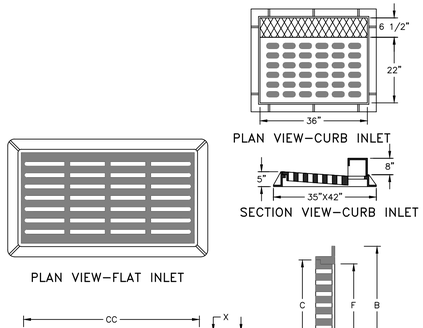

NOTES:
1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

## TAPPING SLEEVE DETAIL
NOT TO SCALE




NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 2'.
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

## PRE-CAST CONCRETE YARD DRAIN DETAIL
NOT TO SCALE



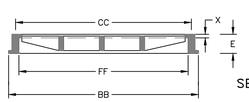

PLAN VIEW-CURB INLET



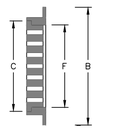

SECTION VIEW-CURB INLET



PLAN VIEW-FLAT INLET




SECTION VIEW 1-FLAT INLET



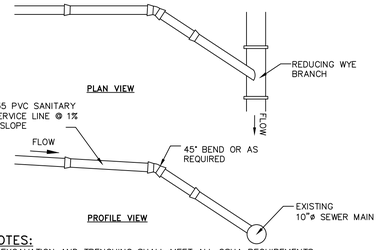

SECTION VIEW 2-FLAT INLET

DIMENSION TABLE:

| B | C | E | F | X | BB | CC | FF |
|---|---|---|---|---|---|---|---|
| 30" | 24" | 4" | 22" | 1" | 41" | 36" | 34" |

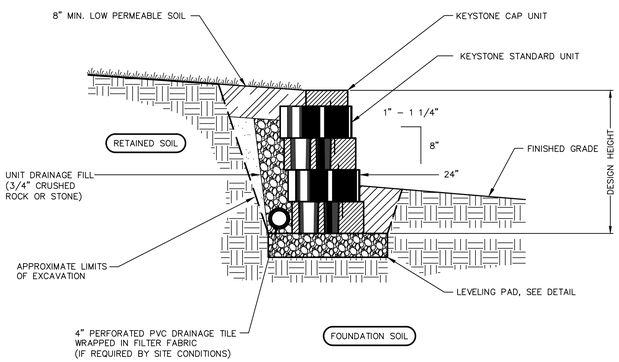
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
3. ALL CASTINGS LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

## CAST IRON STORMWATER FLAT AND CURB INLET GRATE 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.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 6" PREDCO HUB TAP SADDLE.

## SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE




NOTES:
1. RETAINING WALL TO BE KEYSTONE STANDARD BLOCK WITH 1" SETBACK OR APPROVED EQUAL

## TYPICAL SEGMENTAL BLOCK GRAVITY RETAINING WALL DETAIL (SMALL)
SCALE: NOT TO SCALE

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 11/29/22 | SHEET ADDED | CMB | | | | |
| 2 | 12/27/22 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| 3 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

397 FISHKILL AVE

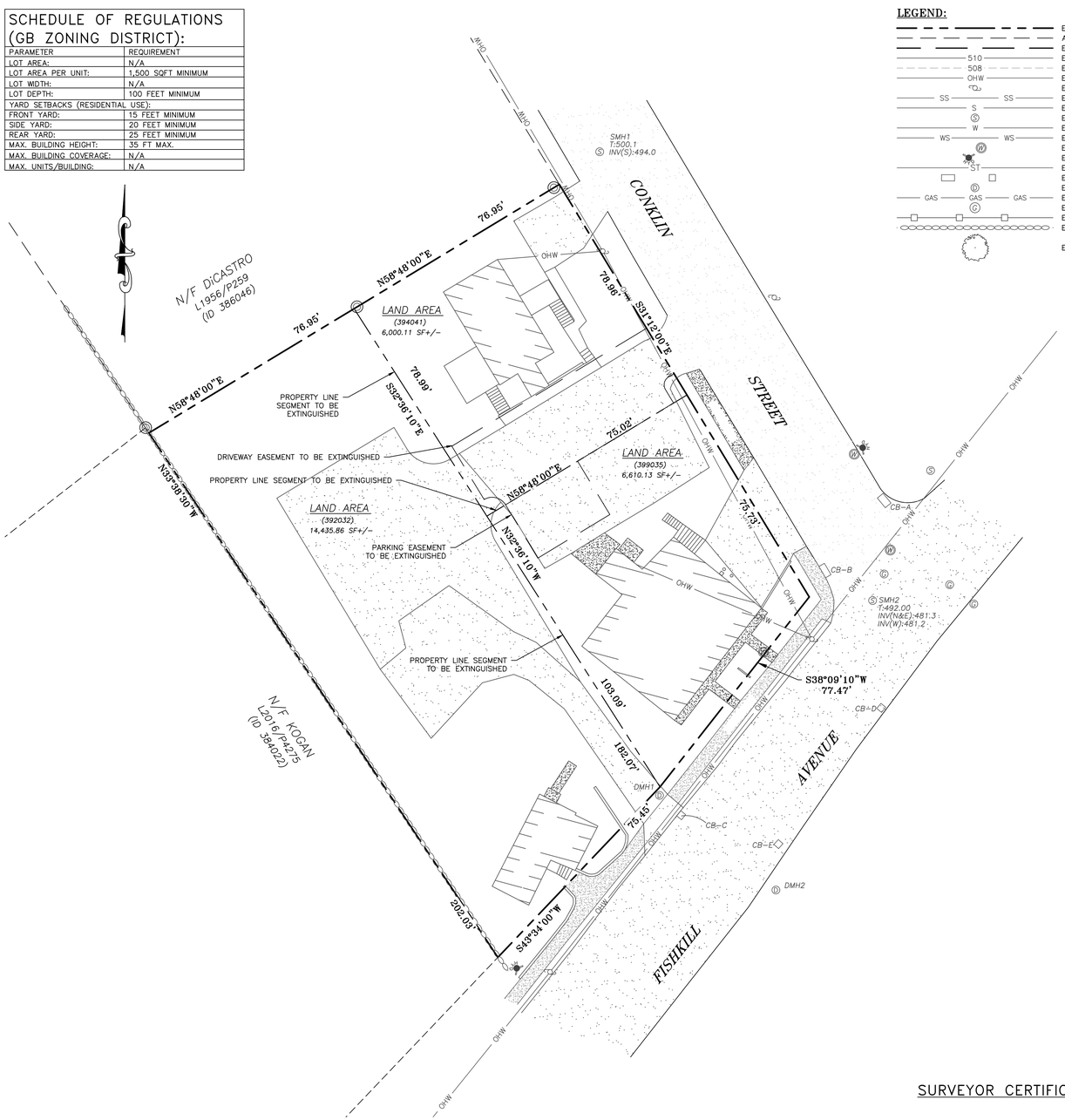
397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 7/7/2022 |
| SCALE: | AS SHOWN |
| TITLE: | CD-2 |
| SHEET: | 8 OF 8 |

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

## SCHEDULE OF REGULATIONS (GB ZONING DISTRICT):

| PARAMETER | REQUIREMENT |
|---|---|
| LOT AREA: | N/A |
| LOT AREA PER UNIT: | 1,500 SQFT MINIMUM |
| LOT WIDTH: | N/A |
| LOT DEPTH: | 100 FEET MINIMUM |
| YARD SETBACKS (RESIDENTIAL USE): | |
| FRONT YARD: | 15 FEET MINIMUM |
| SIDE YARD: | 20 FEET MINIMUM |
| REAR YARD: | 25 FEET MINIMUM |
| MAX. BUILDING HEIGHT: | 35 FT MAX. |
| MAX. BUILDING COVERAGE: | N/A |
| MAX. UNITS/BUILDING: | N/A |




## LOTLINE REMOVAL PLAT

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20 ft.

## LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 — EXISTING MAJOR CONTOUR
- 508 — EXISTING MINOR CONTOUR
- OHW — EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS — EXISTING SEWER SERVICE LINE
- S — EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W — EXISTING WATER LINE
- WS — EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ST — EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- GAS — EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL
- EXISTING TREE

## PROJECT INFORMATION:

| | |
|---|---|
| PARCEL OWNER: | 397 FISHKILL AVE LLC.; 397 FISHKILL AVE, BEACON NY 12508 & 393 FISHKILL AVE LLC; 397 FISHKILL AVE, BEACON NY 12508 |
| PROJECT ENGINEER: | HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508 |
| PROJECT SURVEYOR: | STEVEN J. GREEN P.L.S., PO BOX 534, GOSHEN, NY 10924 |
| PROJECT ARCHITECT: | ARYEH SIEGEL, 84 MASON CIRCLE, BEACON, NY 12508 |
| PROJECT LANDSCAPE DESIGN: | LANDSCAPE RESTORATIONS, 7 CREEK DRIVE, BEACON, NY 12508 |
| PARCEL LOCATION: | 397 & 393 FISHKILL AVE, 7 CONKLIN ST, BEACON NY 12508 |
| TAX PARCEL ID: | 6055-80-399035 (0.15 AC) & 392032 (0.33 AC) & 394041 (0.14 AC) |
| PARCEL AREA: | ±0.62-ACRES TOTAL |
| WATER SUPPLY: | MUNICIPAL – CITY OF BEACON |
| SEWAGE DISPOSAL: | MUNICIPAL – CITY OF BEACON |




LOCATION MAP SCALE: 1" = 200'

## MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "SURVEY FOR JORDAN HAUG" AS PREPARED BY STEVEN J. GREEN, P.L.S. DATED MAY 29, 2022 AND UPDATED IN NOVEMBER 2022 TO PROVIDE SANITARY SEWER INVERT ELEVATIONS.

## SURVEY NOTES:

1. THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD MAY 2022.
2. SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.
3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR HIS/HER HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS.

## LOT CONSOLIDATION & EASEMENT NOTES:

1. THE INTENT F THIS PLAN IS TO CONSOLIDATE THE THREE EXISTING TAX PARCELS INTO A SINGLE TAX PARCEL BY REMOVING ALL INTERIOR LOT LINES, CONCURRENT WITH A SITE PLAN APPLICATION BEFORE THE CITY OF BEACON PLANNING BOARD.
2. THE EXISTING PARKING AND DRIVEWAY EASEMENTS ARE TO BE EXTINGUISHED AS PART OF THE LOT CONSOLIDATION PROCESS. THE EASEMENTS ARE DESCRIBED IN NOTE 4 OF A MAP ENTITLED LOT LINE REALIGNMENT FOR GARY VILLANO PREPARED BY PETER R. HUSTIS, L.L.S. DATED AUGUST 13, 1991 AND LAST REVISED MAY 26, 1993 AND FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 8, 1993 AS FILED MAP 9719, AS FOLLOWS:
   *THE OWNER OF LOT NO. 1, ITS SUCCESSORS AND ASSIGNS, IS GRANTING A PARKING EASEMENT CONSISTING OF 3 PARKING SPACES (TO BE MARKED 1, 2 AND 3) TO THE OWNER OF LOT NO. 2, ITS SUCCESSORS AND ASSIGNS. ALSO, THE OWNER OF LOT NO. 2 IS GRANTING THE OWNER OF LOT NO. 1 A DRIVEWAY EASEMENT FOR INGRESS AND EGRESS TO THE PROPOSED PARKING AREA ON LOT NO. 1.*

## 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.

_____ _____

JORDAN HAUG DATE

393 FISHKILL AVE. LLC

397 FISHKILL AVE. LLC

## SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON MAY 29, 2022.

BY:_____

## 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.

| DRAWN BY: CMB | | | | CHECKED BY: DGK | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
| 1 | 01/31/23 | PER PLANNING BOARD COMMENTS | CMB | | | | |

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

LOT LINE REMOVAL PLAT
REVISION TO FILED MAP 9719
397 FISHKILL AVENUE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 12/27/2022 |
| SCALE: | 1" = 20' |
| TITLE: | PT-1 |
| SHEET: | 1 OF 1 |

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

# APPLICATION FOR SITE PLAN APPROVAL

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

## IDENTIFICATION OF APPLICANT

Name: 397 Fishkill Avenue, LLC

Address: 397 Fishkill Avenue
Beacon, NY 12508

Signature: _____

Date: 1/31/2023

Phone: 845-765-8881

*(For Official Use Only)*

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

## IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor M. Palmer, Cuddy & Feder LLP, Attorney fo the Applicant Phone: 914-761-1300

Address: 300 Westage Business Center, Ste. 380
Fishkill, NY 12524

Fax: 914-761-5378

Email address: tpalmer@cuddyfeder.com

## IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, NY 12508

Tax Map Designation: Section 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000 Block _____ Lot(s) _____

Land Area: 27,007.2 sq. ft

Zoning District(s) GB

## DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-use development comprising apartments and office space

Gross Non-Residential Floor Space: Existing 2,420 s/f Proposed 4,489 s/f

TOTAL: 4,489 s/f

Dwelling Units (by type): Existing two-family residence Proposed 12 multi-family units

TOTAL: 12 units

## 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<br>**Commercial** $500 + $250 per 1,000 s.f. |
| **Special Use Permit** | **Residential** $500 + $250 per dwelling unit<br>**Commercial** $500 + $250 per 1,000 s.f. |
| **Subdivision** | $ 750 for 2-4 lots + $100 per lot<br>$1,000 for 5 or more lots + $300 per lot |

## 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) | $ 3,000 | $ 1,000 | Current bills + $1,200 |
| 6-15 | $ 9,000 | $ 2,500 | Current bills + $1,200 |
| Over 15 | $ 18,000 | $ 5,000 | Current bills + $6,000 |

**NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS**

| | Initial Deposit | Depleted to | Replenishment |
|---|---|---|---|
| Existing Buildings/Change of Use with no site development | $ 1,800 | $ 1,000 | Current bills + $600 |
| Up to 3,000 s.f. gross floor area | $ 3,125 | $ 1,000 | Current bills + $1,200 |
| 3,000 to 10,000 s.f. gross floor area | $ 3,000 + $0.50 per sq.ft. over 3,000 | $ 2,500 | Current bills + $3,000 |
| Over 10,000 s.f. gross floor area | $ 9,000 + $0.50 per sq.ft. over 10,000 | $ 2,500 | Current bills + $3,000 |

**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: 397 Fishkill Avenue, LLC

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

List all properties in the City of Beacon that you hold a 5% interest in:
Individually 46 Schenck Avenue and as a member of LLC owning 393 Fishkill Avenue.

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, NY 12508

Project Tax Grid # 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000

Type of Application Subdivision and Site Plan Approval

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, Jordan Haug, 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, 397 Fishkill Avenue, LLC

Jordan Haug, Sole Member

Title if owner is corporation

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

# APPLICATION PROCESSING RESTRICTION LAW

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Jordan Haug

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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, 393 Fishkill Avenue, LLC

Jordan Haug, Sole Member

Title if owner is corporation

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

**CITY OF BEACON**
**SITE PLAN SPECIFICATION FORM**

Name of Application: 397 Fishkill Avenue, LLC - Subdivision and Site Plan Application

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

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

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

Applicant/Sponsor Name: 397 Fishkill Avenue, LLC

Signature:

Date: 10-24-2022

| FOR OFFICE USE ONLY |
|---|
| Application # |

**CITY OF BEACON**
**1 Municipal Plaza, Beacon, NY**
**Telephone (845) 838-5000 · http://beaconny.gov/**

# 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: 397 Fishkill Avenue, LLC

Address of Applicant: 397A Fishkill Avenue, Beacon, NY 12508

Telephone Contact Information: 845-765-8881

**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. |
|---|---|---|---|---|
| 397 Fishkill Ave LLC | 397A Fishkill Avenue Beacon, NY 12508 | 845-765-8881 | 10/4/2021 - Deed | 1/3/2022 Recorded in Dutchess County Clerk's Office |
| 393 Fishkill Avenue LLC | 397A Fishkill Avenue Beacon, NY 12508 | 845-765-8881 | 6/23/2022 - Deed | 6/29/2022 Recorded in Dutchess County Clerk's Office |
| 397 Fishkill Ave LLC; | 7 Conklin Street Beacon, NY 12508 | 845-765-8881 | 12/17/2022 - Deed | 1/5/2023 Recorded in Dutchess County Clerk's Office |

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

[X] 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 |
|---|---|---|---|
| Zoning Board of Appeals | Member | Between December 2016/ January 2017 | Member |
| | | | |
| | | | |

**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, Jordan Haug being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member
397 Fishkill Avenue, LLC

(Signature) _____

| FOR OFFICE USE ONLY |
| --- |
| Application # |

**CITY OF BEACON**
**1 Municipal Plaza, Beacon, NY**
**Telephone (845) 838-5000 · http://beaconny.gov/**

# 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<br>397 Fishkill Avenue, LLC | Telephone Contact Information<br>845-765-8881 |
| --- | --- |
| Principal Place of Business of Entity<br>New York | Place and Date of incorporation<br>New York, 10/4/2021 |
| Method of Incorporation<br>LLC | Official place where the documents and papers of incorporation were filed<br>NYS Department of State |

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

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

| Name | Resident Address | Resident Telephone Number | Nature and Extent of Interest |
|---|---|---|---|
| Jordan Haug | 397A Fishkill Avenue Beacon, NY 12508 | 845-765-8881 | 100% |
| | | | |
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**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. |
|---|---|---|---|---|
| 397 Fishkill Avenue, LLC<br>397 Fishkill Avenue<br>Beacon, NY 12508 | 397A Fishkill Avenue<br>Beacon, NY 12508 | 845-765-8881 | 10/4/2021 - Deed | 1/3/2022<br>Recorded in Dutchess County Clerk's Office |
| 397 Fishkill Avenue, LLC<br>7 Conklin Street<br>Beacon, NY 12508 | 397A Fishkill Avenue<br>Beacon, NY 12508 | 845-765-8881 | 12/17/2022 - Deed | 1/5/2022<br>Recorded in Dutchess County Clerk's Office |
| | | | | |

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|---|---|---|---|---|
| | | | | |

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

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

| Name | Employer | Position |
|---|---|---|
| Jordan Haug | 397 Fishkill Avenue LLC | Sole Member |
| | | |
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**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 ?

[X] **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 |
|---|---|---|---|
| Zoning Board of Appeals | Member | Between December 2016/ January 2017 | Member |
| | | | |
| | | | |

**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 |
|---|---|
| | |
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**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 |
|---|---|
| Mark C. Haug and Claudia A. Haug | 63 North Elm Street, Beacon, NY 12508 |
| 7 Conklin Street LLC<br>Gary Villano | 105 Sedgman Court, Cary, NY 27511 |
| | |
| | |

**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<br>397 Fishkill Avenue, LLC | Telephone Contact Information<br>845-765-8881 |
| Principal Business Address<br>397A Fishkill Avenue<br>Beacon, NY 12508 | Place and Date of Incorporation<br>New York, 10/4/2021 |
| Method of Incorporation<br>LLC | Official place where the documents and papers of incorporation were filed<br>NYS Department of State |

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

| **Name** | **Residence or business address** | **Telephone number** |
|---|---|---|
| Jordan Haug | 397A Fishkill Avenue<br>Beacon, NY 12508 | 845-765-8881 |
| | | |
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3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☒ **NO**

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

| **Name** | **Address** |
|---|---|
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**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, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 397 Fishkill Avenue, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member,
397 Fishkill Aveue, LLC

(Signature) _____

| FOR OFFICE USE ONLY |
| --- |
| Application # |

**CITY OF BEACON**
**1 Municipal Plaza, Beacon, NY**
**Telephone (845) 838-5000 · http://beaconny.gov/**

# 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<br>393 Fishkill Avenue, LLC | Telephone Contact Information<br>845-765-8881 |
| --- | --- |
| Principal Place of Business of Entity<br>New York | Place and Date of incorporation<br>New York, 4/18/2022 |
| Method of Incorporation<br>LLC | Official place where the documents and papers of incorporation were filed<br>NYS Department of State |

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

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

| Name | Resident Address | Resident Telephone Number | Nature and Extent of Interest |
|---|---|---|---|
| Jordan Haug | 397A Fishkill Avenue, Beacon, NY 12508 | 845-765-888 | 100% |
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**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. |
|---|---|---|---|---|
| 393 Fishkill Avenue, LLC | 397A Fishkill Avenue Beacon, NY 12508 | 845-765-8881 | 6/23/2022 - Deed | 6/29/2022 Recorded in Dutchess County Clerk's Office |
| | | | | |
| | | | | |

| | | | | |
|---|---|---|---|---|
| | | | | |

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

☐ YES ☒ NO

| Name | Employer | Position |
|---|---|---|
| | | |
| | | |
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| | | |

**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 |
|---|---|---|---|
| Zoning Board of Appeals | Member | Between December 2016/ January 2017 | Member |
| | | | |
| | | | |

**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 |
|---|---|
| | |
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**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 |
|---|---|
| Christopher J. Smalley | 393 Fishkill Avenue, Beacon, NY 12508 |
| | |
| | |
| | |

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

N/A

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

**SECTION J.**

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

| Name of the Corporation | Telephone Contact Information |
|---|---|
| 393 Fishkill Avenue, LLC | 845-765-8881 |
| Principal Business Address<br>397A Fishkill Avenue<br>Beacon, NY 12508 | Place and Date of Incorporation<br>New York, 4/18/2022 |
| Method of Incorporation<br>LLC | Official place where the documents and papers of incorporation were filed<br>NYS Department of State |

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

| **Name** | **Residence or business address** | **Telephone number** |
|---|---|---|
| Jordan Haug | 397A Fishkill Avenue<br>Beacon, NY 12508 | 845-765-8881 |
| | | |
| | | |
| | | |
| | | |

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

☐ **YES** ☒ **NO**

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

| **Name** | **Address** |
|---|---|
| | |
| | |
| | |
| | |

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

☐ YES ☒ NO

I, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 393 Fishkill Avenue, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member,
393 Fishkill Avenue, LLC

(Signature) _____

# APPLICATION FOR SUBDIVISION APPROVAL

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

## IDENTIFICATION OF APPLICANT

Name: 397 Fishkill Avenue, LLC

Address: 397 Fishkill Avenue
Beacon, NY 12508

Signature:

Date: 1/31/2023

Phone: 845-765-8881

*(For Official Use Only)*

| | Date | Initials |
|---|---|---|
| Preliminary Application Rec'd | | |
| Application Fee: | | |
| Public Hearing | | |
| Preliminary Plat Approved: | | |
| Final Plat Approved: | | |
| Recreation Fee: | | |
| Performance Bond: | | |

## IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor M. Palmer, Cuddy & Feder LLP, Attorney fo the Applicant Phone: 914-761-1300

Address: 300 Westage Business Center, Ste. 380
Fishkill, NY 12524

Fax: 914-761-5378

Email address: tpalmer@cuddyfeder.com

## IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

397 Fishkill Avenue LLC - Subdivision and Site Plan Application

Street which property abuts: Fishkill Avenue & Conklin Street

Current Tax Map Designation: Section 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000 Block _____ Lot(s) _____

Property (does) (does not) connect directly into a (State) (County) highway.

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

Total area of property is 27,007.2 sq. ft

## ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

# APPLICATION FEES

| | |
|---|---|
| **Site Plan** | **Residential** $500 + $250 per dwelling unit<br>**Commercial** $500 + $250 per 1,000 s.f. |
| **Special Use Permit** | **Residential** $500 + $250 per dwelling unit<br>**Commercial** $500 + $250 per 1,000 s.f. |
| **Subdivision** | $ 750 for 2-4 lots + $100 per lot<br>$1,000 for 5 or more lots + $300 per lot |

## 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) | $ 3,000 | $ 1,000 | Current bills + $1,200 |
| 6-15 | $ 9,000 | $ 2,500 | Current bills + $1,200 |
| Over 15 | $ 18,000 | $ 5,000 | Current bills + $6,000 |

**NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS**

| | Initial Deposit | Depleted to | Replenishment |
|---|---|---|---|
| Existing Buildings/Change of Use with no site development | $ 1,800 | $ 1,000 | Current bills + $600 |
| Up to 3,000 s.f. gross floor area | $ 3,125 | $ 1,000 | Current bills + $1,200 |
| 3,000 to 10,000 s.f. gross floor area | $ 3,000 + $0.50 per sq.ft. over 3,000 | $ 2,500 | Current bills + $3,000 |
| Over 10,000 s.f. gross floor area | $ 9,000 + $0.50 per sq.ft. over 10,000 | $ 2,500 | Current bills + $3,000 |

**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: 397 Fishkill Avenue, LLC

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

Jordan Haug

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

Individually 46 Schenck Avenue and as a member of LLC owning 393 Fishkill Avenue.

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, NY 12508

Project Tax Grid # 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000

Type of Application Subdivision and Site Plan Approval

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, Jordan Haug, 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, 397 Fishkill Avenue, LLC

Jordan Haug, Sole Member

Title if owner is corporation

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

# APPLICATION PROCESSING RESTRICTION LAW

## Affidavit of Property Owner

Property Owner: 393 Fishkill Avenue, LLC

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

Jordan Haug

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

Individually 46 Schenck Avenue and as a member of LLC owning 397 Fishkill Avenue. and 7 Conklin Street.

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, NY 12508

Project Tax Grid # 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000

Type of Application Subdivision and Site Plan Approval

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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, 393 Fishkill Avenue, LLC

Jordan Haug, Sole Member

Title if owner is corporation

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

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

**Name of Application:** 397 Fishkill Avenue, LLC - Subdivision and Site Plan Application

| PRELIMINARY SUBDIVISION PLAT | YES | NO |
|---|---|---|
| The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information: | X | |
| Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date. | X | |
| The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision. | X | |
| The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case. | X | |
| The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations. | X | |
| The names of existing streets or private roads and proposed names for new streets or private roads. | X | |
| The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each. | N/A | |
| Location, size and nature of any area proposed to be reserved for park purposes. | N/A | |
| A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads. | X | |
| Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board. | N/A | |
| Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board. | X | |

| PRELIMINARY CONSTRUCTION PLANS | YES | NO |
|---|---|---|
| The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information: | X | |
| Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision. | X | |
| The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services. | X | |
| Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads. | X | |
| Location of all existing and proposed monuments and other subdivision improvements. | X | |
| Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board. | X | |

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

**Name of Application:** 397 Fishkill Avenue, LLC - Subdivision and Site Plan Application

| **FINAL SUBDIVISION PLAT** | **YES** | **NO** |
|---|---|---|
| The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet. | X | |
| The final plat shall contain the following information: | | |
| Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date. | X | |
| The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground. | N/A | |
| The names of all existing and proposed streets and private roads. | X | |
| The locations of all water bodies and watercourses. | N/A | |
| The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval. | X | |
| The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision. | X | |
| Location of all existing and proposed monuments. | X | |
| A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads. | X | |
| Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants. | X | |
| Endorsement of approval by the Dutchess County Health Department. | X | |
| Plan for the provisional delivery of mail, as approved by the local postmaster. | X | |
| Endorsement of the owner as follows:<br>"Approved for filing:<br>_____ 10-24-2022<br>Owner Date" | | |

| **FINAL SUBDIVISION PLAT** *(continued)* | **YES** | **NO** |
|---|---|---|
| Form for endorsement by Planning Board Chairman as follows:<br><br>"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.<br><br>Signed this _____ day of _____, 20_____, by<br>_____, Chairman<br>_____, Secretary<br><br>In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place. | X | |
| Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board. | X | |
| Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190. | X | |

| **FINAL CONSTRUCTION PLANS** N/A | **YES** | **NO** |
|---|---|---|
| Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown: | X | |
| Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements. | X | |
| Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision. | X | |
| The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line. | X | |
| Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision. | X | |

| FINAL CONSTRUCTION PLANS *(continued)* | | |
|---|---|---|
| Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas. | X | |
| Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____. | X | |
| A notation of approval, on all sheets as follows<br><br>"Approved by:<br><br>_____ _____<br>Owner Date<br><br>and<br><br>_____ _____<br>Planning Board Chairman Date" | X | |
| Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board. | X | |

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

*Application for Lot Merger*

* No New Lots Proposed*

Applicant/Sponsor Name: 397 Fishkill Avenue, LLC

Signature: _____

Date: 10-24-2022

| FOR OFFICE USE ONLY |
|---|
| Application # |

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

# 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: 397 Fishkill Avenue, LLC

Address of Applicant: 397A Fishkill Avenue, Beacon, NY 12508

Telephone Contact Information: 845-765-8881

**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. |
|---|---|---|---|---|
| 397 Fishkill Avenue LLC | 397A Fishkill Avenue Beacon, NY 12508 | 845-765-8881 | 10/4/2021 - Deed | 1/3/2022 Recorded in Dutchess County Clerk's Office |
| 393 Fishkill Avenue LLC | 397A Fishkill Avenue Beacon, NY 12508 | 845-765-8881 | 6/23/2022 - Deed | 6/29/2022 Recorded in Dutchess County Clerk's Office |
| 397 Fishkill Avenue LLC | 7 Conklin Street Beacon, NY 12508 | 845-765-8881 | 12/17/2022- Deed | 1/5/2023 Recorded in Dutchss 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 ?

[X] 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 |
|---|---|---|---|
| Zoning Board of Appeals | Member | Between December 2016/ January 2017 | Member |
| | | | |
| | | | |

**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, Jordan Haug being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member,
397 Fishkill Avenue, LLC

(Signature) _____

| FOR OFFICE USE ONLY |
| --- |
| Application # |

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

# ENTITY DISCLOSURE FORM

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

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

**SECTION A.**

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

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

**IF AFFIANT IS A CORPORATION:**

| Name of Entity<br>397 Fishkill Avenue, LLC | Telephone Contact Information<br>845-765-8881 |
| --- | --- |
| Principal Place of Business of Entity<br>New York | Place and Date of incorporation<br>New York, 10/4/2021 |
| Method of Incorporation<br>LLC | Official place where the documents and papers of incorporation were filed<br>NYS Department of State |

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

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

| Name | Resident Address | Resident Telephone Number | Nature and Extent of Interest |
|---|---|---|---|
| Jordan Haug | 397A Fishkill Avenue, Beacon NY 12508 | 845-765-8881 | 100% |
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**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. |
|---|---|---|---|---|
| 397 Fishkill Avenue, LLC<br>397 Fishkill Avenue<br>Beacon, NY 12508 | 397A Fishkill Avenue<br>Beacon, NY 12508 | 845-765-8881 | 10/4/2021 - Deed | 1/3/2022<br>Recorded in Dutchess County Clerk's Office |
| 397 Fishkill Avenue, LLC<br>7 Conklin Street<br>Beacon, NY 12508 | 397A Fishkill Avenue<br>Beacon, NY 12508 | 845-765-8881 | 12/17/2022 - Deed | 1/5/2023<br>Recorded in Dutchess County Clerks 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?

[X] YES [ ] NO

| Name | Employer | Position |
|---|---|---|
| Jordan Haug | 397 Fishkill Avenue LLC | Sole Member |
| | | |
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**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 ?

[X] [ ]

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 |
|---|---|---|---|
| Zoning Board of Appeals | Member | Between December 2016/ January 2017 | Member |
| | | | |
| | | | |

**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 |
|---|---|
| | |
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| | |

**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 |
|---|---|
| Mark C. Haug and Claudia A. Haug | 63 North Elm Street, Beacon, NY 12508 |
| 7 Conklin Street LLC<br>Gary Villano | 105 Sedgman Court, Cary, NC 27511 |

| | |
|---|---|
| | |

**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<br>397 Fishkill Avenue LLC | Telephone Contact Information<br>845-765-8881 |
| Principal Business Address<br>397A Fishkill Avenue<br>Beacon, NY 12508 | Place and Date of Incorporation<br>New York, 10/4/2021 |
| Method of Incorporation<br>LLC | Official place where the documents and papers of incorporation were filed<br>NYS Department of State |

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

| **Name** | **Residence or business address** | **Telephone number** |
|---|---|---|
| Jordan Haug | 397A Fishkill Avenue<br>Beacon, NY 12508 | 845-765-8881 |
| | | |
| | | |
| | | |
| | | |

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

☐ YES ☒ NO

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

| Name | Address |
|---|---|
| | |
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| | |

**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, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 397 Fishkill Avenue, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member,
397 Fishkill Avenue, LLC

(Signature) _____

| FOR OFFICE USE ONLY |
| --- |
| Application # |

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

# ENTITY DISCLOSURE FORM

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

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

**SECTION A.**

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

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

**IF AFFIANT IS A CORPORATION:**

| Name of Entity<br>393 Fishkill Avenue, LLC | Telephone Contact Information<br>845-765-8881 |
| --- | --- |
| Principal Place of Business of Entity<br>New York | Place and Date of incorporation<br>New York, 4/18/2022 |
| Method of Incorporation<br>LLC | Official place where the documents and papers of incorporation were filed<br>NYS Department of State |

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

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

| Name | Resident Address | Resident Telephone Number | Nature and Extent of Interest |
|---|---|---|---|
| Jordan Haug | 397A Fishkill Avenue, Beacon, NY 12508 | 845-765-888 | 100% |
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**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. |
|---|---|---|---|---|
| 393 Fishkill Avenue LLC | 397A Fishkill Avenue Beacon, NY 12508 | 845-765-8881 | 6/23/2022 - Deed | 6/29/2022 Recorded in Dutchess County Clerk's Office |
| | | | | |
| | | | | |
| | | | | |

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

☐ YES ☒ NO

| Name | Employer | Position |
|---|---|---|
| | | |
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| | | |

**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 |
|---|---|---|---|
| Zoning Board of Appeals | Member | Between December 2016/ January 2017 | Member |
| | | | |
| | | | |

**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 |
|---|---|
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**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 |
|---|---|
| Christopher J. Smalley | 393 Fishkill Avenue, Beacon, NY 12508 |
| | |

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| | |
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**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<br>393 Fishkill Avenue, LLC | Telephone Contact Information<br>845-765-8881 |
| Principal Business Address<br>397A Fishkill Avenue<br>Beacon, NY 12508 | Place and Date of Incorporation<br>New York, 4/18/2022 |
| Method of Incorporation<br>LLC | Official place where the documents and papers of incorporation were filed<br>NYS Department of State |

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

| **Name** | **Residence or business address** | **Telephone number** |
|---|---|---|
| Jorda Haug | 397A Fishkill Avenue<br>Beacon, NY 12508 | 845-765-8881 |
| | | |
| | | |
| | | |
| | | |

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

☐ YES ☒ NO

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

| Name | Address |
|---|---|
| | |
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| | |

**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, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 393 Fishkill Avenue, LLC a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member,
393 Fishkill Avenue, LLC

(Signature) _____

ARYEH SIEGEL
ARCHITECT

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

**Re: 393-397 Fishkill Avenue, Beacon, New York**
*Site Plan Application – Responses to Comments*

January 31, 2023

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated January 6, 2023. Please see responses and refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated January 4, 2023.

**John Clarke Planning and Design Comment Responses:**

1. The Sheet 1 Zoning Table has been corrected to show the 20 foot side yard setback.

2. The Sheet 2 floor plans have been corrected to correspond to the revised building footprint.

3. This submission includes building elevations with major dimensions, and material and colors noted.

4. The Landscaping Plan has a planting schedule and updated Illustrated Plant List. Trees have been added along Conklin Avenue and Fishkill Avenue to create the look of street trees along the sidewalks. The recreation space has been redesigned to work with the grading between the upper parking lot elevation and the sidewalk elevation.

5. The southernmost parking space has been removed to allow for additional accessible recreation space.

6. Comment acknowledged, the fence location will be shown on the plans in a future submission.

**Lanc & Tully Comment Responses:**

**General Comments**

1. Please refer to Hudson Land Design's letter for responses to the General Comments

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

Please refer to Hudson Land Design's and Colliers Engineering letters for responses to additional engineering comments.

Sheet 1 of 8 - Site Plan

1. The building area in the Zoning Summary has been corrected to correspond with the building footprint shown on the site plan.

2. The landscaping has been modified to work with the snow storage area, and retaining wall.

Sheet 3 of 8 - Landscaping and Lighting Plan

1. The landscaping has been modified to work with the snow storage area, and retaining wall.

2. A landscaping planting schedule has been added to the Landscaping sheet.

3. Tree locations have been coordinated with drainage lines and sewer services.

4. The light pole at the apex of the snow storage area has been relocated.

5. Construction details for the light pole base has been added to the Landscaping and Lighting Plan sheet.

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

Sincerely,

Aryeh Siegel
*Aryeh Siegel, Architect*

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*

January 31, 2023

Chairman John Gunn & Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Application for Lot Line Adjustment (Subdivision/Lot Merger) & Site Plan Approval
Proposed Mixed-Use Commercial & Residential Building
393 & 397 Fishkill Avenue & 7 Conklin Street
Tax Parcels: 6055-80-392032, 6055-80-399035 & 6055-80-394041, ±0.62 acre total
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 certain supporting documents in response to John Clarke Planning and Design's January 6, 2023 comment letter, and Lanc & Tully's January 4, 2023 comment letter. The Project Architect, Aryeh Siegel, has responded specifically to the John Clarke memo. Below is a point-by-point response to the Lanc & Tully comment letter.

**Lanc & Tully January 4, 2023 Comment Letter**

General Comments:

1. Comment noted. The existing conditions plan shows the road and sidewalk per the survey, and the plan sheets show the revised configuration that was scaled from the WSP plan set. Our proposed utilities are shown on Conklin Street to avoid conflict with that capital improvement project. We have added notes with regard to the abandonment of certain utilities prior to the Fishkill Avenue Improvement Project. We have also made note to a new sewer service to serve the existing building if it is still in use. There will need to be continued coordination with the capital project and this proposal prior to either commencing. On January 30, 2023, an email was sent to the City Administrator, City Engineer and Project Manager at WSP to start said coordination of dates.
2. The I&I study and report for the two buildings along Fishkill Avenue has been revised to include analysis of the building at 7 Conklin Street. is complete and attached.
3. The plan set submitted in December 2022 was forwarded to Emergency Services for input on January 9, 2023 and again on January 21, 2023. No response has been received as of yet.

4. The applicant has requested that there be no invasive testing within the existing parking area as it is used currently. It is reasonable and conservative to assume that the rock elevations extend between the rock outcrop shown adjacent to Conklin Street to the rock outcrop shown on the northwest side of the 393 Fishkill Avenue building. The following are estimates of rock removal as part of the project:

    a. For the commercial (lowest floor, proposed floor elevation 492.6) – it is estimated that there will be a need to excavate rock for approximately 100 feet of footing, with an average assumed width of two feet, and an average cut depth of 11.5 feet (average existing grade of 500, cut to elevation 488.5), the resulting volume of rock removal is estimated to be 85 cubic yards. It is also assumed that the rock will be removed to 2 feet below the floor elevation (to 490.6). The area of the floor where this will occur is approximately 700 square feet. With an average rock cut of 9.5 feet (say 500 average existing grade to 490.5), the resulting anticipated rock removal is 250 cubic yards.

    b. For the residential portion of the building (middle floor with proposed floor elevation of 502.6), the surrounding average final grade is approximately 499.5, and it is assumed that the footings will extend to 495.5. The approximate average grade in this area is 500.5. Therefore, the footings are assumed to cut 5 feet into rock, at an assumed 2-foot width, and a perimeter of 113 feet, the anticipated rock removal is 40 cubic yards for the footing. It is also assumed that the rock to 2 feet below the floor elevation will be removed (to 500.6). Since this portion of the building is located where the existing parking area is located, it is assumed that there will be no additional rock removal with the area beneath the floor slab.

    The total conservative estimate for rock removal is 375 cubic yards. RS Means estimates that a 110 horsepower excavator with a 4,000 foot-pound breaker can remove 80 cubic yards of 18,000 psi rock daily. Therefore, we estimate approximately 1 week of rock removal for the building construction. Of course, there are a number of variables that can impact that estimate, including competency of the rock, orientation of existing fractures, etc.

5. Additional notation has been provided on the ADA accessible route inset map on the grading and utility plan.

Preliminary Subdivision Plat:

1. Per the surveyor of record, (previous) Note 1 has been removed.
2. The metes and bounds of the line between 397 Fishkill Avenue and 7 Conklin Street have been shown.

Sheet 1 of 8 (Site Plan):

Refer to the response letter from Aryeh Siegel, architect.

Sheet 3 of 8 (Landscaping and Lighting Plan):

Refer to the response letter from Aryeh Siegel, architect.

Sheet 5 of 8 – Grading & Utility:

1. The 14” watermain shown in Conklin Street is per a sketch provided by the City Water Department and is assumed to be accurate.

In addition to addressing the above comments, it should be noted that the drainage report has been revised to account for the additional impervious area associated with the proposed patio /open space areas.

Finally, grading along the south side of the building will need to assume final elevations following the construction of the Fishkill Avenue improvements, which have already been taken into consideration in setting the first-floor elevation.

We look forward to continuing the review process with the Planning Board. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: 397 Fishkill Avenue LLC & 393 Fishkill Avenue LLC, Applicant (via email)
Aryeh Siegel, Project Architect (via email)
Cuddy + Feder LLP, Project Attorney (via email)
Michael A. Bodendorf, P.E. (HLD file)

400 Columbus Avenue, Suite 180E
Valhalla, New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers Engineering & Design

January 12, 2023

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

393 & 397 Fishkill Avenue and 7 Conklin Street
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 22011382A

Dear Chairman Gunn & Members of the Planning Board,

Our office has reviewed the comments received from the Planning Board's Traffic Consultant, Creighton Manning Engineering, LLP as contained in their letter dated December 8, 2022. Based on our review of these comments we provide the following responses, which are numbered in accordance with Creighton Manning comment letter for ease of review.

## Site Plan

1. Please confirm that the NYSDOT is completing all work within the NYSDOT right-of-way, such as the sidewalk and curb improvements as part of the NYSDOT STIP PIN 875370. If the applicant is intending to do any work within the NYSDOT right-of-way, they will need to obtain a Highway Work Permit (PERM33-COM).

   ***Response:*** ***It is our understanding the City of Beacon/NYSDOT will be completing all work proposed under the Teller Avenue/Fishkill Avenue Rehabilitation project (PIN 8757.80 & PIN 8757.30) with work planned to begin this coming Spring (2023).***

   ***No work is currently contemplated within the Fishkill Avenue right-of-way as part of the proposed 393 & 397 Fishkill Avenue and 7 Conklin Street Project. However, if it is determined that work is required within the Fishkill Avenue right-of-way associated with the Project an NYSDOT Highway Work Permit will not be required since this roadway is a City owned and maintained roadway and not under the jurisdiction of the NYSDOT.***

2. CM notes that the proposed development requires utility work within the travel way of Conklin Avenue.

   ***Response:*** ***Comment Noted. No further response required***

Colliers
Engineering & Design

3. Please confirm any existing-to-remain or proposed landscaping along the site's frontages do no obstruct drivers' sight lines at the site driveway or Conklin Avenue/Fishkill Avenue intersection.

   ***Response:*** ***The sight distance triangles for the Conklin Street site access driveway and the Fishkill Avenue/Conklin Street intersection are now shown on the Site Plan identifying the areas for maintenance of vegetation to ensure appropriate sight distance is maintained for each intersection. Note that the sight distance triangles and noted intersection sight distances are based on AASHTO Intersection Sight Distance requirements based on the 30 MPH speed limit along Conklin Street and an identified 35 MPH 85$^{th}$ Percentile Speed along Fishkill Avenue based on NYSDOT speed data.***

## Traffic Impact & Parking Study

1. CM agrees with the ITE land use codes (LUCs) referenced by Colliers in developing the trip generation of the proposed development. The LUCs include 220 "Multifamily Housing (Low-Rise), 710 "General Office Building", and 822 "Strip Retail Plaza". Based on these LUCs the development is expected to generate six (6) trips during the weekday AM peak hour, 13 trips during the weekday PM peak hour, and seven (7) trips during the Saturday midday peak hour.

   ***Response:*** ***Comment Noted. No further response required.***

2. CM agrees with the value shown on Figures 14 and 15 for arrival and departure distributions.

   ***Response:*** ***Comment Noted. No further response required.***

3. The traffic forecasts account for other developments in proximity to the site as well as background growth along the roadway network.

   ***Response:*** ***Comment Noted. No further response required.***

4. CM acknowledges the intersection of Fishkill Avenue/Conklin Street will operate at an acceptable level of service in the No-Build conditions and will continue to do so in the Build conditions.

   ***Response:*** ***Comment Noted. No further response required.***

Sincerely,

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

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

R:\Projects\2022\22011382A\Correspondence\OUT\230112RGD_PB-CM Response.docx

HUDSON LAND DESIGN

*Civil & Environmental Engineering Consultants*
*174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)*
*13 Chambers Street, Newburgh, New York 12550 (Satellite Office)*
*Phone: 845-440-6926 Fax: 845-440-6637*
*www.HudsonLandDesign.com*

December 27, 2022
Revised January 31, 2023

Mr. John Gunn, Chairman, & Members of the City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
Proposed Mixed-Use Commercial & Residential Building
393 & 397 Fishkill Avenue & 7 Conklin Street
Tax Parcels: 6055-80-392032, 6055-80-399035 & 6055-80-394041
City of Beacon, NY

Dear Chairman Gunn & Members of the Planning Board,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation at the above referenced parcel as required by the City of Beacon. The investigation was conducted on December 21, 2022 at the existing commercial buildings located at 393 & 397 Fishkill Avenue in the City of Beacon, and on January 17, 2023 for the residential building located at 7 Conklin Street.

The first phase of the study consisted of an exterior inspection of the buildings to determine the disposition of roof drainage. Both 393 and 397 Fishkill Avenue buildings have portions of roof runoff that are not collected by gutter and simply discharge to the surface at the roof drip line. Where gutters are present at both buildings, the downspouts convey the roof runoff to the surface and not into any underground piping. The building at 7 Conklin Street has gutters that collect both the east and west roof, each with an individual downspout that brings the roof runoff to the east side of the building, into 4-inch diameter corrugated HDPE that appears to go underground, in the area of the sanitary sewer service line. No discharge for the roof downspout pipe was found, and it is assumed that the roof discharges into the City's sanitary sewer system. The exhibit at the end of this report shows the approximate disposition of the observed roof drainage.

The one-year frequency storm event has been used to quantify the average inflow to the City sewer system from the site in its existing condition. The one-year storm for this area

is approximately 2.61 inches. The roof area that drains to the sewer system is approximately 707 square feet. The table below shows the quantity of additional stormwater flow to the City's sewer system during the one-year, 24 hour storm event.

| Building | Roof Area (sq. ft.) | Rainfall - 1 year (ft.) | Flow Rate per Unit - gallons per day (gpd) |
|---|---|---|---|
| 7 Conklin Street | 707 | 0.22 | 1,164 |
| Total | | | **1,164** |

The proposed project includes the demolition of the building at 7 Conklin Street, and therefore, the roof runoff from the existing building will be removed from the City's sanitary sewer system.

The second phase of the study consisted of inspecting the interior of the building to determine if there are any illicit connections to the building's sewer lines from sump pumps, floor drains and the like. HLD personnel were not able to observe the interior sanitary sewer plumbing for the commercial buildings located at 393 & 397 Fishkill Avenue as the buildings do not have basements or accessible crawl spaces. During the inspection of the interior of each building, there was no evidence of any sump pumps or illicit connections to the sanitary sewer. For the residential building at 7 Conklin Street, the lowest floor (partially below existing grade) is finished living space with none of the plumbing exposed. There was no evidence of floor drains or sump pumps.

In conclusion, HLD did not find any illicit connections from the buildings located at 393 & 397 Fishkill Avenue to the City of Beacon's sanitary sewer collection system; however, it is assumed that the roof drains from the building located at 7 Conklin Street enter the City's sanitary sewer collection system. The building is proposed to be eliminated as part of the Project, which will eliminate the rooftop runoff from entering the City's sanitary sewer collection system.

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: 397 Fishkill Avenue LLC & 393 Fishkill Avenue LLC, Applicant (via email)
Aryeh Siegel, Project Architect (via email)
Cuddy + Feder LLP, Project Attorney (via email)
Michael A. Bodendorf, P.E. (HLD file)




NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD MAY 2022

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID GUARANTEES OR CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

DATUM: 500.00'

REFERENCES:

-L2022/P50004
-L2015/P629
-L1688/P487

I & I Exhibit

SURVEY FOR
JORDAN HAUG

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PROJECT TITLE

STEVEN J. GREEN PLS
LICENSE NO. 050565
P.O. BOX 534, GOSHEN, NY 10924
(845) 978-1672

STEVEN J GREEN PLS LICENSE 050565 DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

| SCALE | PROJECT | CAD REFERENCE |
|---|---|---|
| ~~1" = 20'~~ | 393 FISHKILL AVE | J22-043 |
| PARCEL ID | DATE: | DWG.NO |
| 392032, 394041 & 399035 | 5/29/2022 | 1 of 1 |

# *Drainage Report*
# *for*
# *397 Fishkill Avenue*

Prepared for:
397 Fishkill Avenue, LLC
397 Fishkill Avenue
Beacon, NY 12508

December 27, 2022
Revised January 31, 2023




Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
Ph: (845) 440-6926

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**2.0 METHODOLOGY AND REGULATORY COMPLIANCE ..... 1**

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# APPENDICES

**APPENDIX A: DRAINAGE MAPS**
**APPENDIX B: SUPPORTING DATA**
**APPENDIX C: HYDROLOGIC MODELING**
**APPENDIX D: HYDROGRAPH COMPARISON & PIPE SIZING**

# 1.0 INTRODUCTION

The 397 Fishkill Avenue project is located on the northwest side of Fishkill Avenue at intersection with Conklin Street in the City of Beacon, Dutchess County, New York. The project is located parcels are located within the GB zoning district and has a tax map designation of 6055-80-399035, 392032, & 394041, totaling ±0.62 acres. The parcels currently have two commercial buildings and a two-family residential building. The project proposes to consolidate the three parcels and replace the existing buildings with a mixed-use building which includes residential and commercial uses and an onsite parking area.

Fishkill Avenue is a NYSDOT road and there are currently plans to resurface, restore, and rehabilitate the road. The proposed stormwater collection system at the site has been designed to connect to the improvements storm drainage system using the Final Plans dated May 2022 from the NYSDOT.

# 2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result a total 0.65 acres of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities. Pre-development vs. post-development drainage analysis for the project was performed to evaluate stormwater runoff patterns and demonstrate that the post-development runoff rates to the existing stormwater discharge points will not have adverse impacts.

The proposed stormwater collection system will connect to the storm drainage system in Fishkill Avenue that is under the jurisdiction of the NYSDOT. NYSDOT review and approval for the proposed storm connection will be required.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 2-Year, 5-Year, 10-Year, 25-Year, 50-Year, and 100-Year rainfall events are 2.61, 3.16, 3.96, 4.70, 5.89, 7.00, and 8.34 inches, respectively. Rainfall data can be found in Appendix B of this report.

# 3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there are three types of soil present on the project site and its associated contributing drainage area. Supporting information has been provided in Appendix B. Table I below summarizes the characteristics of the soil types present within the drainage area.

**Table I: Soil Types**

| Map Unit | Soil Names | Water Table (ft) | Bedrock | Hydrologic Soil Group |
|---|---|---|---|---|
| NwC | Nassau-Cardigan complex, rolling, very rocky | >80 inches | Nassau: 10-20 inches; Cardigan: 20-40 inches | C |
| Ud | Udorthents, smoothed | 36-72 inches | >80 inches | A |
| Ur | Urban land | N/A | N/A | N/A |

Source: websoilsurvey.sc.egov.usda.gov

# 4.0 EXISTING DRAINAGE CONDITIONS

## 4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. One design point for the project area was selected, and as follows:

**Table II - Stormwater Design/Discharge Point**

| Stormwater Discharge Point | |
|---|---|
| **SDP** | **Description** |
| 1 | Connection to existing NYSDOT storm drainage system at Fishkill Avenue |

## 4.2 Existing Watershed Areas

Runoff from the project area during existing conditions can be divided in the following subcatchments:

Subcatchment 1 is comprised of 2.85 acres of onsite and offsite area tributary to the NYSDOT storm drainage system on the northwest side of Fishkill Avenue prior to crossing the road to the discharge point. This area includes the site, the surrounding residential and commercial areas, and roads. The majority of soils in this subcatchment area are hydrologic soil group D, urban land has been assumed to be hydrologic soil group D. Drainage generally flows southwest toward Fishkill Avenue and is collected by the NYSDOT storm drainage system in Fishkill Avenue and conveyed to SDP1.

## 4.3 Existing Runoff Rates

Runoff rates for existing conditions have been calculated at the designated SDP and summarized in Table III as follows:

**Table III: Existing Runoff Rates (cfs)**

| Drainage Area | 1-Year | 2-Year | 5-Year | 10-Year | 25-Year | 50-Year | 100-Year |
|---|---|---|---|---|---|---|---|
| DA 1 | 4.92 | 6.33 | 8.39 | 10.29 | 13.32 | 16.12 | 19.41 |

Unit hydrograph analysis results for pre-development conditions have been included as Appendix C.

# 5.0 PROPOSED DRAINAGE CONDITIONS

## 5.1 Developed Watershed Area

The proposed project results in a total of approximately 0.65 acres of disturbance due to the construction of the building and parking. The site was divided into two subcatchments. Alternate modeling has been completed that includes an underground stormwater detention system between the site and the discharge to the existing manhole.

Subcatchment 10 is comprised of 2.40 acres of offsite area outside of the area that is collected by the onsite stormwater system. This area includes the surrounding residential and commercial areas and roads. The majority of soils in this subcatchment area are hydrologic soil group D, urban land has been assumed to be hydrologic soil group D. Drainage patterns are unchanged from existing conditions. Drainage generally flows southwest toward Fishkill Avenue and is collected by the NYSDOT storm drainage system in Fishkill Avenue and conveyed to SDP1.

Subcatchment 11 is comprised of 0.52 acres of onsite area that is tributary to the proposed stormwater collection system. This area includes the building roof, parking area, patios, and surrounding lawn area, along with a small offsite area above the parking area. The soils in this this subcatchment area are hydrologic soil groups A and D. Drainage generally flows west into the parking area where it is collected by a proposed catch basin and conveyed to SDP1. A new storm drainage connection will be made to the existing manhole in the NYSDOT right-of-way. A stormwater design including a potential underground stormwater detention area was also evaluated.

## 5.2 Proposed Runoff Rates

Runoff rates for proposed conditions have been calculated for each of the drainage areas and are summarized in Table IV as follows:

**Table IV: Proposed Runoff Rates**

| Drainage Area | 1-Year | 2-Year | 5-Year | 10-Year | 25-Year | 50-Year | 100-Year |
|---|---|---|---|---|---|---|---|
| DA 10 | 4.15 | 5.34 | 7.07 | 8.67 | 11.22 | 13.59 | 16.36 |
| DA 11 | 1.14 | 1.45 | 1.88 | 2.29 | 2.93 | 3.52 | 4.22 |

Unit hydrograph analysis results for post-development conditions have been included as Appendix C.

# 6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at Design Points under pre-development and post-development conditions are summarized below.

**Table V: Proposed Runoff Rates Comparison**

| SDP | 1-Year | 2-Year | 5-Year | 10-Year | 25-Year | 50-Year | 100-Year |
|---|---|---|---|---|---|---|---|
| Pre | 4.92 | 6.33 | 8.39 | 10.29 | 13.32 | 16.12 | 19.41 |
| Post | 5.05 | 6.48 | 8.57 | 10.49 | 13.56 | 16.40 | 19.74 |
| Post w/detention | 5.13 | 6.58 | 8.71 | 10.62 | 13.67 | 16.50 | 19.87 |

The runoff rates at the Design Point shows a slight increase during all analyzed storms. The addition of an onsite detention system increases the peak runoff rates at the Design Point. This is due to the site being at downstream end of the larger watershed. The detention system causes the peak runoff rate to be delayed and overlap with the peak runoff rate of the larger watershed, causing a larger increase in the runoff peak. Comparison hydrographs showing the relationship between the overall watershed and the site and the overall watershed with a detention system are included in Appendix D.

The project is proposing a new connection to a NYSDOT storm drainage manhole in the Fishkill Avenue right-of-way. Chapter 8 of the Highway Design Manual includes guidance for proposed connections to the NYSDOT's stormwater drainage system. Section 8.2.3.2 of the manual includes guidance:

> *Generally, a retention or detention system is necessary to restrict the flow rate of a development's drainage discharge to the pre-development rate. In situations where the development is discharging near the downstream end of a relatively large drainage area, an undetained connection may be appropriate. This allows the increased flow from the development to pass downstream prior to the peak flow from the watershed. Detention in these situations can actually increase the watershed peak flow. Proper analysis of the watershed's characteristics is necessary.*

Test pits at site have revealed bedrock within 5 feet of the ground surface along Fishkill Avenue with outcrops along Conklin Street making underground detention or infiltration not feasible. The provided analysis shows that addition of a stormwater management system will cause increases in the peak runoff rate, therefore no stormwater management system is proposed.

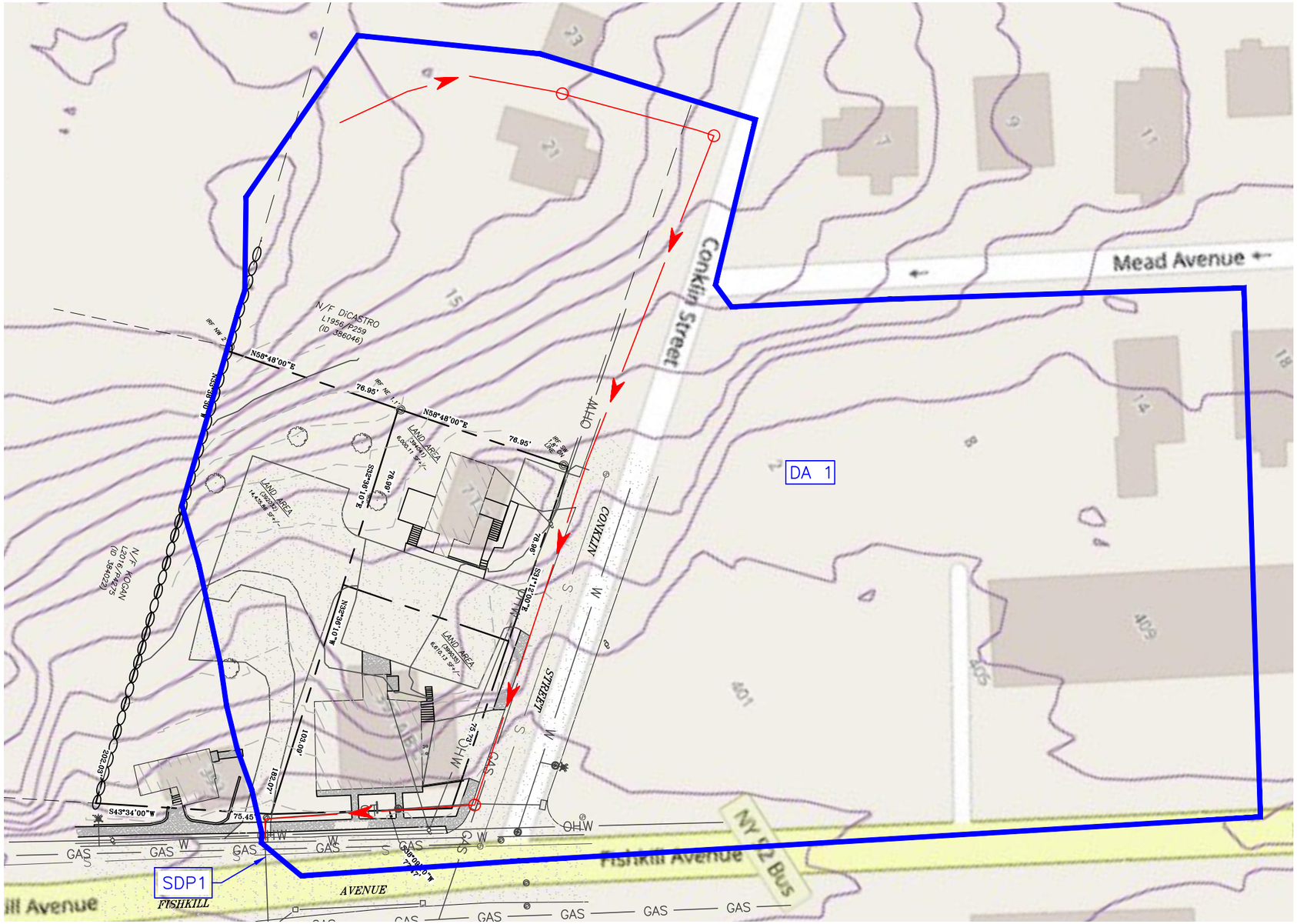
Storm drainage systems located on minor arterials, such as Fishkill Avenue, must be designed to the 5-year design flood frequency and the 25-year design flood if no overflow relief to the system is available. An analysis of the outlet pipe beneath Fishkill Avenue shows that it is capable of passing up to the 50-year design flood, including the slight increase due to the proposed development. Pipe sizing calculations are included in Appendix D.

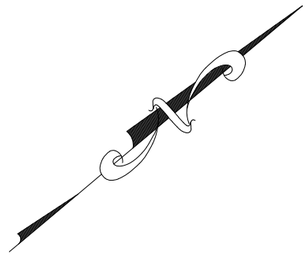
# 7.0 EROSION AND SEDIMENT CONTROL

Contractors shall adhere to the temporary and permanent erosion control measures as indicated on the plan. Repairs shall be made as necessary to remain in compliance with the New York State Standards and Specifications for Erosion and Sediment Control, 2016. The site plans include detailed erosion and sediment control practices for this project.

# APPENDIX A

# DRAINAGE MAPS



GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

DRAWN BY: CMB CHECKED BY: MAB

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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

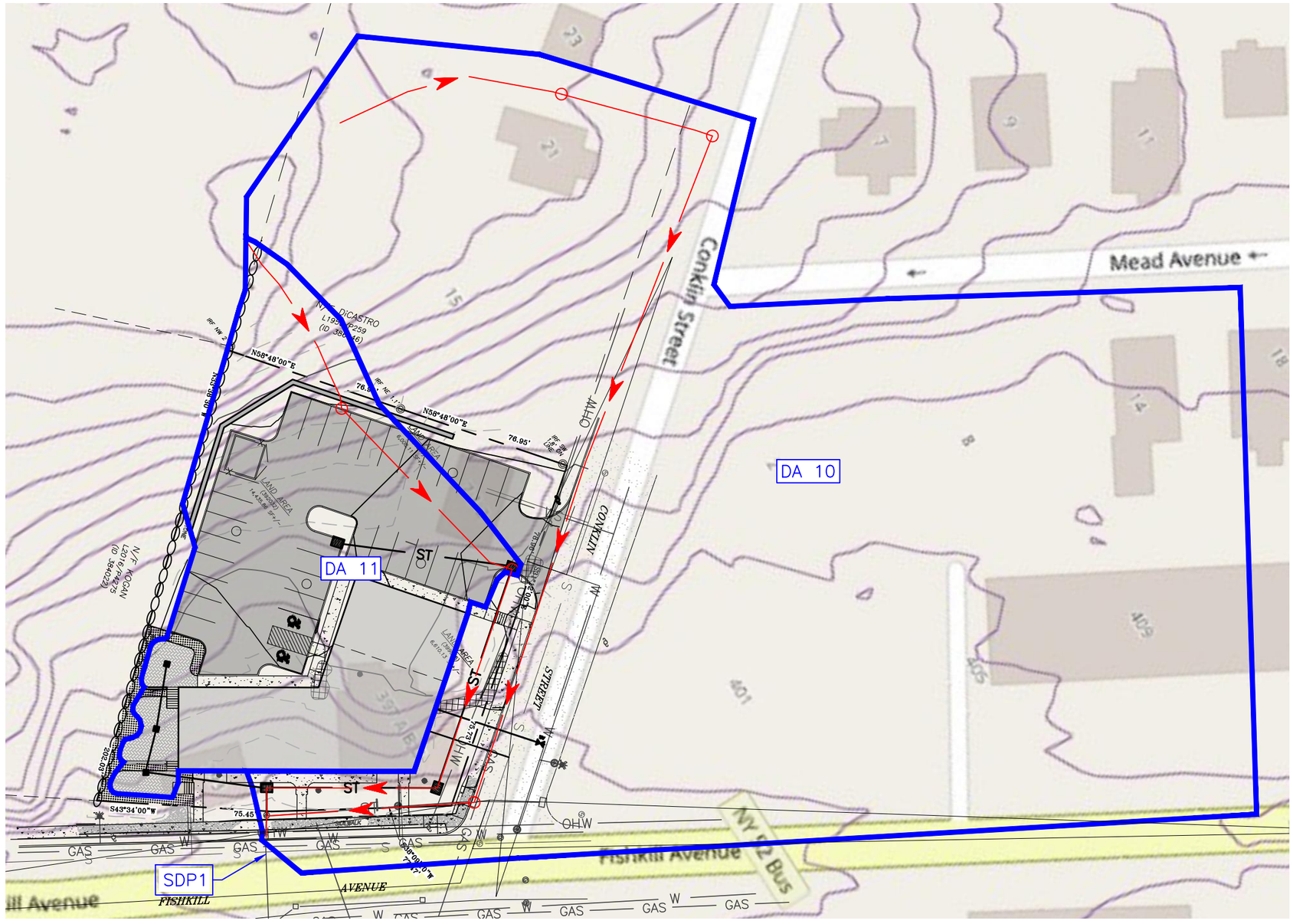
# PRE-DEVELOPMENT CONDITIONS MAP

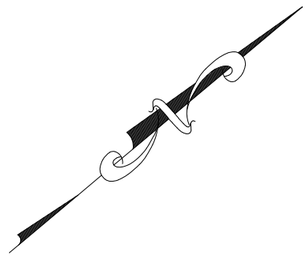
## 397 FISHKILL AVENUE

397 FISHKILL AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032, 399035, & 394041

| | |
|---|---|
| JOB #: | 2022:015 |
| DATE: | 12/27/22 |
| SCALE: | 1" = 50' |
| TITLE: | DR-1 |
| SHEET: | 1 OF 2 |

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



GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

DRAWN BY: CMB CHECKED BY: MAB

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 1/31/23 | PER PLANNING BOARD COMMENTS | ESR |

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

# POST-DEVELOPMENT CONDITIONS MAP

## 397 FISHKILL AVENUE

397 FISHKILL AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032, 399035, & 394041

JOB #: 2022:015
DATE: 12/27/22
SCALE: 1" = 50'
TITLE: DR-2
SHEET: 2 OF 2

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

# APPENDIX B

# SUPPORTING DATA

# Extreme Precipitation Tables

## Northeast Regional Climate Center

***Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.***

| | |
|---|---|
| **Smoothing** | Yes |
| **State** | New York |
| **Location** | |
| **Longitude** | 73.953 degrees West |
| **Latitude** | 41.510 degrees North |
| **Elevation** | 0 feet |
| **Date/Time** | Fri, 16 Dec 2022 15:08:10 -0500 |

## Extreme Precipitation Estimates

| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.33 | 0.50 | 0.62 | 0.82 | 1.02 | 1.26 | **1yr** | 0.88 | 1.19 | 1.44 | 1.77 | 2.15 | 2.61 | 2.96 | **1yr** | 2.31 | 2.85 | 3.29 | 3.96 | 4.59 | **1yr** |
| **2yr** | 0.39 | 0.59 | 0.74 | 0.98 | 1.23 | 1.53 | **2yr** | 1.06 | 1.43 | 1.75 | 2.14 | 2.61 | 3.16 | 3.57 | **2yr** | 2.80 | 3.43 | 3.93 | 4.64 | 5.29 | **2yr** |
| **5yr** | 0.46 | 0.71 | 0.89 | 1.19 | 1.52 | 1.91 | **5yr** | 1.31 | 1.76 | 2.20 | 2.70 | 3.28 | 3.96 | 4.52 | **5yr** | 3.51 | 4.35 | 5.00 | 5.78 | 6.53 | **5yr** |
| **10yr** | 0.51 | 0.80 | 1.02 | 1.38 | 1.79 | 2.27 | **10yr** | 1.55 | 2.07 | 2.62 | 3.21 | 3.90 | 4.70 | 5.40 | **10yr** | 4.16 | 5.20 | 6.00 | 6.83 | 7.68 | **10yr** |
| **25yr** | 0.60 | 0.95 | 1.21 | 1.67 | 2.23 | 2.85 | **25yr** | 1.92 | 2.55 | 3.30 | 4.06 | 4.92 | 5.89 | 6.85 | **25yr** | 5.21 | 6.59 | 7.64 | 8.52 | 9.50 | **25yr** |
| **50yr** | 0.68 | 1.09 | 1.39 | 1.95 | 2.63 | 3.39 | **50yr** | 2.27 | 3.00 | 3.93 | 4.83 | 5.85 | 7.00 | 8.20 | **50yr** | 6.19 | 7.89 | 9.17 | 10.07 | 11.18 | **50yr** |
| **100yr** | 0.77 | 1.25 | 1.61 | 2.28 | 3.11 | 4.03 | **100yr** | 2.68 | 3.52 | 4.68 | 5.77 | 6.97 | 8.31 | 9.83 | **100yr** | 7.36 | 9.45 | 11.03 | 11.92 | 13.15 | **100yr** |
| **200yr** | 0.88 | 1.43 | 1.85 | 2.66 | 3.68 | 4.80 | **200yr** | 3.17 | 4.15 | 5.59 | 6.88 | 8.31 | 9.88 | 11.78 | **200yr** | 8.75 | 11.32 | 13.26 | 14.10 | 15.49 | **200yr** |
| **500yr** | 1.05 | 1.74 | 2.26 | 3.28 | 4.60 | 6.04 | **500yr** | 3.97 | 5.14 | 7.05 | 8.69 | 10.48 | 12.43 | 14.97 | **500yr** | 11.00 | 14.39 | 16.94 | 17.63 | 19.23 | **500yr** |

## Lower Confidence Limits

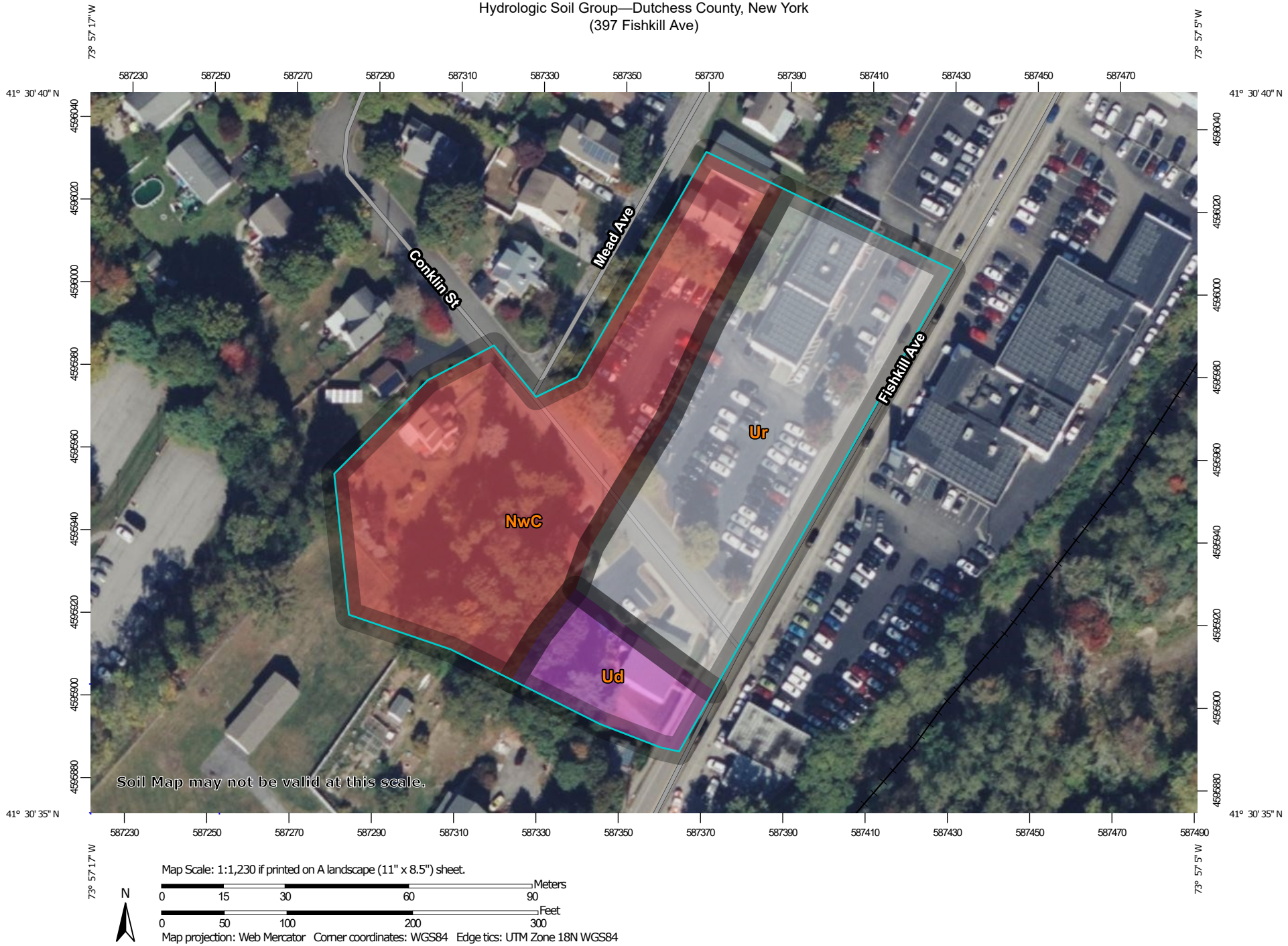
| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.28 | 0.43 | 0.53 | 0.71 | 0.88 | 1.08 | **1yr** | 0.76 | 1.06 | 1.24 | 1.60 | 2.01 | 2.07 | 2.35 | **1yr** | 1.83 | 2.26 | 2.48 | 3.21 | 4.15 | **1yr** |
| **2yr** | 0.37 | 0.58 | 0.71 | 0.96 | 1.19 | 1.41 | **2yr** | 1.02 | 1.38 | 1.61 | 2.05 | 2.58 | 3.07 | 3.45 | **2yr** | 2.72 | 3.31 | 3.78 | 4.47 | 5.13 | **2yr** |
| **5yr** | 0.42 | 0.65 | 0.81 | 1.11 | 1.41 | 1.65 | **5yr** | 1.22 | 1.62 | 1.88 | 2.41 | 3.00 | 3.65 | 4.16 | **5yr** | 3.23 | 4.00 | 4.56 | 5.27 | 6.06 | **5yr** |
| **10yr** | 0.47 | 0.72 | 0.89 | 1.25 | 1.62 | 1.85 | **10yr** | 1.39 | 1.81 | 2.11 | 2.71 | 3.37 | 4.12 | 4.81 | **10yr** | 3.65 | 4.63 | 5.24 | 5.96 | 6.87 | **10yr** |
| **25yr** | 0.54 | 0.82 | 1.03 | 1.47 | 1.93 | 2.13 | **25yr** | 1.66 | 2.09 | 2.45 | 3.04 | 3.93 | 4.83 | 5.83 | **25yr** | 4.27 | 5.60 | 6.29 | 6.99 | 8.12 | **25yr** |
| **50yr** | 0.61 | 0.92 | 1.15 | 1.65 | 2.22 | 2.38 | **50yr** | 1.92 | 2.32 | 2.77 | 3.40 | 4.42 | 5.46 | 6.75 | **50yr** | 4.83 | 6.49 | 7.22 | 7.88 | 9.23 | **50yr** |
| **100yr** | 0.68 | 1.03 | 1.30 | 1.87 | 2.57 | 2.67 | **100yr** | 2.22 | 2.61 | 3.12 | 3.79 | 4.99 | 6.13 | 7.83 | **100yr** | 5.42 | 7.53 | 8.30 | 8.86 | 10.49 | **100yr** |
| **200yr** | 0.78 | 1.17 | 1.48 | 2.14 | 2.99 | 2.98 | **200yr** | 2.58 | 2.92 | 3.53 | 4.25 | 5.64 | 6.82 | 9.12 | **200yr** | 6.04 | 8.77 | 9.53 | 9.96 | 11.94 | **200yr** |
| **500yr** | 0.93 | 1.38 | 1.77 | 2.58 | 3.66 | 3.48 | **500yr** | 3.16 | 3.40 | 4.17 | 4.95 | 6.65 | 7.87 | 11.15 | **500yr** | 6.96 | 10.72 | 11.46 | 11.59 | 14.18 | **500yr** |

## Upper Confidence Limits

| | 5min | 10min | 15min | 30min | 60min | 120min | | 1hr | 2hr | 3hr | 6hr | 12hr | 24hr | 48hr | | 1day | 2day | 4day | 7day | 10day | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1yr** | 0.36 | 0.56 | 0.68 | 0.91 | 1.12 | 1.36 | **1yr** | 0.97 | 1.33 | 1.53 | 1.96 | 2.42 | 2.82 | 3.19 | **1yr** | 2.50 | 3.07 | 3.55 | 4.24 | 4.93 | **1yr** |
| **2yr** | 0.40 | 0.62 | 0.76 | 1.04 | 1.28 | 1.54 | **2yr** | 1.10 | 1.50 | 1.74 | 2.25 | 2.80 | 3.33 | 3.70 | **2yr** | 2.95 | 3.56 | 4.10 | 4.83 | 5.48 | **2yr** |
| **5yr** | 0.49 | 0.76 | 0.94 | 1.29 | 1.64 | 1.95 | **5yr** | 1.42 | 1.91 | 2.25 | 2.89 | 3.66 | 4.26 | 4.89 | **5yr** | 3.77 | 4.70 | 5.42 | 6.30 | 7.02 | **5yr** |
| **10yr** | 0.58 | 0.89 | 1.11 | 1.54 | 2.00 | 2.36 | **10yr** | 1.72 | 2.31 | 2.74 | 3.53 | 4.49 | 5.20 | 6.02 | **10yr** | 4.60 | 5.79 | 6.73 | 7.71 | 8.49 | **10yr** |
| **25yr** | 0.72 | 1.10 | 1.37 | 1.95 | 2.57 | 3.04 | **25yr** | 2.22 | 2.97 | 3.57 | 4.74 | 5.88 | 6.77 | 7.95 | **25yr** | 5.99 | 7.64 | 8.97 | 10.09 | 10.95 | **25yr** |
| **50yr** | 0.85 | 1.29 | 1.61 | 2.32 | 3.12 | 3.70 | **50yr** | 2.69 | 3.62 | 4.35 | 5.84 | 7.21 | 8.29 | 9.80 | **50yr** | 7.34 | 9.42 | 11.17 | 12.39 | 13.28 | **50yr** |
| **100yr** | 1.01 | 1.52 | 1.91 | 2.76 | 3.78 | 4.50 | **100yr** | 3.26 | 4.39 | 5.31 | 7.21 | 8.84 | 10.15 | 12.07 | **100yr** | 8.98 | 11.60 | 13.92 | 15.22 | 16.11 | **100yr** |
| **200yr** | 1.19 | 1.79 | 2.27 | 3.28 | 4.58 | 5.45 | **200yr** | 3.95 | 5.33 | 6.48 | 8.88 | 10.83 | 12.44 | 14.88 | **200yr** | 11.01 | 14.31 | 17.35 | 18.72 | 19.55 | **200yr** |
| **500yr** | 1.49 | 2.22 | 2.86 | 4.15 | 5.90 | 7.05 | **500yr** | 5.09 | 6.89 | 8.43 | 11.74 | 14.18 | 16.32 | 19.61 | **500yr** | 14.45 | 18.85 | 23.25 | 24.65 | 25.25 | **500yr** |

Powered by ACIS
Northeast Regional Climate Center

Hydrologic Soil Group—Dutchess County, New York
(397 Fishkill Ave)




Map Scale: 1:1,230 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

A
A/D
B
B/D
C
C/D
D
Not rated or not available

**Soil Rating Lines**

A
A/D
B
B/D
C
C/D
D
Not rated or not available

**Soil Rating Points**

A
A/D
B
B/D
C
C/D
D
Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 19, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| NwC | Nassau-Cardigan complex, rolling, very rocky | D | 1.3 | 47.5% |
| Ud | Udorthents, smoothed | A | 0.2 | 8.7% |
| Ur | Urban land | | 1.2 | 43.8% |
| **Totals for Area of Interest** | | | **2.8** | **100.0%** |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

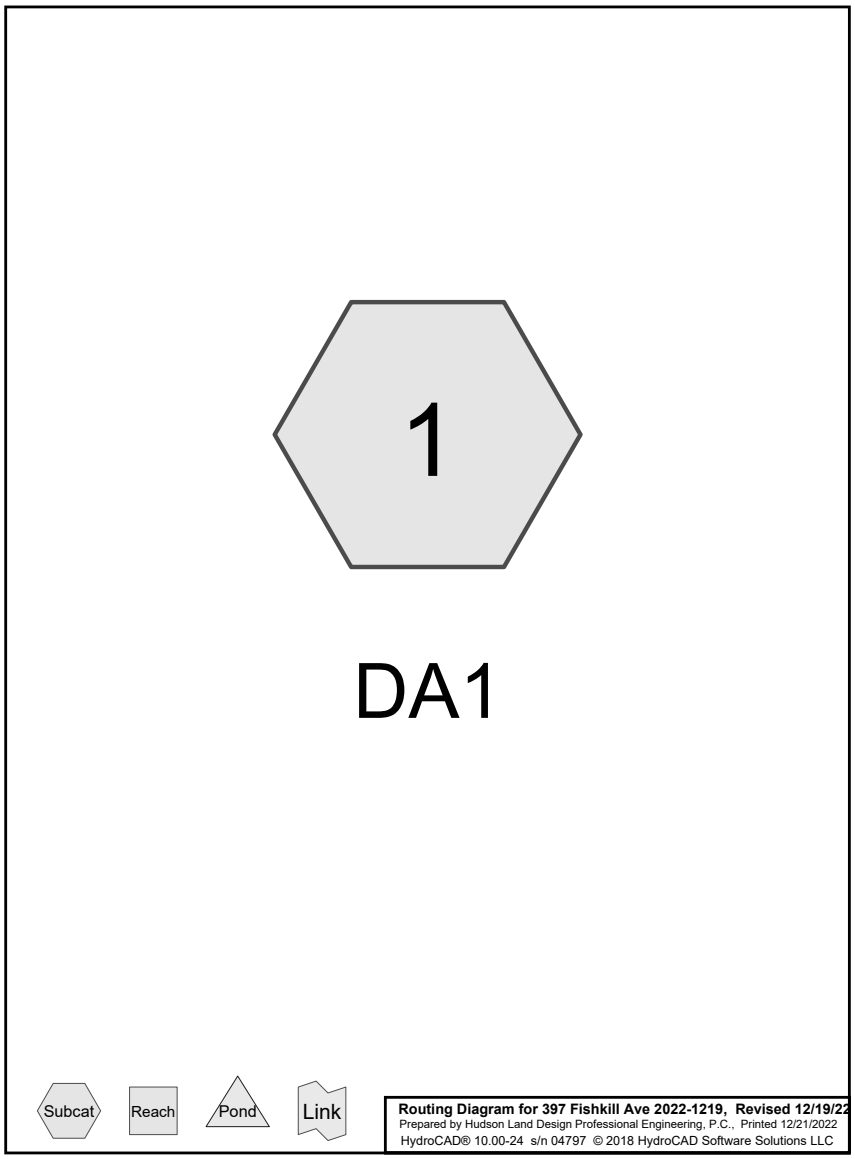
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

# APPENDIX C

# HYDROLOGIC MODELING






## Summary for Subcatchment 1: DA1

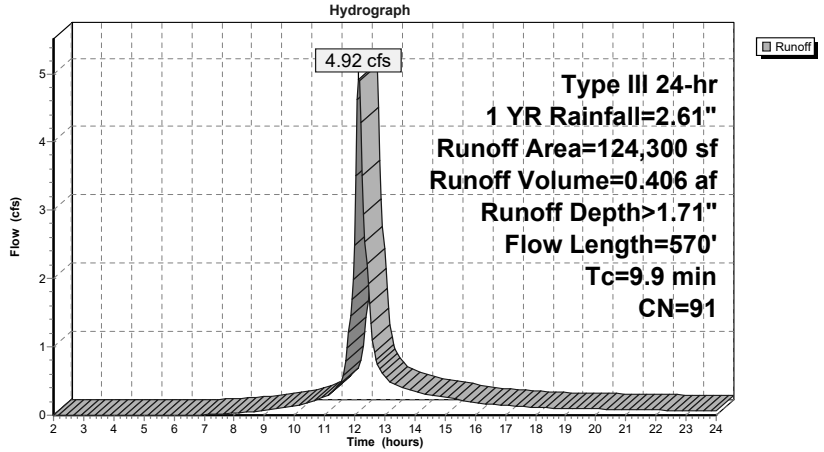
Runoff = 4.92 cfs @ 12.14 hrs, Volume= 0.406 af, Depth> 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 72,967 | 98 | Paved parking, HSG A |
| 23,683 | 84 | 50-75% Grass cover, Fair, HSG D |
| 1,508 | 49 | 50-75% Grass cover, Fair, HSG A |
| 3,381 | 76 | Gravel roads, HSG A |
| 1,900 | 72 | Dirt roads, HSG A |
| 20,861 | 82 | Woods/grass comb., Fair, HSG D |
| 124,300 | 91 | Weighted Average |
| 51,333 | | 41.30% Pervious Area |
| 72,967 | | 58.70% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2**<br>Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3**<br>Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.012 |
| 9.9 | 570 | Total | | | |

## Subcatchment 1: DA1






## Summary for Subcatchment 1: DA1

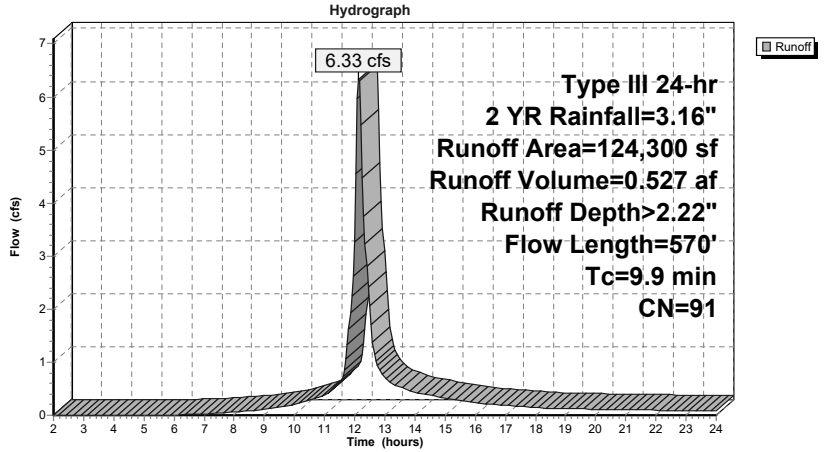
Runoff = 6.33 cfs @ 12.14 hrs, Volume= 0.527 af, Depth> 2.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 72,967 | 98 | Paved parking, HSG A |
| 23,683 | 84 | 50-75% Grass cover, Fair, HSG D |
| 1,508 | 49 | 50-75% Grass cover, Fair, HSG A |
| 3,381 | 76 | Gravel roads, HSG A |
| 1,900 | 72 | Dirt roads, HSG A |
| 20,861 | 82 | Woods/grass comb., Fair, HSG D |
| 124,300 | 91 | Weighted Average |
| 51,333 | | 41.30% Pervious Area |
| 72,967 | | 58.70% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |

## Subcatchment 1: DA1






## Summary for Subcatchment 1: DA1

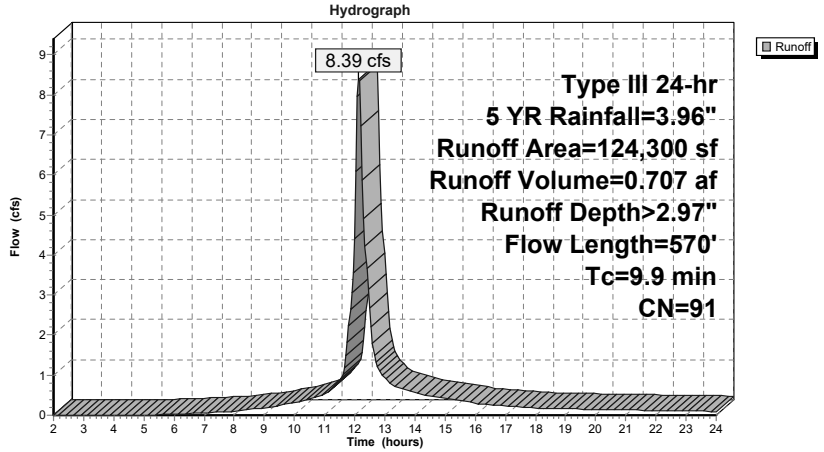
Runoff = 8.39 cfs @ 12.14 hrs, Volume= 0.707 af, Depth> 2.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 5 YR Rainfall=3.96"

| Area (sf) | CN | Description |
|---|---|---|
| 72,967 | 98 | Paved parking, HSG A |
| 23,683 | 84 | 50-75% Grass cover, Fair, HSG D |
| 1,508 | 49 | 50-75% Grass cover, Fair, HSG A |
| 3,381 | 76 | Gravel roads, HSG A |
| 1,900 | 72 | Dirt roads, HSG A |
| 20,861 | 82 | Woods/grass comb., Fair, HSG D |
| 124,300 | 91 | Weighted Average |
| 51,333 | | 41.30% Pervious Area |
| 72,967 | | 58.70% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |

## Subcatchment 1: DA1






## Summary for Subcatchment 1: DA1

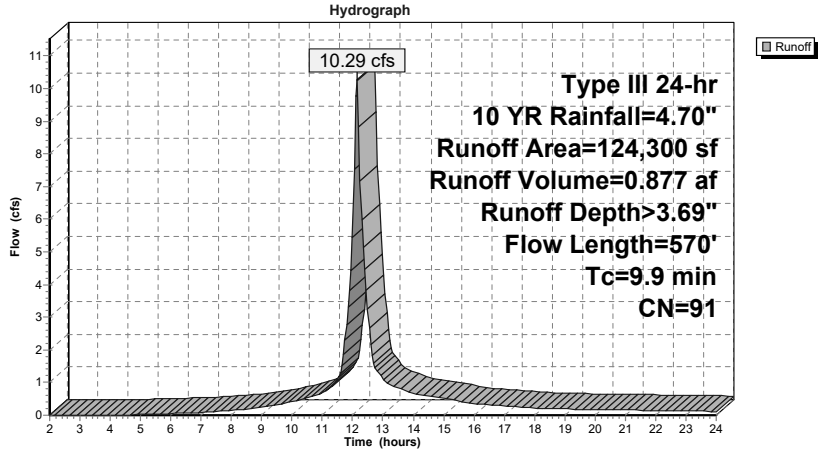
Runoff = 10.29 cfs @ 12.14 hrs, Volume= 0.877 af, Depth> 3.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YR Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 72,967 | 98 | Paved parking, HSG A |
| 23,683 | 84 | 50-75% Grass cover, Fair, HSG D |
| 1,508 | 49 | 50-75% Grass cover, Fair, HSG A |
| 3,381 | 76 | Gravel roads, HSG A |
| 1,900 | 72 | Dirt roads, HSG A |
| 20,861 | 82 | Woods/grass comb., Fair, HSG D |
| 124,300 | 91 | Weighted Average |
| 51,333 | | 41.30% Pervious Area |
| 72,967 | | 58.70% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |

## Subcatchment 1: DA1






## Summary for Subcatchment 1: DA1

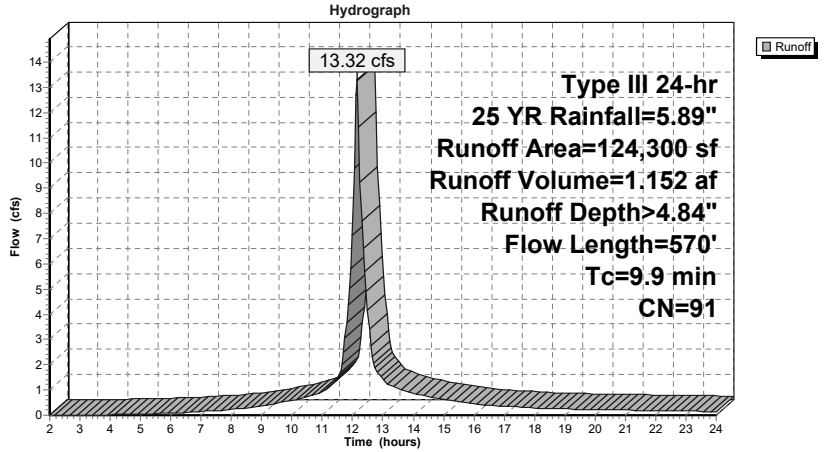
Runoff = 13.32 cfs @ 12.14 hrs, Volume= 1.152 af, Depth> 4.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YR Rainfall=5.89"

| Area (sf) | CN | Description |
|---|---|---|
| 72,967 | 98 | Paved parking, HSG A |
| 23,683 | 84 | 50-75% Grass cover, Fair, HSG D |
| 1,508 | 49 | 50-75% Grass cover, Fair, HSG A |
| 3,381 | 76 | Gravel roads, HSG A |
| 1,900 | 72 | Dirt roads, HSG A |
| 20,861 | 82 | Woods/grass comb., Fair, HSG D |
| 124,300 | 91 | Weighted Average |
| 51,333 | | 41.30% Pervious Area |
| 72,967 | | 58.70% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |

## Subcatchment 1: DA1






## Summary for Subcatchment 1: DA1

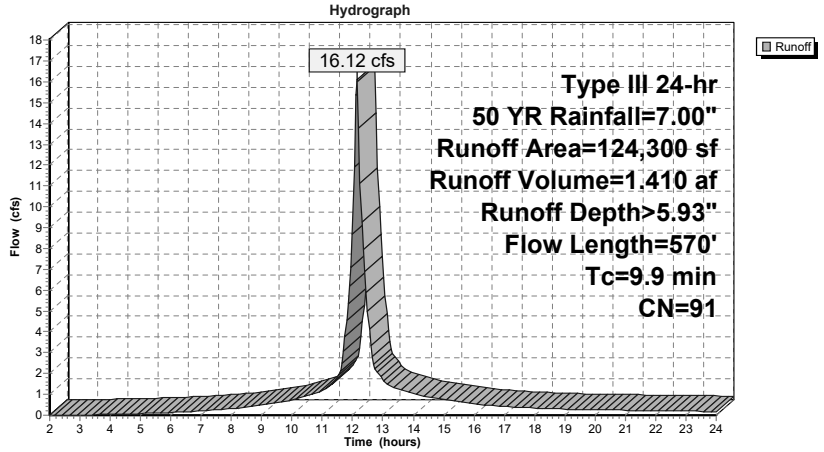
Runoff = 16.12 cfs @ 12.14 hrs, Volume= 1.410 af, Depth> 5.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.00"

| Area (sf) | CN | Description |
|---|---|---|
| 72,967 | 98 | Paved parking, HSG A |
| 23,683 | 84 | 50-75% Grass cover, Fair, HSG D |
| 1,508 | 49 | 50-75% Grass cover, Fair, HSG A |
| 3,381 | 76 | Gravel roads, HSG A |
| 1,900 | 72 | Dirt roads, HSG A |
| 20,861 | 82 | Woods/grass comb., Fair, HSG D |
| 124,300 | 91 | Weighted Average |
| 51,333 | | 41.30% Pervious Area |
| 72,967 | | 58.70% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |

## Subcatchment 1: DA1






## Summary for Subcatchment 1: DA1

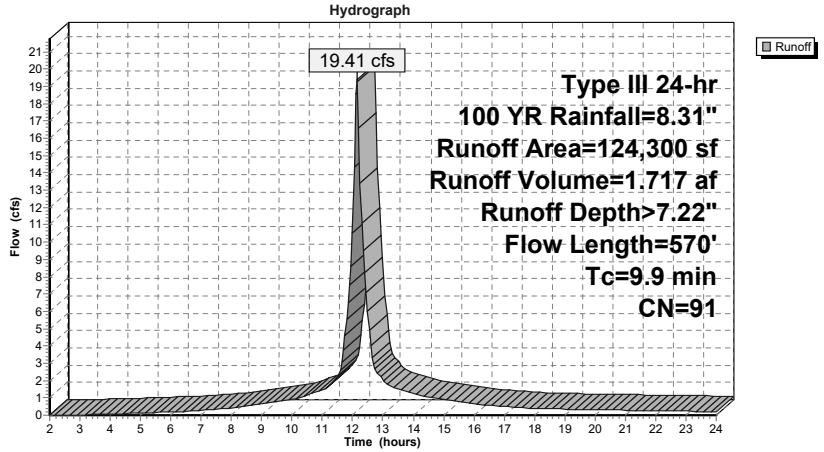
Runoff = 19.41 cfs @ 12.14 hrs, Volume= 1.717 af, Depth> 7.22"

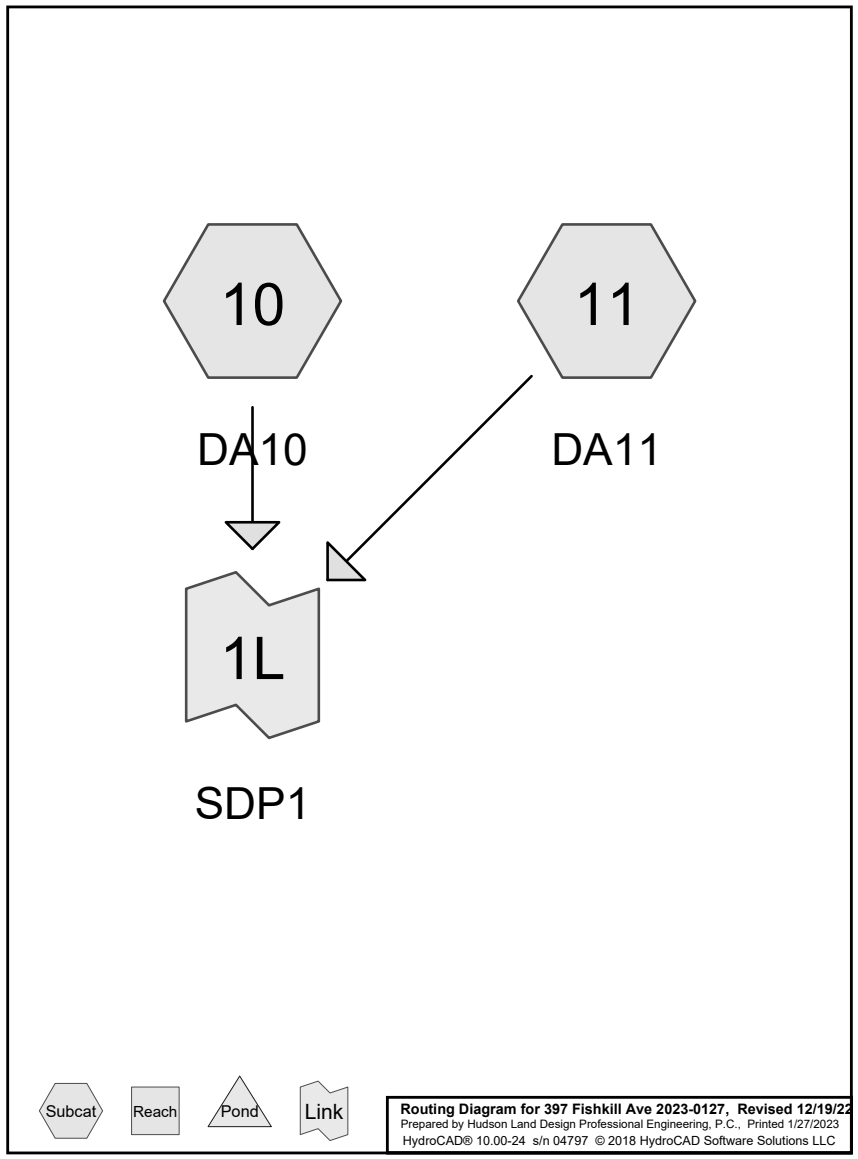
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YR Rainfall=8.31"

| Area (sf) | CN | Description |
|---|---|---|
| 72,967 | 98 | Paved parking, HSG A |
| 23,683 | 84 | 50-75% Grass cover, Fair, HSG D |
| 1,508 | 49 | 50-75% Grass cover, Fair, HSG A |
| 3,381 | 76 | Gravel roads, HSG A |
| 1,900 | 72 | Dirt roads, HSG A |
| 20,861 | 82 | Woods/grass comb., Fair, HSG D |
| 124,300 | 91 | Weighted Average |
| 51,333 | | 41.30% Pervious Area |
| 72,967 | | 58.70% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |

**Subcatchment 1: DA1**








## Summary for Subcatchment 10: DA10

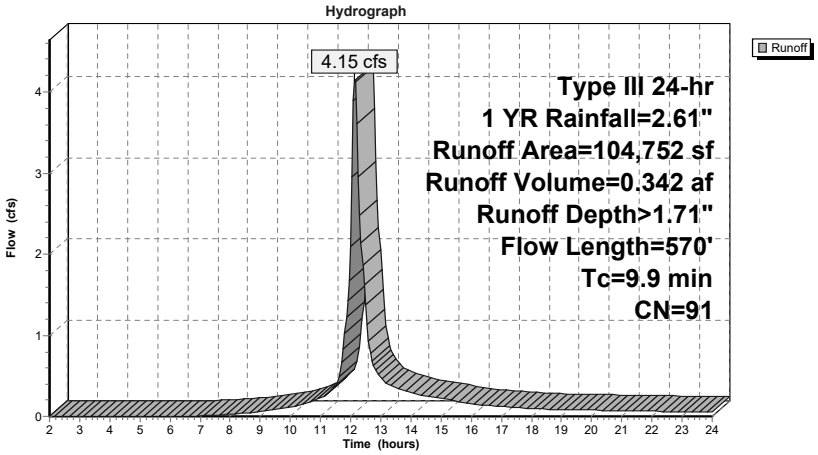
Runoff = 4.15 cfs @ 12.14 hrs, Volume= 0.342 af, Depth> 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2**<br>Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3**<br>Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.012 |
| 9.9 | 570 | Total | | | |

### Subcatchment 10: DA10






### Summary for Subcatchment 11: DA11

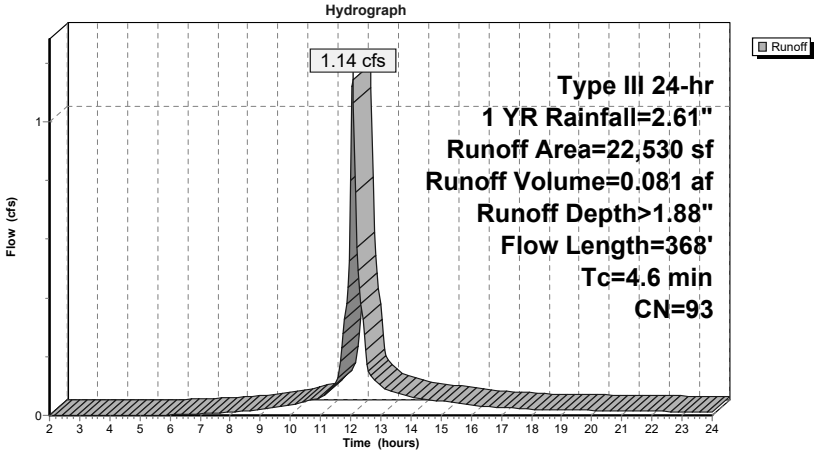
Runoff = 1.14 cfs @ 12.07 hrs, Volume= 0.081 af, Depth> 1.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |

## Subcatchment 11: DA11



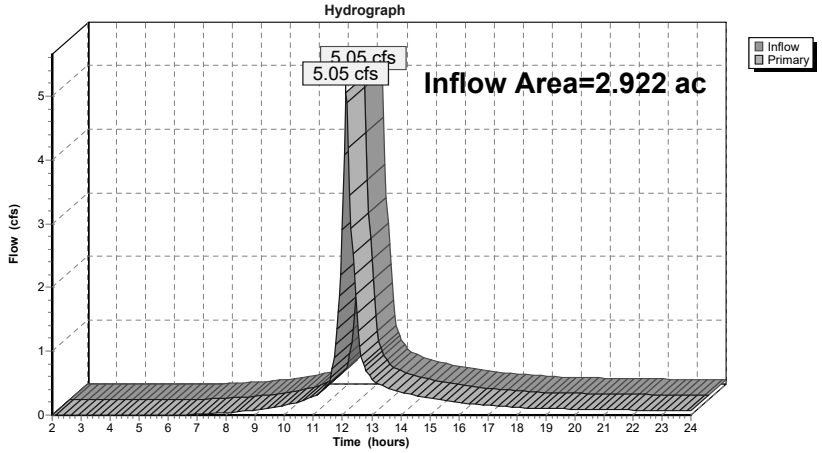



## Summary for Link 1L: SDP1

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 1.74" for 1 YR event
Inflow = 5.05 cfs @ 12.12 hrs, Volume= 0.423 af
Primary = 5.05 cfs @ 12.12 hrs, Volume= 0.423 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

## Link 1L: SDP1



## Summary for Subcatchment 10: DA10

Runoff = 5.34 cfs @ 12.14 hrs, Volume= 0.444 af, Depth> 2.22"

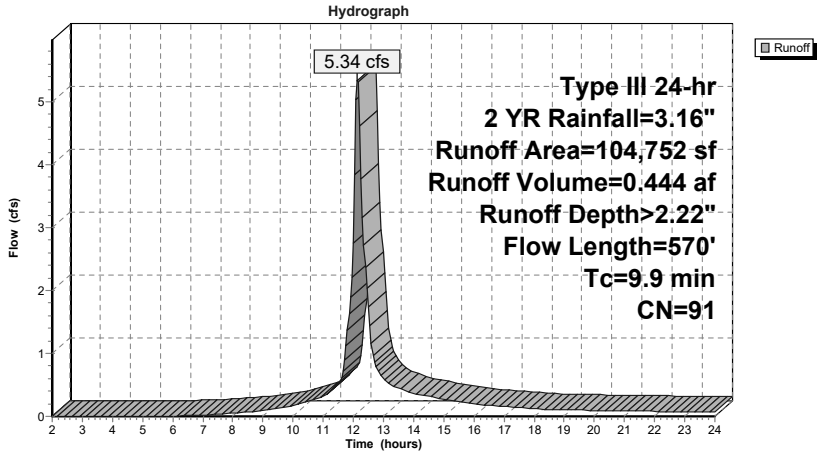
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |



## Subcatchment 10: DA10



## Summary for Subcatchment 11: DA11

Runoff = 1.45 cfs @ 12.07 hrs, Volume= 0.104 af, Depth> 2.41"

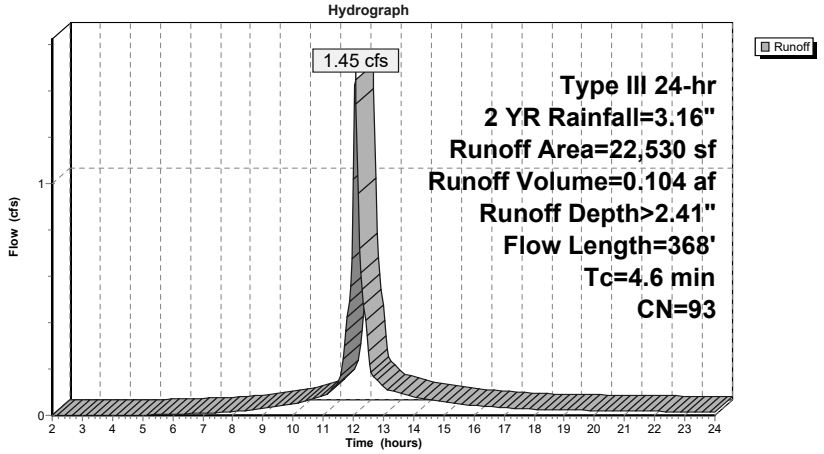
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |



## Subcatchment 11: DA11

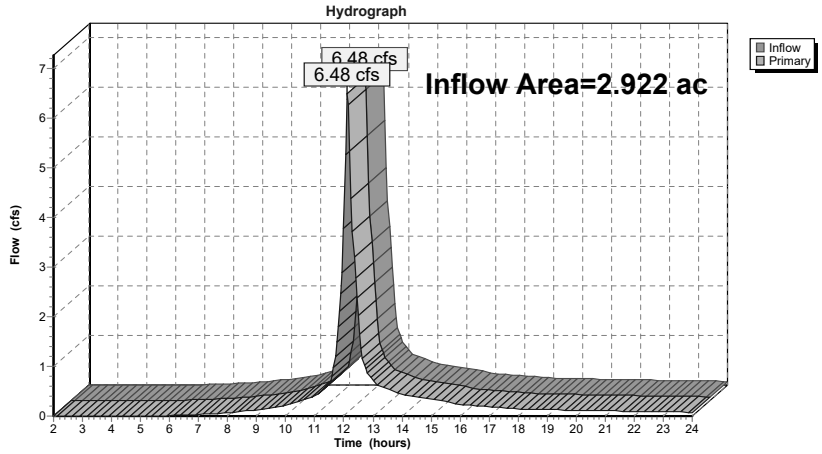


## Summary for Link 1L: SDP1

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 2.25" for 2 YR event
Inflow = 6.48 cfs @ 12.12 hrs, Volume= 0.548 af
Primary = 6.48 cfs @ 12.12 hrs, Volume= 0.548 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

### Link 1L: SDP1






## Summary for Subcatchment 10: DA10

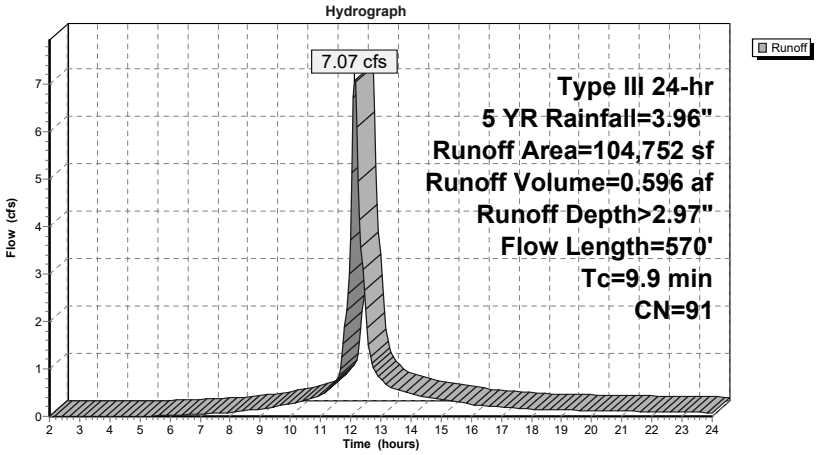
Runoff = 7.07 cfs @ 12.14 hrs, Volume= 0.596 af, Depth> 2.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 5 YR Rainfall=3.96"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2**<br>Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3**<br>Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.012 |
| 9.9 | 570 | Total | | | |

### Subcatchment 10: DA10






### Summary for Subcatchment 11: DA11

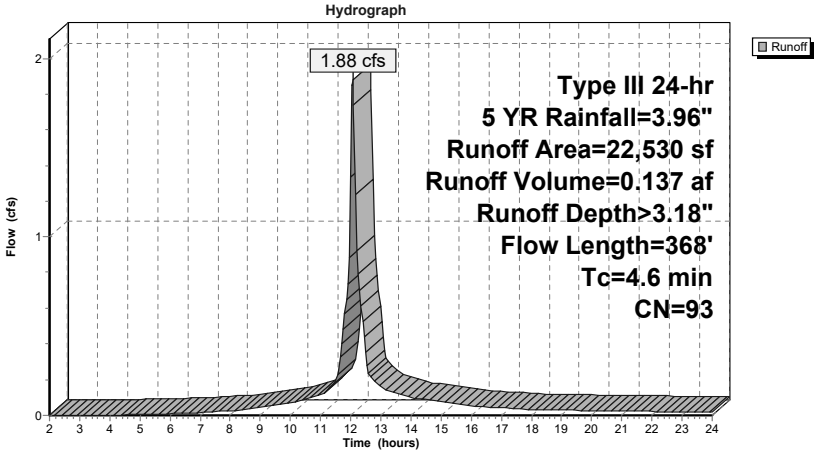
Runoff = 1.88 cfs @ 12.07 hrs, Volume= 0.137 af, Depth> 3.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 5 YR Rainfall=3.96"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |

## Subcatchment 11: DA11



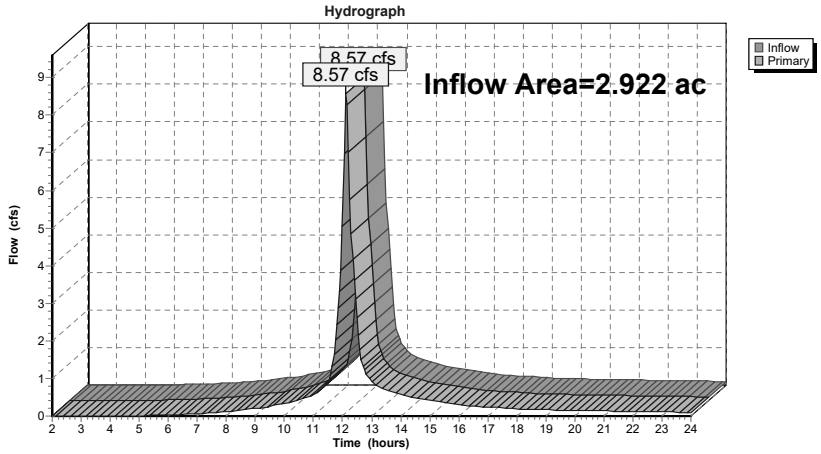



## Summary for Link 1L: SDP1

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 3.01" for 5 YR event
Inflow = 8.57 cfs @ 12.12 hrs, Volume= 0.733 af
Primary = 8.57 cfs @ 12.12 hrs, Volume= 0.733 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

## Link 1L: SDP1



## Summary for Subcatchment 10: DA10

Runoff = 8.67 cfs @ 12.14 hrs, Volume= 0.739 af, Depth> 3.69"

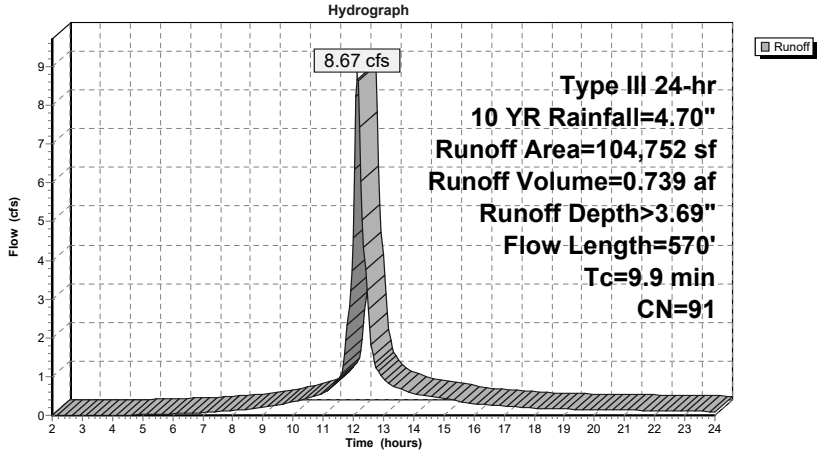
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YR Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |



## Subcatchment 10: DA10



## Summary for Subcatchment 11: DA11

Runoff = 2.29 cfs @ 12.07 hrs, Volume= 0.168 af, Depth> 3.90"

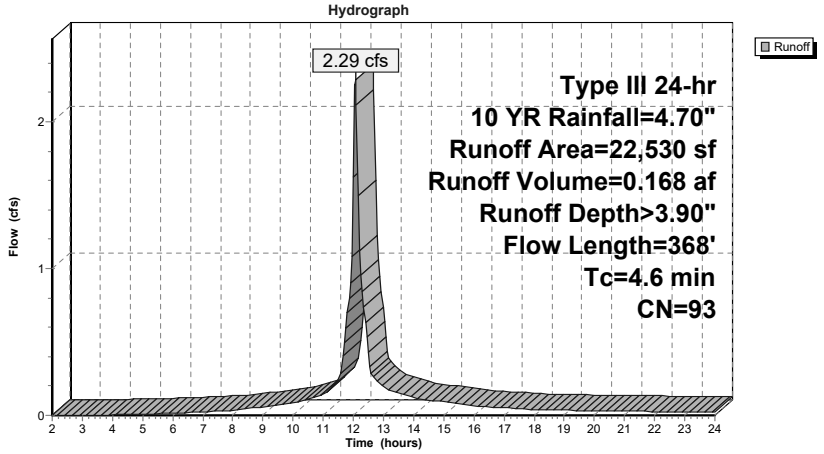
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YR Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |



## Subcatchment 11: DA11

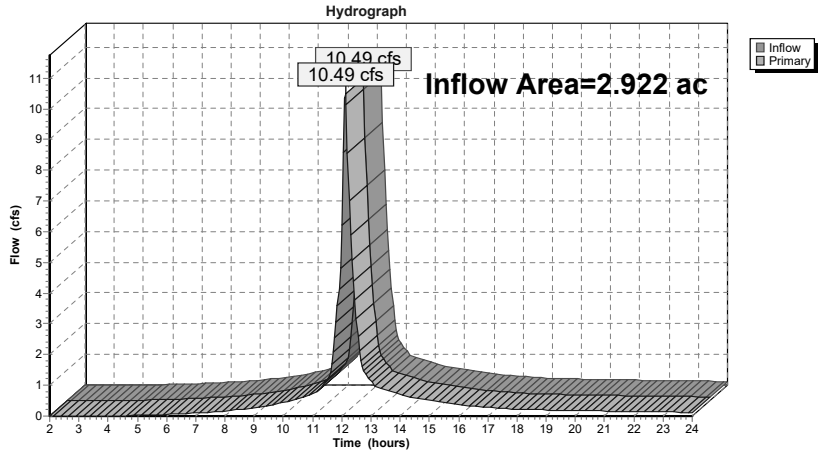


## Summary for Link 1L: SDP1

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 3.72" for 10 YR event
Inflow = 10.49 cfs @ 12.12 hrs, Volume= 0.907 af
Primary = 10.49 cfs @ 12.12 hrs, Volume= 0.907 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

### Link 1L: SDP1






## Summary for Subcatchment 10: DA10

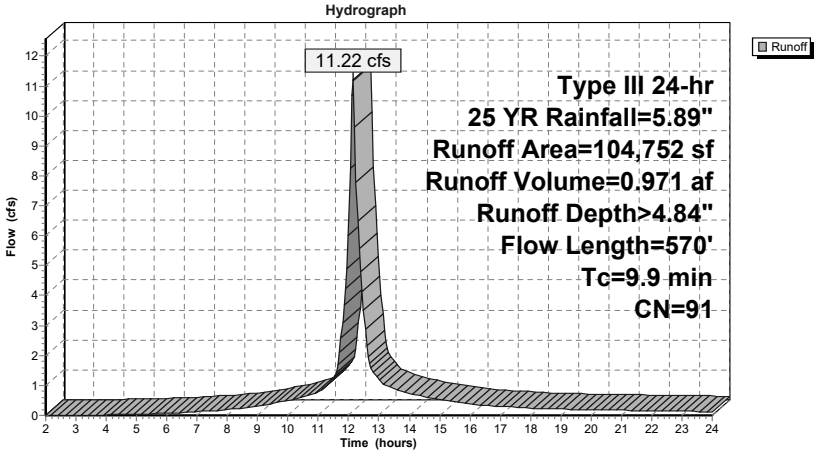
Runoff = 11.22 cfs @ 12.14 hrs, Volume= 0.971 af, Depth> 4.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YR Rainfall=5.89"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2**<br>Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3**<br>Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.012 |
| 9.9 | 570 | Total | | | |

### Subcatchment 10: DA10






### Summary for Subcatchment 11: DA11

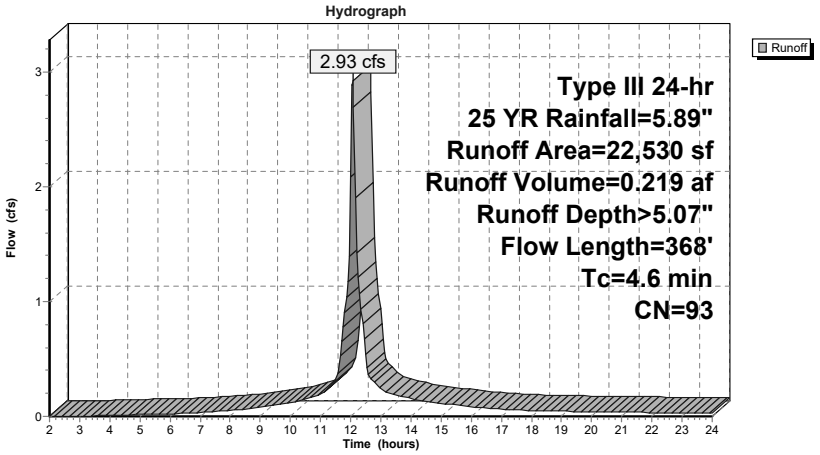
Runoff = 2.93 cfs @ 12.07 hrs, Volume= 0.219 af, Depth> 5.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YR Rainfall=5.89"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |

## Subcatchment 11: DA11



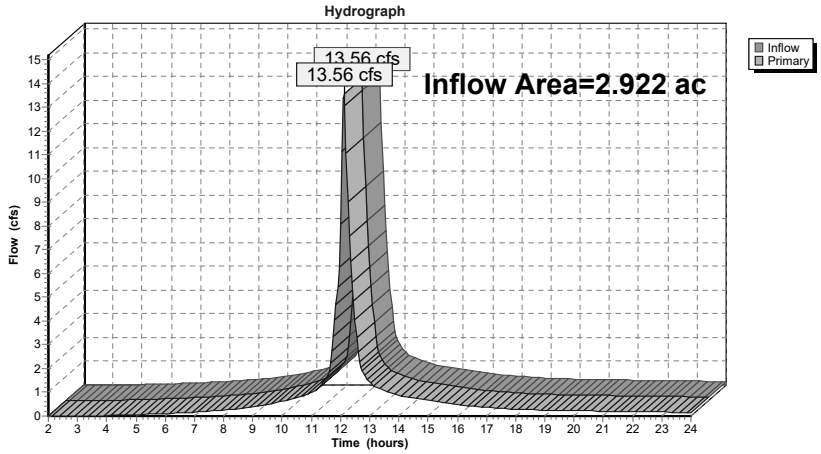



## Summary for Link 1L: SDP1

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 4.88" for 25 YR event
Inflow = 13.56 cfs @ 12.12 hrs, Volume= 1.189 af
Primary = 13.56 cfs @ 12.12 hrs, Volume= 1.189 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

## Link 1L: SDP1



## Summary for Subcatchment 10: DA10

Runoff = 13.59 cfs @ 12.14 hrs, Volume= 1.189 af, Depth> 5.93"

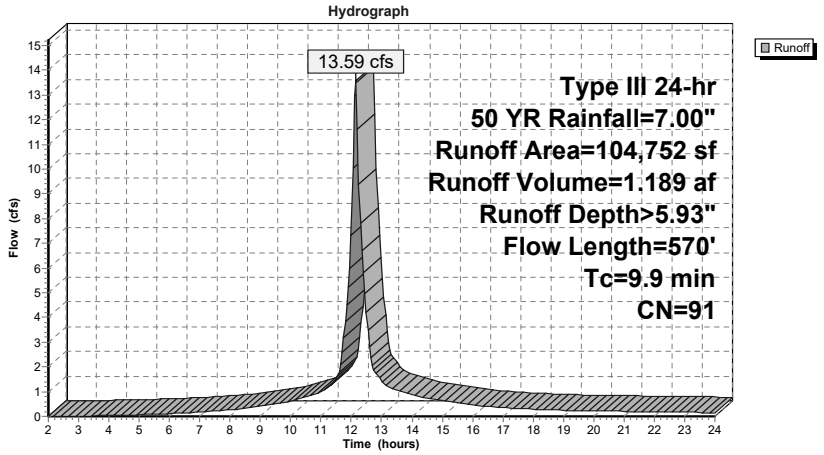
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.00"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |



## Subcatchment 10: DA10



## Summary for Subcatchment 11: DA11

Runoff = 3.52 cfs @ 12.07 hrs, Volume= 0.266 af, Depth> 6.17"

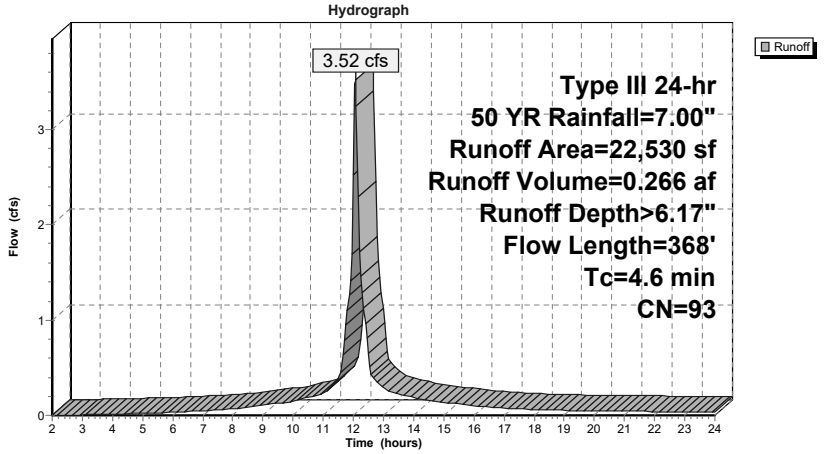
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.00"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 |
| 4.6 | 368 | Total | | | |



## Subcatchment 11: DA11

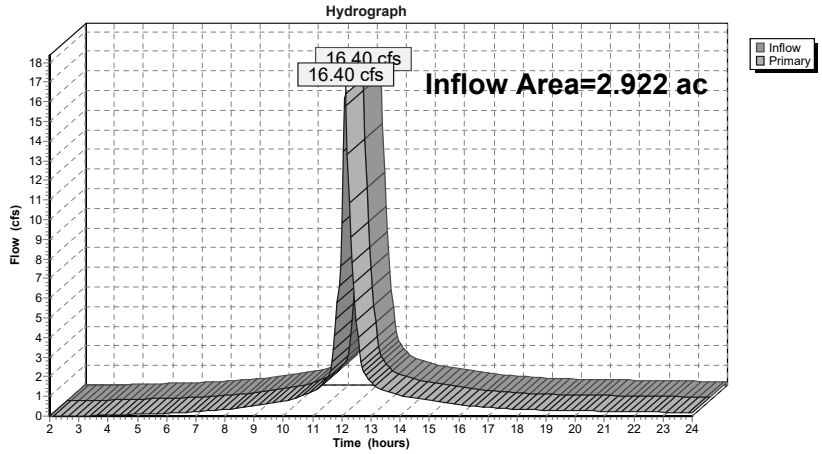


## Summary for Link 1L: SDP1

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 5.97" for 50 YR event
Inflow = 16.40 cfs @ 12.12 hrs, Volume= 1.454 af
Primary = 16.40 cfs @ 12.12 hrs, Volume= 1.454 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

### Link 1L: SDP1






## Summary for Subcatchment 10: DA10

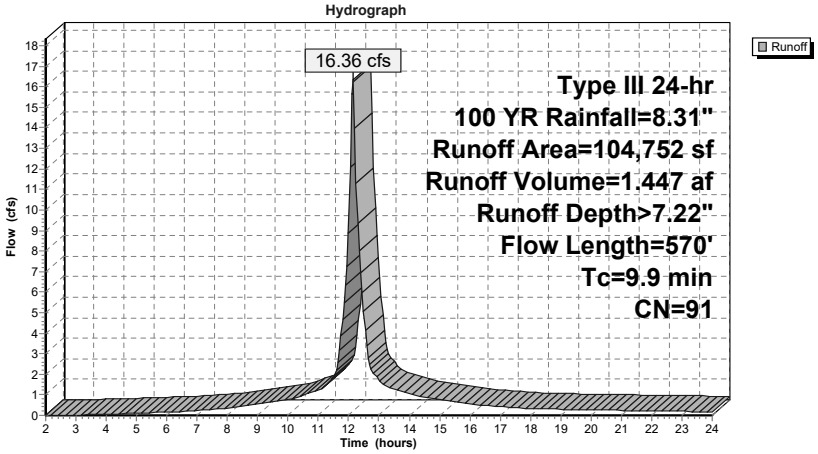
Runoff = 16.36 cfs @ 12.14 hrs, Volume= 1.447 af, Depth> 7.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YR Rainfall=8.31"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2**<br>Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3**<br>Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.012 |
| 9.9 | 570 | Total | | | |

### Subcatchment 10: DA10






### Summary for Subcatchment 11: DA11

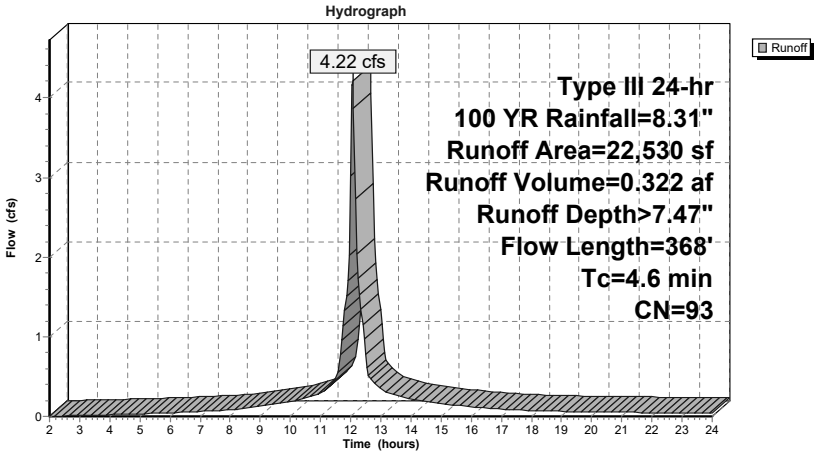
Runoff = 4.22 cfs @ 12.06 hrs, Volume= 0.322 af, Depth> 7.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YR Rainfall=8.31"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |

## Subcatchment 11: DA11



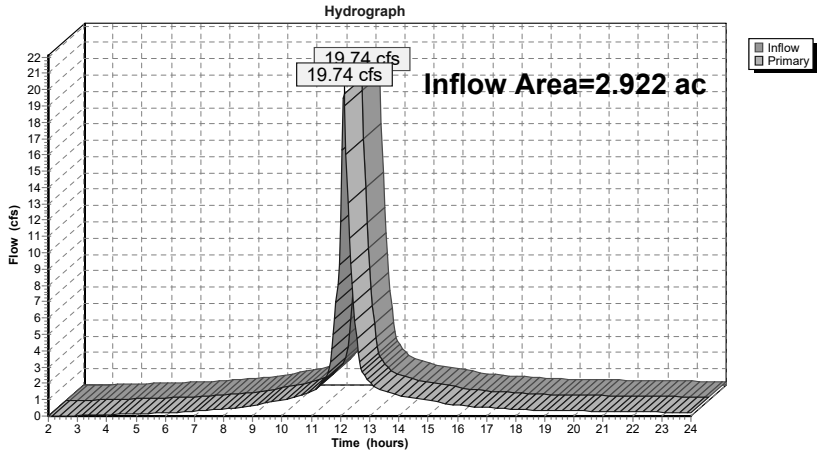


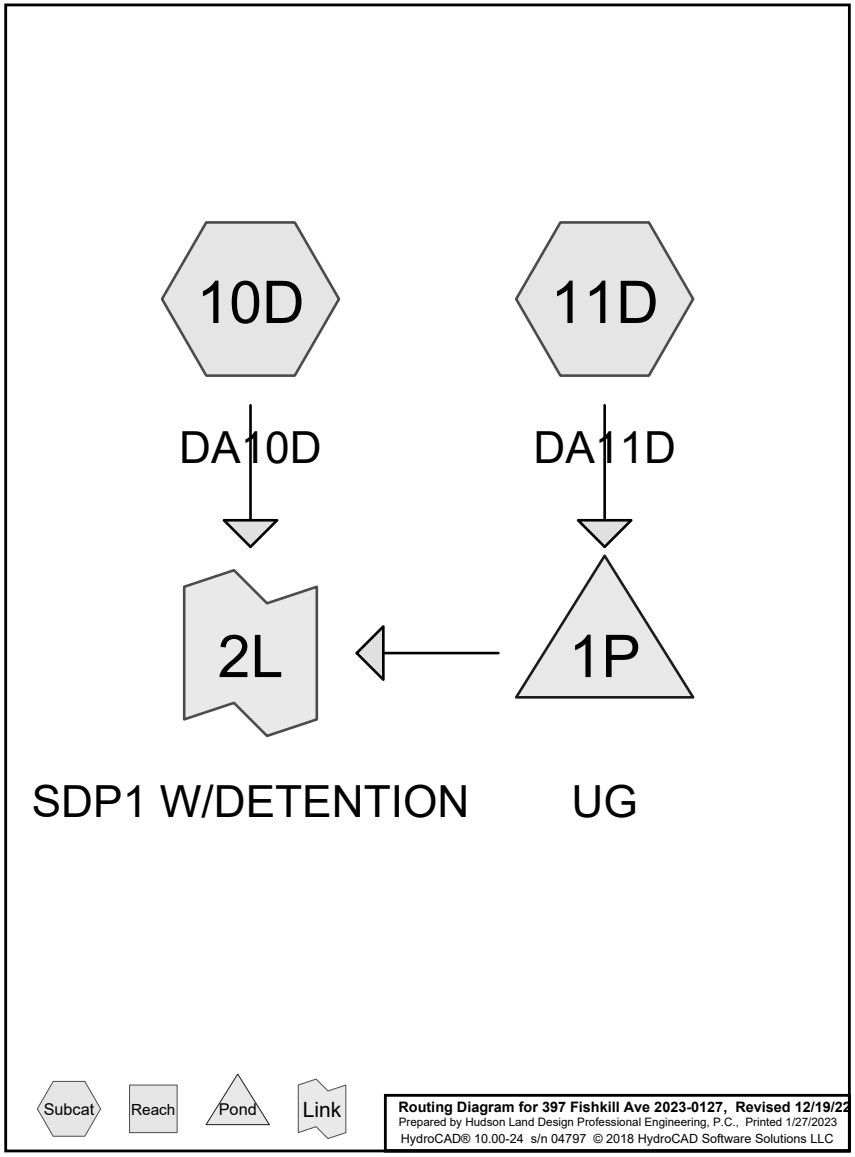

## Summary for Link 1L: SDP1

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 7.27" for 100 YR event
Inflow = 19.74 cfs @ 12.12 hrs, Volume= 1.769 af
Primary = 19.74 cfs @ 12.12 hrs, Volume= 1.769 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

## Link 1L: SDP1








## Summary for Subcatchment 10D: DA10D

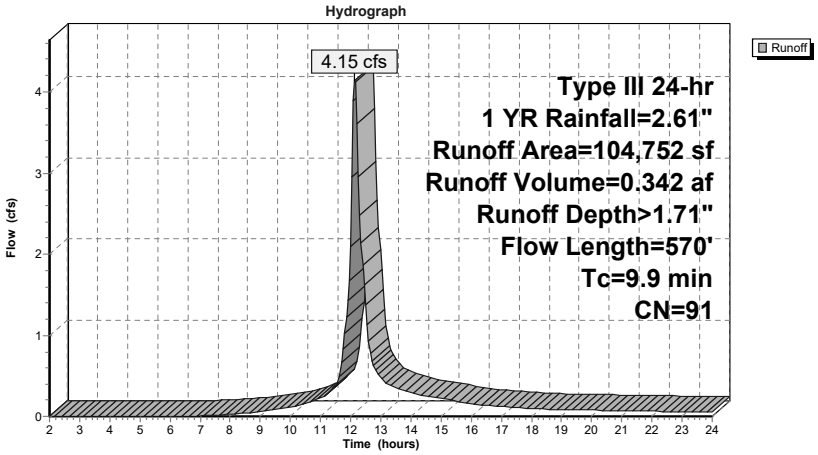
Runoff = 4.15 cfs @ 12.14 hrs, Volume= 0.342 af, Depth> 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2**<br>Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3**<br>Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.012 |
| 9.9 | 570 | Total | | | |

### Subcatchment 10D: DA10D






### Summary for Subcatchment 11D: DA11D

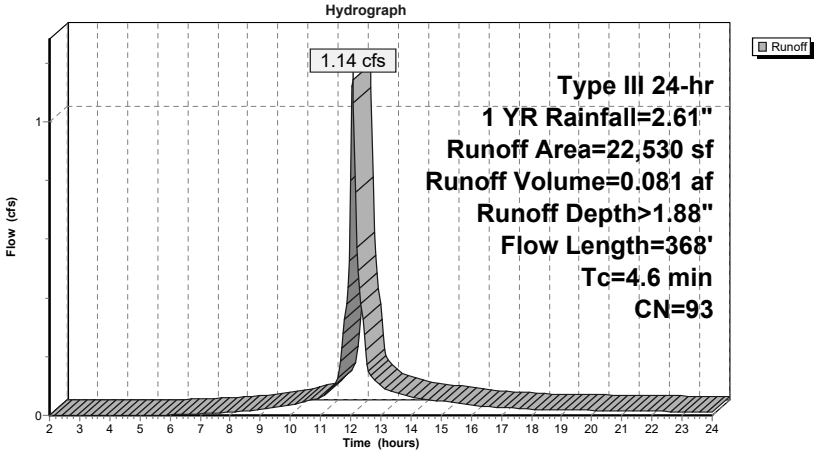
Runoff = 1.14 cfs @ 12.07 hrs, Volume= 0.081 af, Depth> 1.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 YR Rainfall=2.61"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |

### Subcatchment 11D: DA11D






### Summary for Pond 1P: UG

Inflow Area = 0.517 ac, 69.66% Impervious, Inflow Depth > 1.88" for 1 YR event
Inflow = 1.14 cfs @ 12.07 hrs, Volume= 0.081 af
Outflow = 1.06 cfs @ 12.10 hrs, Volume= 0.079 af, Atten= 7%, Lag= 2.2 min
Primary = 1.06 cfs @ 12.10 hrs, Volume= 0.079 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 488.45' @ 12.10 hrs Surf.Area= 379 sf Storage= 280 cf

Plug-Flow detention time= 28.7 min calculated for 0.079 af (97% of inflow)
Center-of-Mass det. time= 13.4 min ( 811.7 - 798.3 )

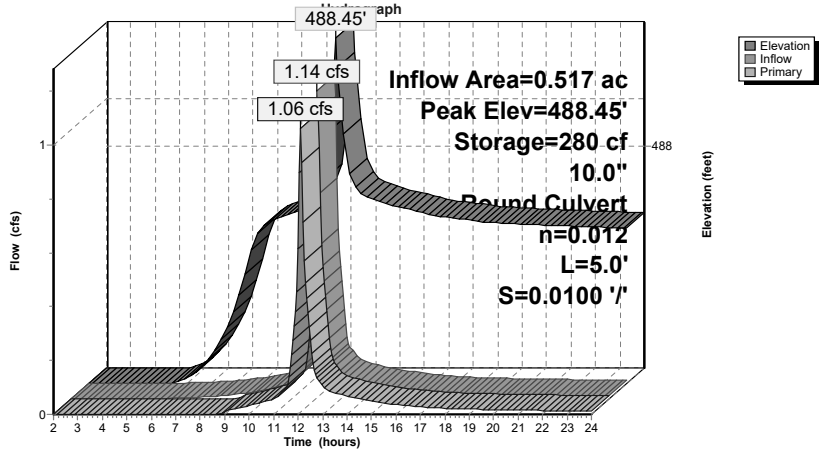
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 487.20' | 459 cf | **6.25'W x 60.58'L x 4.00'H Field A**<br>1,514 cf Overall - 368 cf Embedded = 1,147 cf x 40.0% Voids |
| #2A | 487.70' | 368 cf | **ADS_StormTech SC-740 +Cap** x 8 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap |
| | | 826 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

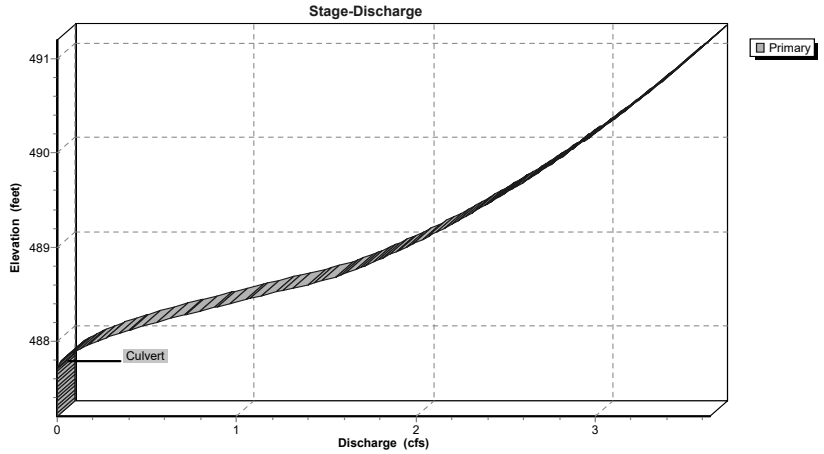
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 487.70' | **10.0" Round Culvert**<br>L= 5.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 487.70' / 487.65' S= 0.0100 '/' Cc= 0.900<br>n= 0.012, Flow Area= 0.55 sf |

**Primary OutFlow** Max=1.05 cfs @ 12.10 hrs HW=488.44' (Free Discharge)
**1=Culvert** (Barrel Controls 1.05 cfs @ 2.73 fps)

## Pond 1P: UG




## Pond 1P: UG



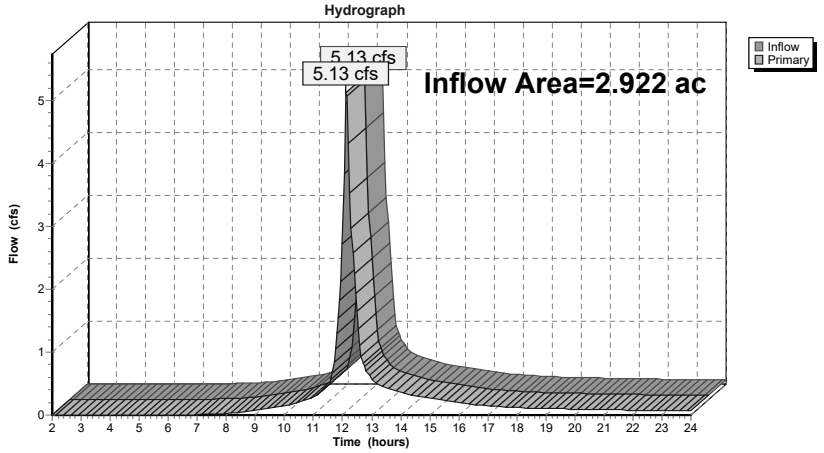



## Summary for Link 2L: SDP1 W/DETENTION

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 1.73" for 1 YR event
Inflow = 5.13 cfs @ 12.13 hrs, Volume= 0.421 af
Primary = 5.13 cfs @ 12.13 hrs, Volume= 0.421 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

## Link 2L: SDP1 W/DETENTION



### Summary for Subcatchment 10D: DA10D

Runoff = 5.34 cfs @ 12.14 hrs, Volume= 0.444 af, Depth> 2.22"

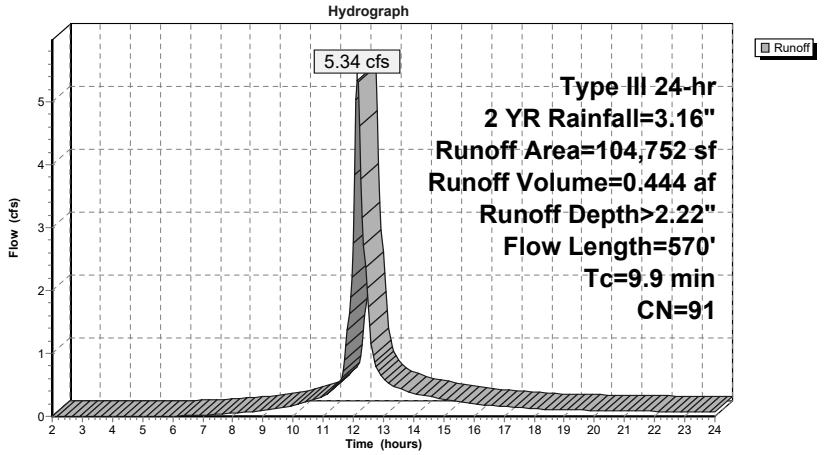
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |



### Subcatchment 10D: DA10D



## Summary for Subcatchment 11D: DA11D

Runoff = 1.45 cfs @ 12.07 hrs, Volume= 0.104 af, Depth> 2.41"

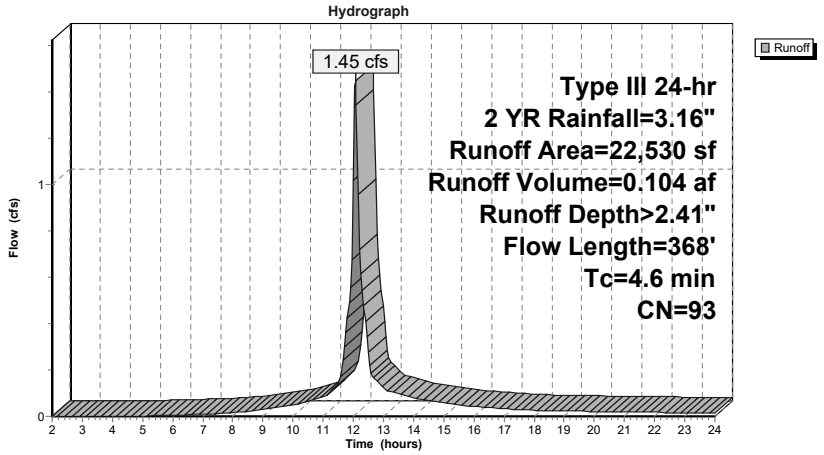
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YR Rainfall=3.16"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |



## Subcatchment 11D: DA11D



## Summary for Pond 1P: UG

Inflow Area = 0.517 ac, 69.66% Impervious, Inflow Depth > 2.41" for 2 YR event
Inflow = 1.45 cfs @ 12.07 hrs, Volume= 0.104 af
Outflow = 1.35 cfs @ 12.10 hrs, Volume= 0.102 af, Atten= 7%, Lag= 2.1 min
Primary = 1.35 cfs @ 12.10 hrs, Volume= 0.102 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 488.58' @ 12.10 hrs Surf.Area= 379 sf Storage= 314 cf

Plug-Flow detention time= 24.6 min calculated for 0.102 af (98% of inflow)
Center-of-Mass det. time= 12.1 min ( 803.6 - 791.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 487.20' | 459 cf | **6.25'W x 60.58'L x 4.00'H Field A**<br>1,514 cf Overall - 368 cf Embedded = 1,147 cf x 40.0% Voids |
| #2A | 487.70' | 368 cf | **ADS_StormTech SC-740 +Cap** x 8 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap |
| | | 826 cf | Total Available Storage |

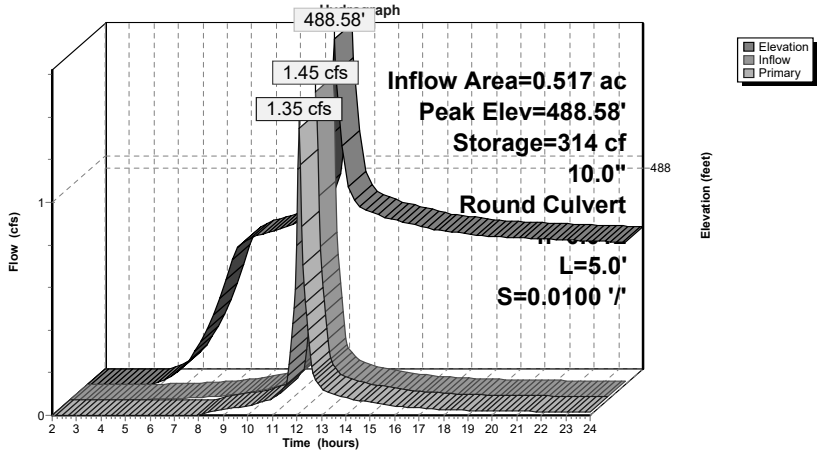
Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 487.70' | **10.0" Round Culvert**<br>L= 5.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 487.70' / 487.65' S= 0.0100 '/' Cc= 0.900<br>n= 0.012, Flow Area= 0.55 sf |

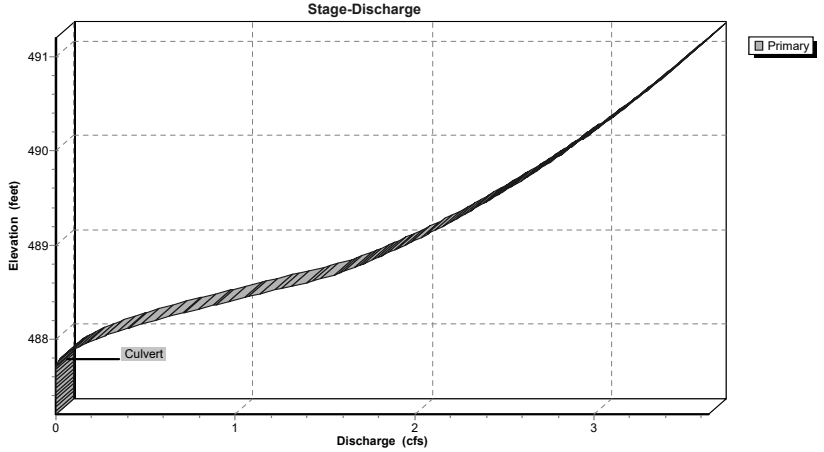
**Primary OutFlow** Max=1.34 cfs @ 12.10 hrs HW=488.57' (Free Discharge)
**1=Culvert** (Barrel Controls 1.34 cfs @ 2.92 fps)



## Pond 1P: UG




## Pond 1P: UG

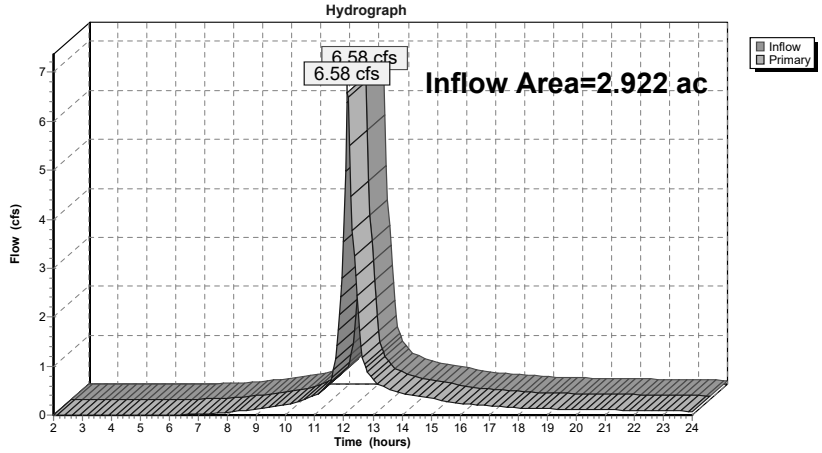


## Summary for Link 2L: SDP1 W/DETENTION

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 2.24" for 2 YR event
Inflow = 6.58 cfs @ 12.13 hrs, Volume= 0.546 af
Primary = 6.58 cfs @ 12.13 hrs, Volume= 0.546 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

### Link 2L: SDP1 W/DETENTION






## Summary for Subcatchment 10D: DA10D

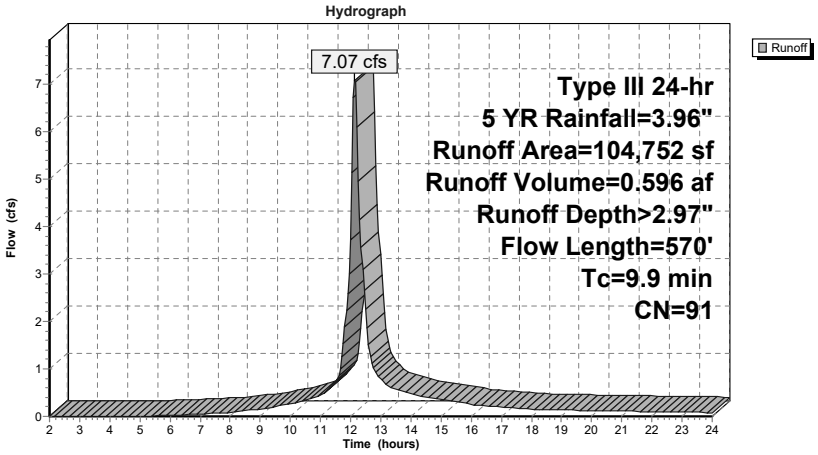
Runoff = 7.07 cfs @ 12.14 hrs, Volume= 0.596 af, Depth> 2.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 5 YR Rainfall=3.96"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |

### Subcatchment 10D: DA10D






### Summary for Subcatchment 11D: DA11D

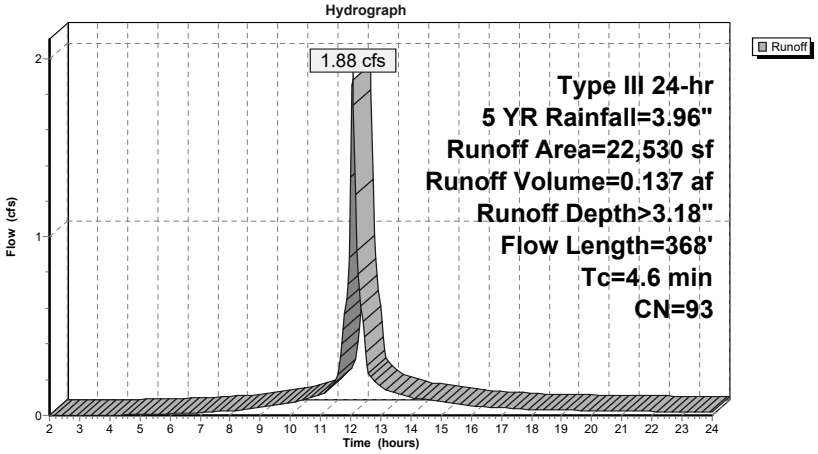
Runoff = 1.88 cfs @ 12.07 hrs, Volume= 0.137 af, Depth> 3.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 5 YR Rainfall=3.96"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |

### Subcatchment 11D: DA11D






### Summary for Pond 1P: UG

Inflow Area = 0.517 ac, 69.66% Impervious, Inflow Depth > 3.18" for 5 YR event
Inflow = 1.88 cfs @ 12.07 hrs, Volume= 0.137 af
Outflow = 1.70 cfs @ 12.10 hrs, Volume= 0.135 af, Atten= 10%, Lag= 2.3 min
Primary = 1.70 cfs @ 12.10 hrs, Volume= 0.135 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 488.79' @ 12.10 hrs Surf.Area= 379 sf Storage= 370 cf

Plug-Flow detention time= 20.5 min calculated for 0.135 af (98% of inflow)
Center-of-Mass det. time= 10.7 min ( 794.7 - 783.9 )

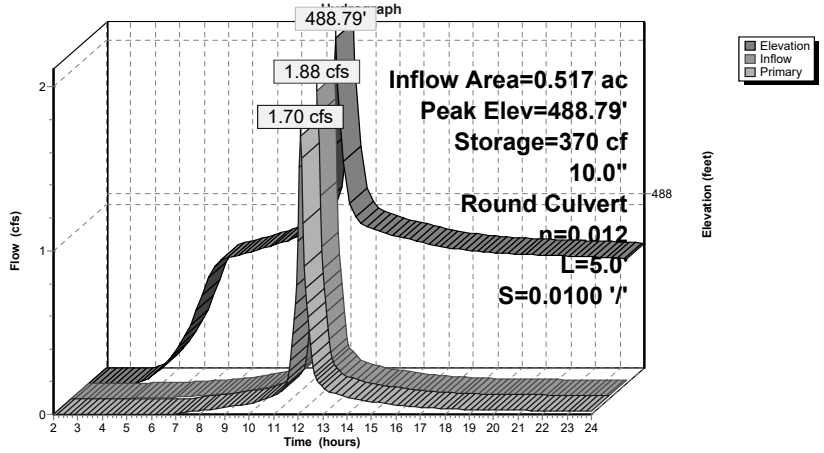
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 487.20' | 459 cf | **6.25'W x 60.58'L x 4.00'H Field A**<br>1,514 cf Overall - 368 cf Embedded = 1,147 cf x 40.0% Voids |
| #2A | 487.70' | 368 cf | **ADS_StormTech SC-740 +Cap** x 8 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap |
| | | 826 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

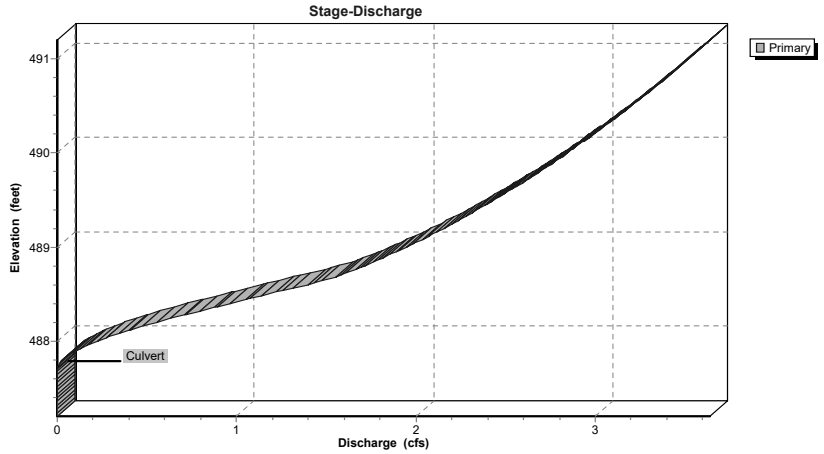
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 487.70' | **10.0" Round Culvert**<br>L= 5.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 487.70' / 487.65' S= 0.0100 '/' Cc= 0.900<br>n= 0.012, Flow Area= 0.55 sf |

**Primary OutFlow** Max=1.69 cfs @ 12.10 hrs HW=488.78' (Free Discharge)
**1=Culvert** (Inlet Controls 1.69 cfs @ 3.10 fps)

## Pond 1P: UG




## Pond 1P: UG



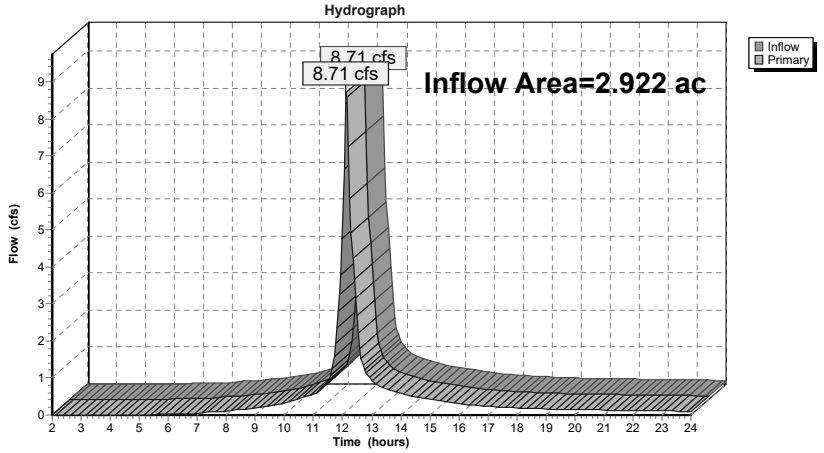



## Summary for Link 2L: SDP1 W/DETENTION

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 3.00" for 5 YR event
Inflow = 8.71 cfs @ 12.13 hrs, Volume= 0.731 af
Primary = 8.71 cfs @ 12.13 hrs, Volume= 0.731 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

## Link 2L: SDP1 W/DETENTION



## Summary for Subcatchment 10D: DA10D

Runoff = 8.67 cfs @ 12.14 hrs, Volume= 0.739 af, Depth> 3.69"

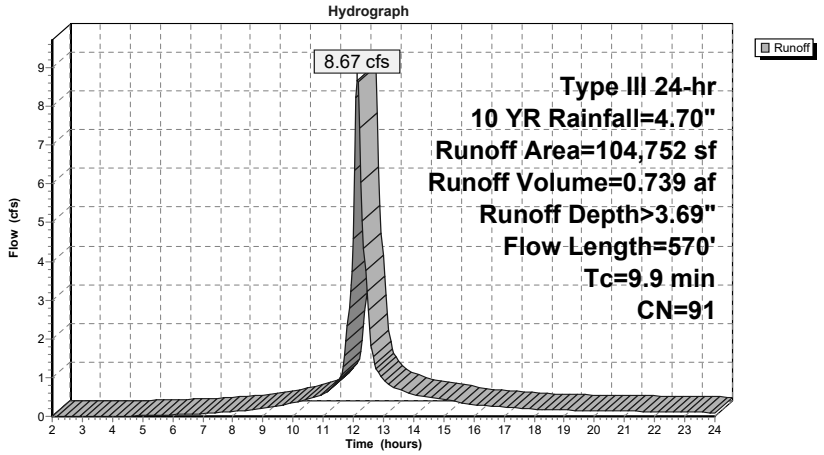
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YR Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |



## Subcatchment 10D: DA10D



## Summary for Subcatchment 11D: DA11D

Runoff = 2.29 cfs @ 12.07 hrs, Volume= 0.168 af, Depth> 3.90"

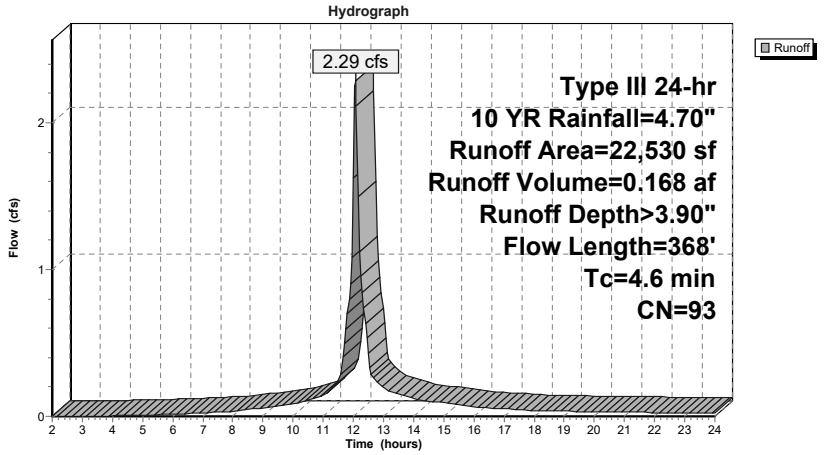
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YR Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |



## Subcatchment 11D: DA11D



## Summary for Pond 1P: UG

Inflow Area = 0.517 ac, 69.66% Impervious, Inflow Depth > 3.90" for 10 YR event
Inflow = 2.29 cfs @ 12.07 hrs, Volume= 0.168 af
Outflow = 2.01 cfs @ 12.11 hrs, Volume= 0.166 af, Atten= 12%, Lag= 2.6 min
Primary = 2.01 cfs @ 12.11 hrs, Volume= 0.166 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 489.05' @ 12.11 hrs Surf.Area= 379 sf Storage= 436 cf

Plug-Flow detention time= 18.1 min calculated for 0.166 af (99% of inflow)
Center-of-Mass det. time= 9.8 min ( 788.3 - 778.5 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 487.20' | 459 cf | **6.25'W x 60.58'L x 4.00'H Field A**<br>1,514 cf Overall - 368 cf Embedded = 1,147 cf x 40.0% Voids |
| #2A | 487.70' | 368 cf | **ADS_StormTech SC-740 +Cap** x 8 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap |
| | | 826 cf | Total Available Storage |

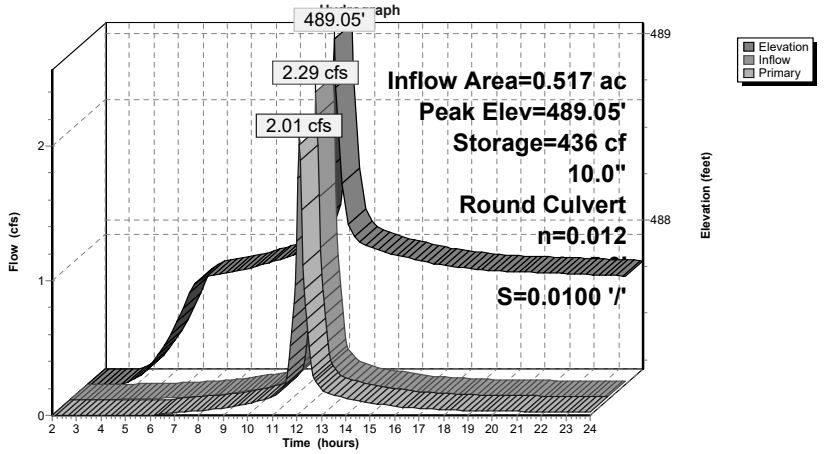
Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 487.70' | **10.0" Round Culvert**<br>L= 5.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 487.70' / 487.65' S= 0.0100 '/' Cc= 0.900<br>n= 0.012, Flow Area= 0.55 sf |

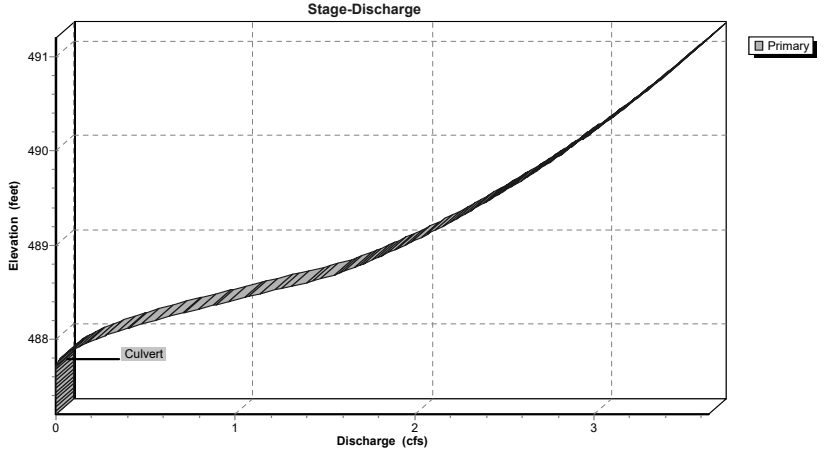
**Primary OutFlow** Max=1.98 cfs @ 12.11 hrs HW=489.03' (Free Discharge)
**1=Culvert** (Inlet Controls 1.98 cfs @ 3.63 fps)



## Pond 1P: UG




## Pond 1P: UG

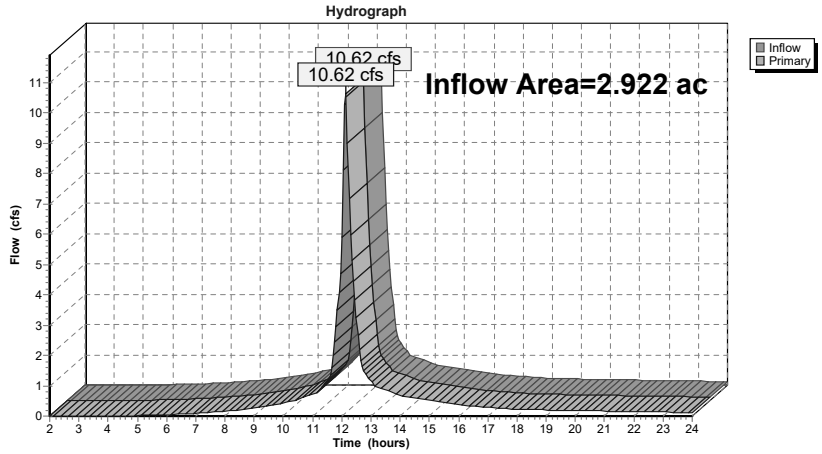


## Summary for Link 2L: SDP1 W/DETENTION

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 3.72" for 10 YR event
Inflow = 10.62 cfs @ 12.13 hrs, Volume= 0.905 af
Primary = 10.62 cfs @ 12.13 hrs, Volume= 0.905 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

### Link 2L: SDP1 W/DETENTION






## Summary for Subcatchment 10D: DA10D

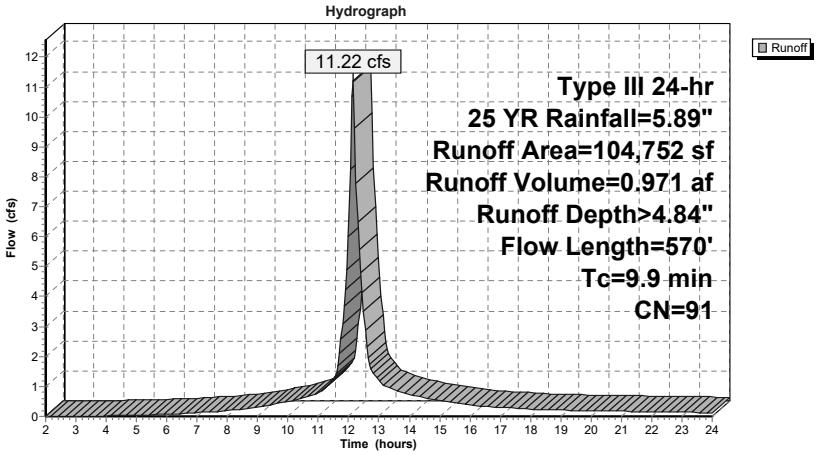
Runoff = 11.22 cfs @ 12.14 hrs, Volume= 0.971 af, Depth> 4.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YR Rainfall=5.89"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |

### Subcatchment 10D: DA10D






### Summary for Subcatchment 11D: DA11D

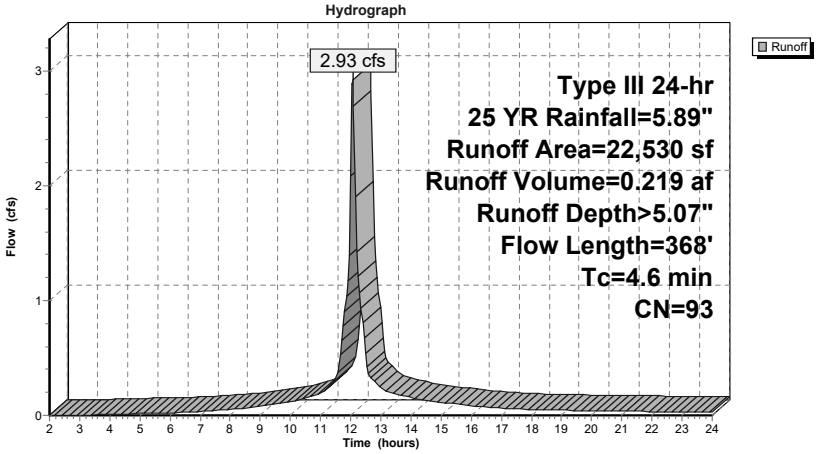
Runoff = 2.93 cfs @ 12.07 hrs, Volume= 0.219 af, Depth> 5.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YR Rainfall=5.89"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |

## Subcatchment 11D: DA11D






## Summary for Pond 1P: UG

Inflow Area = 0.517 ac, 69.66% Impervious, Inflow Depth > 5.07" for 25 YR event
Inflow = 2.93 cfs @ 12.07 hrs, Volume= 0.219 af
Outflow = 2.50 cfs @ 12.11 hrs, Volume= 0.216 af, Atten= 15%, Lag= 2.9 min
Primary = 2.50 cfs @ 12.11 hrs, Volume= 0.216 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 489.57' @ 12.11 hrs Surf.Area= 379 sf Storage= 556 cf

Plug-Flow detention time= 15.3 min calculated for 0.216 af (99% of inflow)
Center-of-Mass det. time= 8.7 min ( 780.6 - 771.9 )

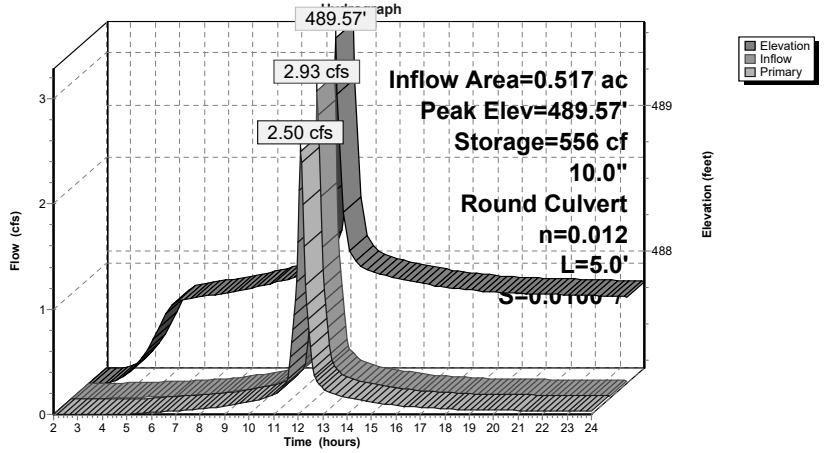
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 487.20' | 459 cf | **6.25'W x 60.58'L x 4.00'H Field A**<br>1,514 cf Overall - 368 cf Embedded = 1,147 cf x 40.0% Voids |
| #2A | 487.70' | 368 cf | **ADS_StormTech SC-740 +Cap** x 8 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap |
| | | 826 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

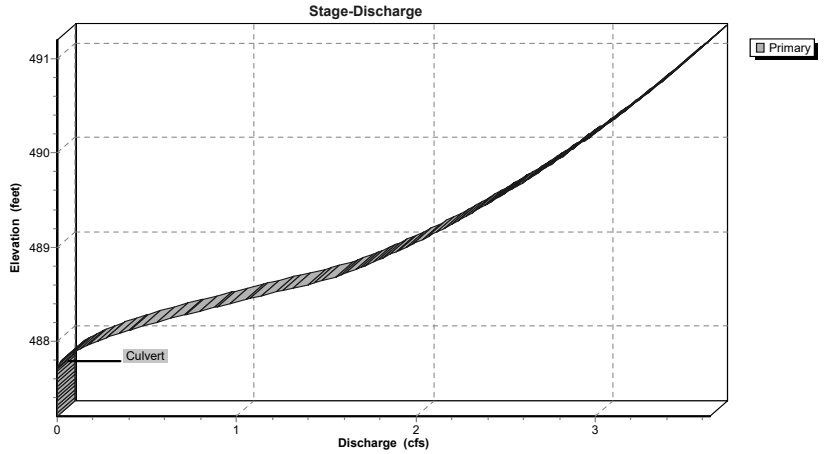
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 487.70' | **10.0" Round Culvert**<br>L= 5.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 487.70' / 487.65' S= 0.0100 '/' Cc= 0.900<br>n= 0.012, Flow Area= 0.55 sf |

**Primary OutFlow** Max=2.45 cfs @ 12.11 hrs HW=489.52' (Free Discharge)
**1=Culvert** (Inlet Controls 2.45 cfs @ 4.50 fps)

## Pond 1P: UG




## Pond 1P: UG



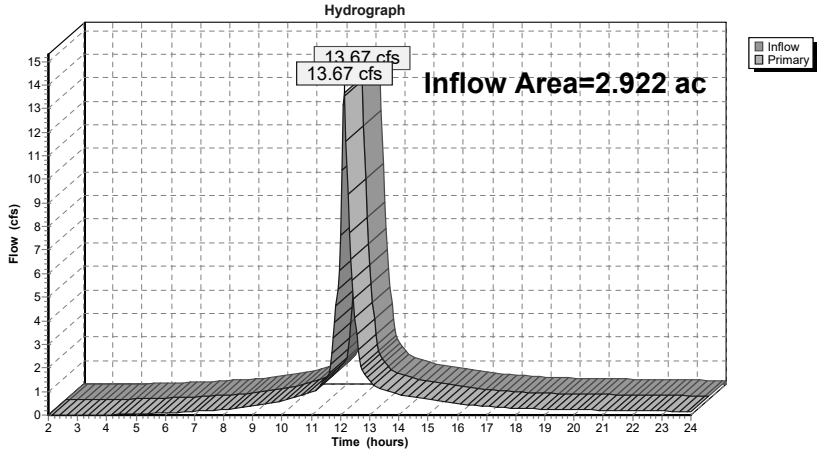



## Summary for Link 2L: SDP1 W/DETENTION

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 4.87" for 25 YR event
Inflow = 13.67 cfs @ 12.13 hrs, Volume= 1.187 af
Primary = 13.67 cfs @ 12.13 hrs, Volume= 1.187 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

## Link 2L: SDP1 W/DETENTION



## Summary for Subcatchment 10D: DA10D

Runoff = 13.59 cfs @ 12.14 hrs, Volume= 1.189 af, Depth> 5.93"

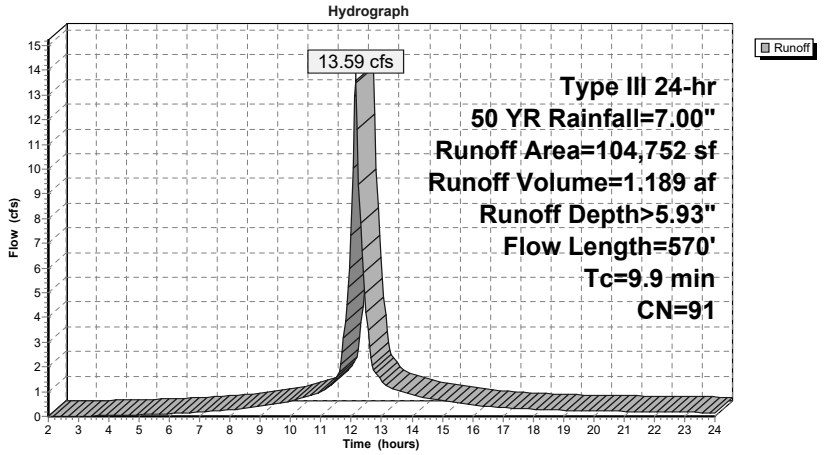
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.00"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2** Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.012 |
| 9.9 | 570 | Total | | | |



## Subcatchment 10D: DA10D



## Summary for Subcatchment 11D: DA11D

Runoff = 3.52 cfs @ 12.07 hrs, Volume= 0.266 af, Depth> 6.17"

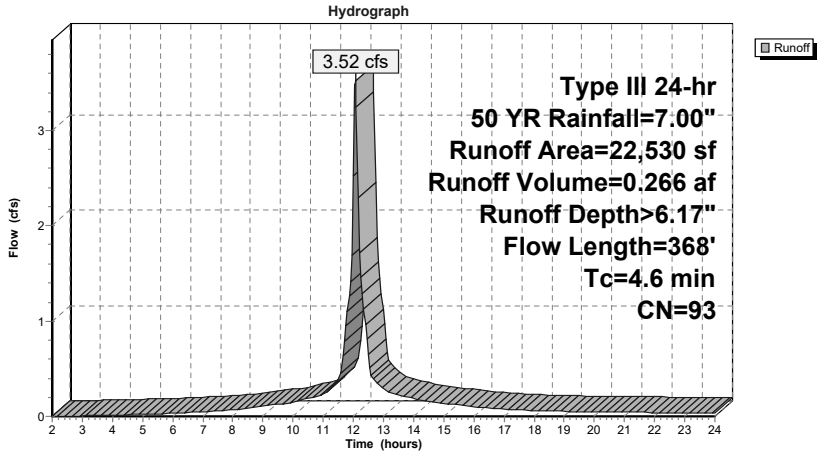
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YR Rainfall=7.00"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012 |
| 4.6 | 368 | Total | | | |



## Subcatchment 11D: DA11D



## Summary for Pond 1P: UG

Inflow Area = 0.517 ac, 69.66% Impervious, Inflow Depth > 6.17" for 50 YR event
Inflow = 3.52 cfs @ 12.07 hrs, Volume= 0.266 af
Outflow = 2.98 cfs @ 12.12 hrs, Volume= 0.263 af, Atten= 15%, Lag= 3.0 min
Primary = 2.98 cfs @ 12.12 hrs, Volume= 0.263 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 490.18' @ 12.11 hrs Surf.Area= 379 sf Storage= 672 cf

Plug-Flow detention time= 13.6 min calculated for 0.263 af (99% of inflow)
Center-of-Mass det. time= 8.0 min ( 775.2 - 767.2 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 487.20' | 459 cf | **6.25'W x 60.58'L x 4.00'H Field A**<br>1,514 cf Overall - 368 cf Embedded = 1,147 cf x 40.0% Voids |
| #2A | 487.70' | 368 cf | **ADS_StormTech SC-740 +Cap** x 8 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap |
| | | 826 cf | Total Available Storage |

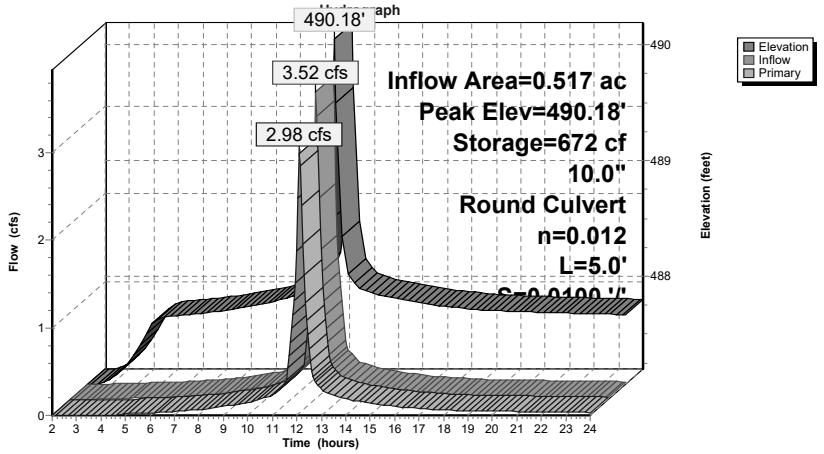
Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 487.70' | **10.0" Round Culvert**<br>L= 5.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 487.70' / 487.65' S= 0.0100 '/' Cc= 0.900<br>n= 0.012, Flow Area= 0.55 sf |

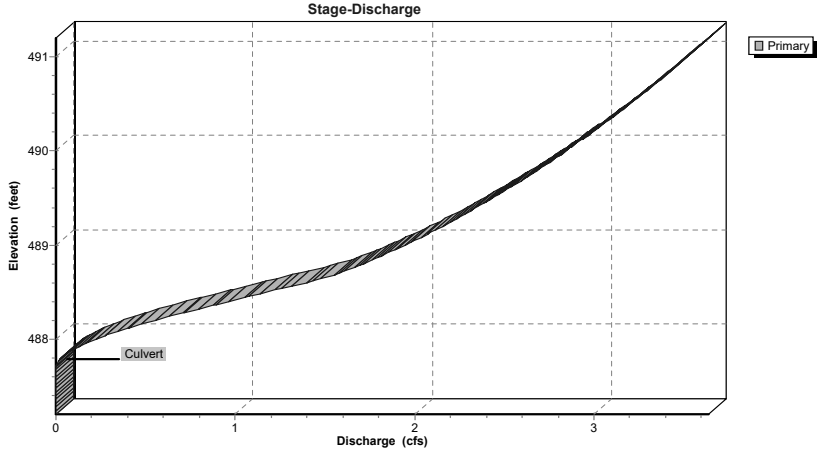
**Primary OutFlow** Max=2.92 cfs @ 12.12 hrs HW=490.10' (Free Discharge)
**1=Culvert** (Inlet Controls 2.92 cfs @ 5.36 fps)



## Pond 1P: UG




## Pond 1P: UG

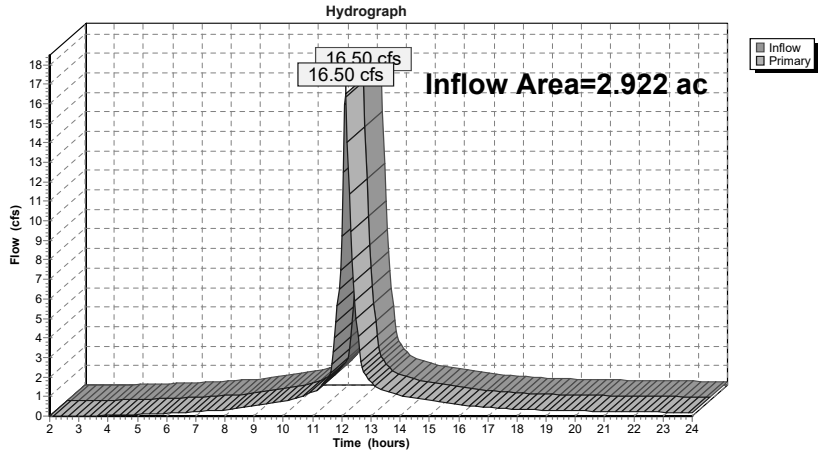


## Summary for Link 2L: SDP1 W/DETENTION

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 5.96" for 50 YR event
Inflow = 16.50 cfs @ 12.13 hrs, Volume= 1.452 af
Primary = 16.50 cfs @ 12.13 hrs, Volume= 1.452 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

### Link 2L: SDP1 W/DETENTION






## Summary for Subcatchment 10D: DA10D

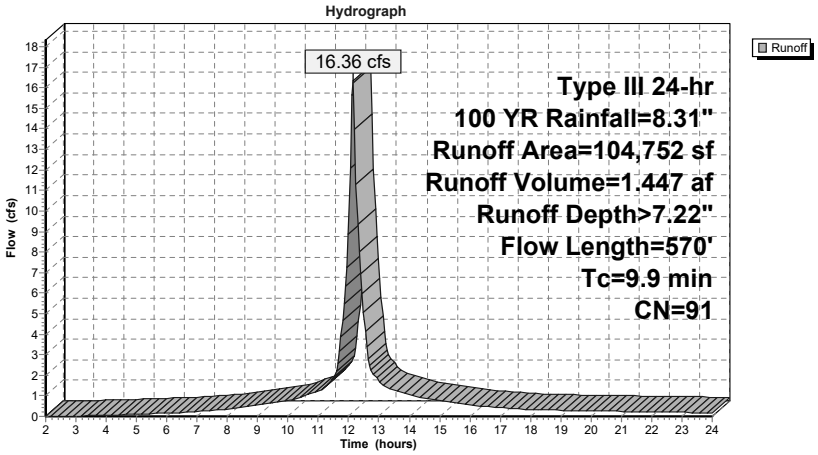
Runoff = 16.36 cfs @ 12.14 hrs, Volume= 1.447 af, Depth> 7.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YR Rainfall=8.31"

| Area (sf) | CN | Description |
|---|---|---|
| 52,510 | 98 | Paved parking, HSG A |
| 37,208 | 84 | 50-75% Grass cover, Fair, HSG D |
| 604 | 49 | 50-75% Grass cover, Fair, HSG A |
| 14,430 | 82 | Woods/grass comb., Fair, HSG D |
| 104,752 | 91 | Weighted Average |
| 52,242 | | 49.87% Pervious Area |
| 52,510 | | 50.13% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.9 | 100 | 0.0350 | 0.21 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.6 | 67 | 0.0750 | 1.92 | | **Shallow Concentrated Flow, S2**<br>Short Grass Pasture Kv= 7.0 fps |
| 1.1 | 304 | 0.0530 | 4.67 | | **Shallow Concentrated Flow, S3**<br>Paved Kv= 20.3 fps |
| 0.3 | 99 | 0.0100 | 6.44 | 11.38 | **Pipe Channel, S4**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.012 |
| 9.9 | 570 | Total | | | |

### Subcatchment 10D: DA10D






### Summary for Subcatchment 11D: DA11D

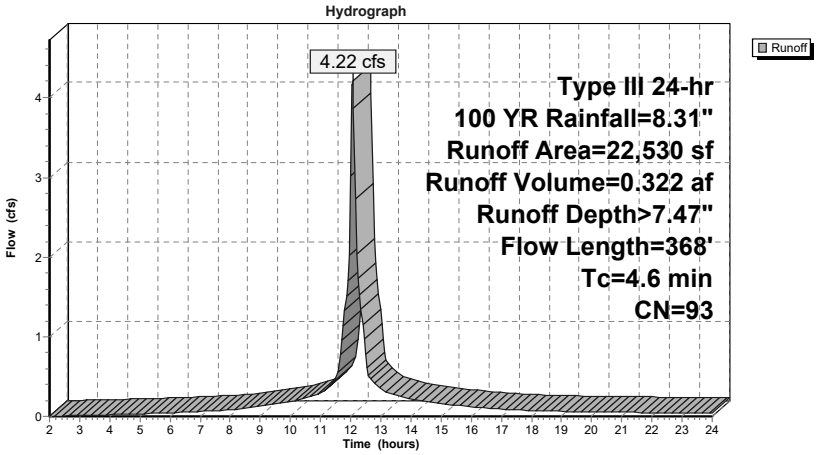
Runoff = 4.22 cfs @ 12.06 hrs, Volume= 0.322 af, Depth> 7.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YR Rainfall=8.31"

| Area (sf) | CN | Description |
|---|---|---|
| 14,513 | 98 | Paved parking, HSG A |
| 4,585 | 84 | 50-75% Grass cover, Fair, HSG D |
| 2,049 | 79 | Woods/grass comb., Good, HSG D |
| 1,181 | 98 | Paved parking, HSG A |
| 202 | 39 | >75% Grass cover, Good, HSG A |
| 22,530 | 93 | Weighted Average |
| 6,836 | | 30.34% Pervious Area |
| 15,694 | | 69.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 3.9 | 82 | 0.1340 | 0.35 | | **Sheet Flow, S1**<br>Grass: Short n= 0.150 P2= 3.16" |
| 0.4 | 102 | 0.0450 | 4.31 | | **Shallow Concentrated Flow, S2**<br>Paved Kv= 20.3 fps |
| 0.3 | 184 | 0.0350 | 10.67 | 13.09 | **Pipe Channel, S3**<br>15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31'<br>n= 0.012 |
| 4.6 | 368 | Total | | | |

## Subcatchment 11D: DA11D






## Summary for Pond 1P: UG

Inflow Area = 0.517 ac, 69.66% Impervious, Inflow Depth > 7.47" for 100 YR event
Inflow = 4.22 cfs @ 12.06 hrs, Volume= 0.322 af
Outflow = 3.59 cfs @ 12.12 hrs, Volume= 0.319 af, Atten= 15%, Lag= 3.1 min
Primary = 3.59 cfs @ 12.12 hrs, Volume= 0.319 af

Routing by Stor-Ind method, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 491.10' @ 12.12 hrs Surf.Area= 379 sf Storage= 811 cf

Plug-Flow detention time= 12.4 min calculated for 0.319 af (99% of inflow)
Center-of-Mass det. time= 7.3 min ( 770.1 - 762.8 )

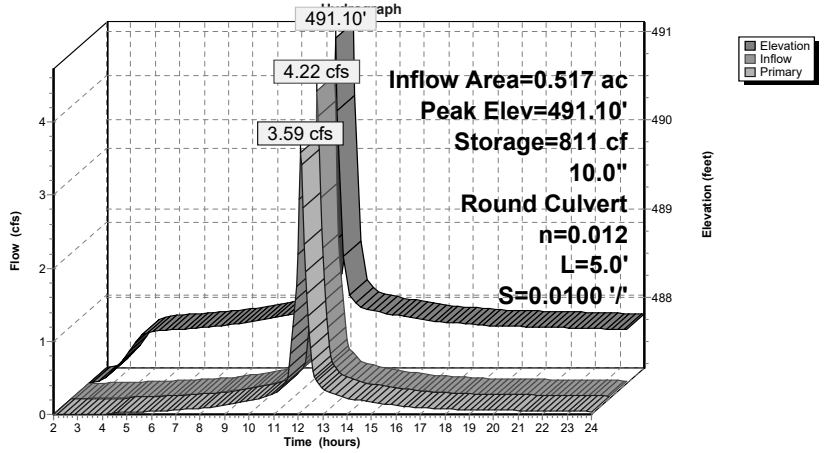
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 487.20' | 459 cf | **6.25'W x 60.58'L x 4.00'H Field A**<br>1,514 cf Overall - 368 cf Embedded = 1,147 cf x 40.0% Voids |
| #2A | 487.70' | 368 cf | **ADS_StormTech SC-740 +Cap** x 8 Inside #1<br>Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf<br>Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap |
| | | 826 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

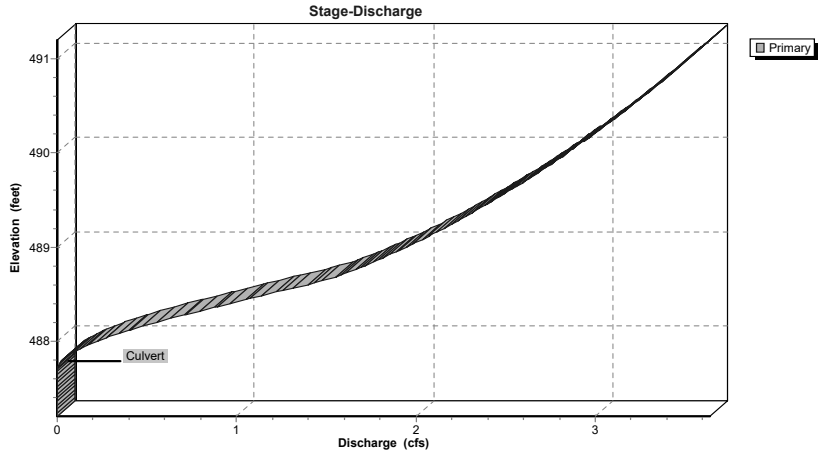
| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 487.70' | **10.0" Round Culvert**<br>L= 5.0' CPP, projecting, no headwall, Ke= 0.900<br>Inlet / Outlet Invert= 487.70' / 487.65' S= 0.0100 '/' Cc= 0.900<br>n= 0.012, Flow Area= 0.55 sf |

**Primary OutFlow** Max=3.51 cfs @ 12.12 hrs HW=490.98' (Free Discharge)
**1=Culvert** (Inlet Controls 3.51 cfs @ 6.43 fps)

## Pond 1P: UG




## Pond 1P: UG



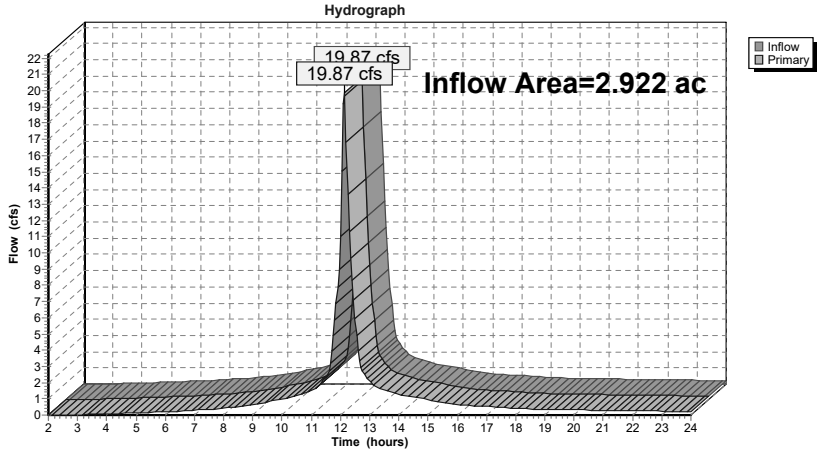



## Summary for Link 2L: SDP1 W/DETENTION

Inflow Area = 2.922 ac, 53.58% Impervious, Inflow Depth > 7.26" for 100 YR event
Inflow = 19.87 cfs @ 12.13 hrs, Volume= 1.767 af
Primary = 19.87 cfs @ 12.13 hrs, Volume= 1.767 af, Atten= 0%, Lag= 0.0 min

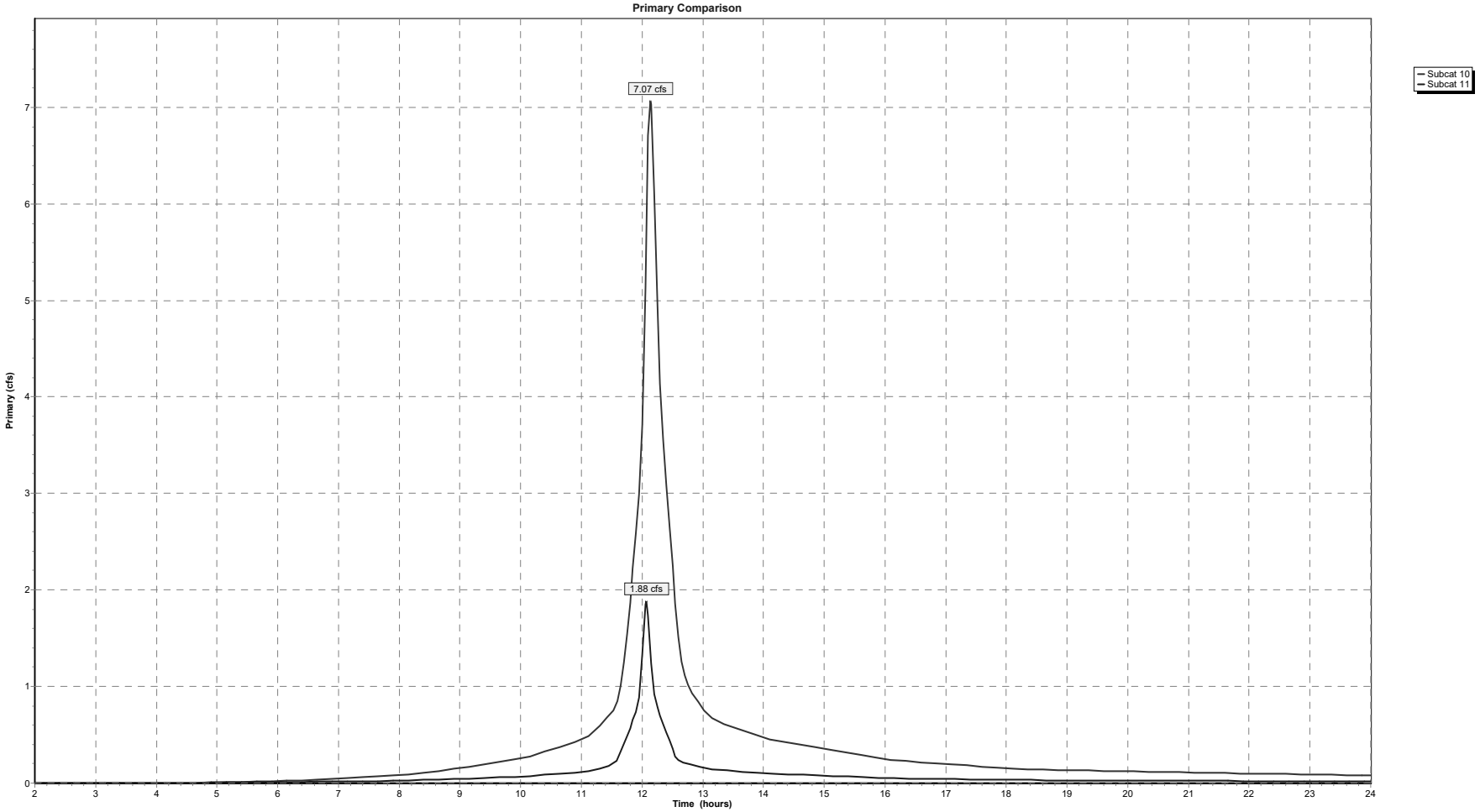
Primary outflow = Inflow, Time Span= 2.00-24.00 hrs, dt= 0.05 hrs

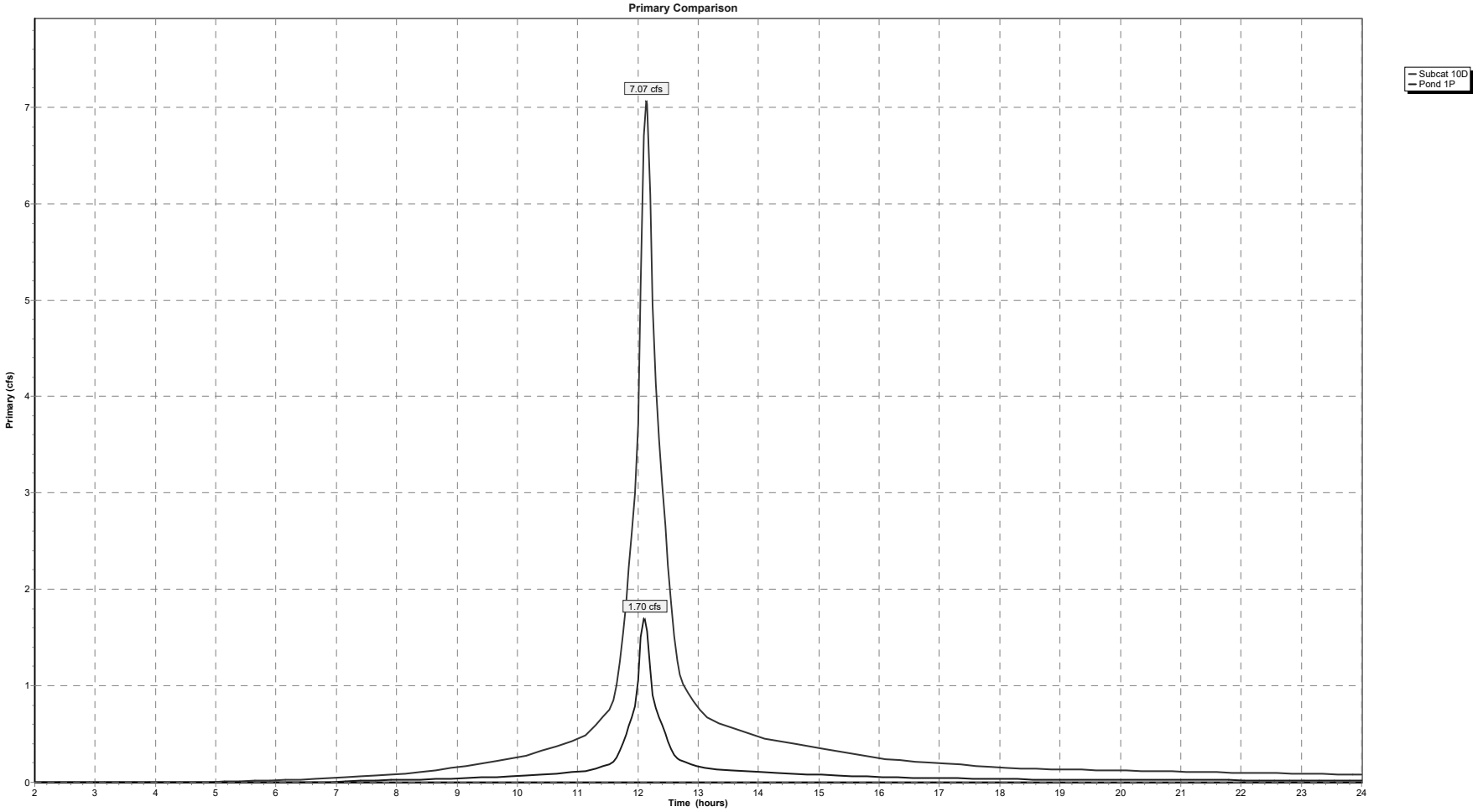
## Link 2L: SDP1 W/DETENTION



# APPENDIX D

# HYDROGRAPH COMPARISON & PIPE SIZING


Primary Comparison
7.07 cfs
1.88 cfs
Subcat 10
Subcat 11
Primary (cfs)
Time (hours)
0
1
2
3
4
5
6
7
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24


Primary Comparison
Subcat 10D
Pond 1P
7.07 cfs
1.70 cfs
Primary (cfs)
Time (hours)
0
1
2
3
4
5
6
7
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

# Culvert Report



## Storm Pipe Under Fishkill Ave.

| | | |
|---|---|---|
| Invert Elev Dn (ft) | = | 173.79 |
| Pipe Length (ft) | = | 38.00 |
| Slope (%) | = | 0.50 |
| Invert Elev Up (ft) | = | 173.98 |
| Rise (in) | = | 18.0 |
| Shape | = | Circular |
| Span (in) | = | 18.0 |
| No. Barrels | = | 1 |
| n-Value | = | 0.012 |
| Culvert Type | = | Circular Culvert |
| Culvert Entrance | = | Smooth tapered inlet throat |
| Coeff. K,M,c,Y,k | = | 0.534, 0.555, 0.0196, 0.9, 0.2 |

**Embankment**

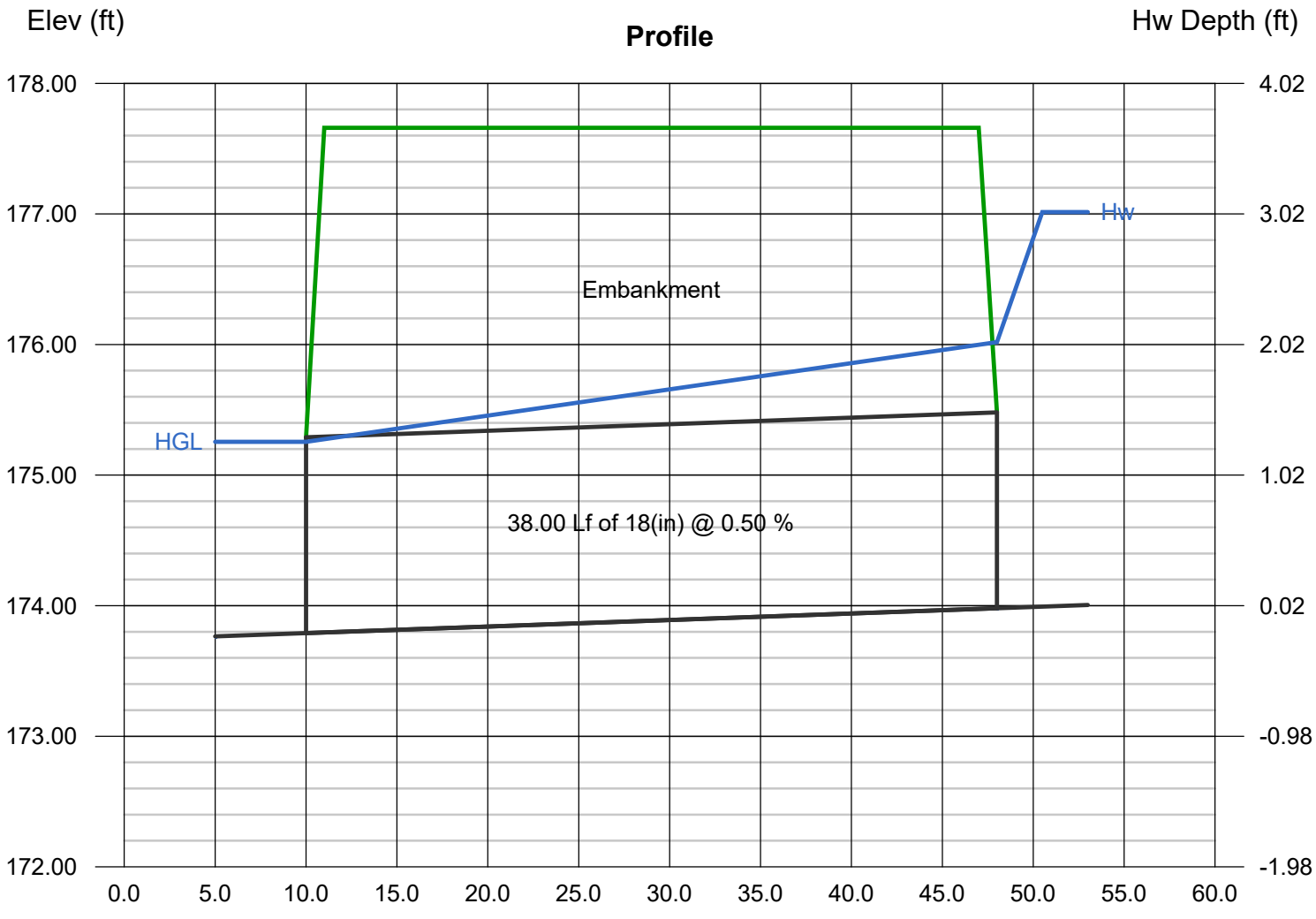
| | | |
|---|---|---|
| Top Elevation (ft) | = | 177.66 |
| Top Width (ft) | = | 36.00 |
| Crest Width (ft) | = | 25.00 |

**Calculations**

| | | |
|---|---|---|
| Qmin (cfs) | = | 16.40 |
| Qmax (cfs) | = | 16.40 |
| Tailwater Elev (ft) | = | (dc+D)/2 |

**Highlighted**

| | | |
|---|---|---|
| Qtotal (cfs) | = | 16.40 |
| Qpipe (cfs) | = | 16.40 |
| Qovertop (cfs) | = | 0.00 |
| Veloc Dn (ft/s) | = | 9.34 |
| Veloc Up (ft/s) | = | 9.28 |
| HGL Dn (ft) | = | 175.26 |
| HGL Up (ft) | = | 176.02 |
| Hw Elev (ft) | = | 177.01 |
| Hw/D (ft) | = | 2.02 |
| Flow Regime | = | Inlet Control |



February 10, 2023

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

RE: Site Plan and Traffic Study Review #2 for **Proposed Mixed-Use Commercial/Residential Development,** 393 & 397 Fishkill Avenue and 7 Conklin Street, City of Beacon, Dutchess County, New York; CM Project No. 121-295

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) has reviewed the documents submitted for the February 15, 2023 Planning Board meeting. All previous comments raised in the initial review letter have been addressed. At this time CM has no further comments.

If you have any questions, please do not hesitate to contact our office at (914) 800-9201.

Respectfully,

*Creighton Manning Engineering, LLP*

Frank A. Filiciotto, PE
Associate

Starke W. Hipp, PE
Project Engineer

N:\Projects\2021\121-295 Beacon - 2021 Traffic Reviews\Working\Correspondence\393-397 Fishkill Avenue - 7 Conklin Street\393-397 Fishkill Ave_Rev 2.docx

**John Clarke Planning and Design** jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: February 10, 2023
Re: **393-397 Fishkill Avenue and 7 Conklin Street Site Plan and Subdivision**

I have reviewed the January 31, 2023 cover letter from Cuddy+Feder, January 31, 2023 response letters from Aryeh Siegel and Hudson Land Design, January 12, 2023 response letter from Colliers Engineering, January 31, 2023 Site Plan and Subdivision applications, January 31, 2023 Lot Line Removal Plat, and an 8-sheet Site Plan set, dated January 31, 2023.

**Proposal**

The applicant is proposing to construct a 3-story, mixed-use building in the General Business (GB) district, including 3,500 square feet of first floor commercial space and 12 apartments. Three adjoining lots with combined 0.62 acres will be merged through the subdivision approval process.

**Comments and Recommendations**

1. Sheet 7 has a vinyl stockade fence detail, but its location is not apparent on the plans.

2. The project architect met with the Architectural Review Subcommittee on February 8, 2023. Several changes were suggested that the architect agreed to incorporate into revised plans. The Board should determine at its February meeting whether another Subcommittee meeting is necessary.

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

John Clarke, Beacon Planning Consultant

c: Bruce Flower, 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.

February 9, 2023

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

RE: 397 Fishkill Avenue
City of Beacon
Tax Map Nos. 6055-80-392032, 399035
& 394041

Dear Mr. Gunn:

My office has received the following in regard to the 397 Fishkill Avenue Site Plan and Subdivision:

- Cover letter dated January 31, 2023, from Cuddy & Feder, LLP.
- Application for Site Plan Approval and Application for Subdivision Approval.
- Response correspondence dated January 31, 2023, from Aryeh Siegel, Architect.
- Response correspondence dated January 31, 2023, from Hudson Land Design.
- Response correspondence dated January 12, 2023, from Colliers Engineering & Design.
- Infiltration and Inflow Investigation Report, with the latest revision date of January 31, 2023, as prepared by Hudson Land Design.
- Drainage Report for 397 Fishkill Avenue, with the latest revision date of January 31, 2023, as prepared by Hudson Land Design.
- Plan titled "Lot Line Removal Plat – Revision to Filed Map 9719 – 397 Fishkill Avenue", with the latest revision date of January 31, 2023, as prepared by Hudson Land Design.
- Plan set titled "397 Fishkill Avenue" consisting of the following plans:
  - Sheet 1 of 8 titled "Site Plan", with the latest revision date of January 31, 2023, as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 8 titled "Building Plans", with the latest revision date of January 31, 2023, as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 8 titled "Landscape & Lighting Plan", with the latest revision date of January 31, 2023, as prepared by Aryeh Siegel, Architect and Landscape Restorations.
  - Sheet 4 of 8 titled "Existing Conditions & Demolition Plan", with the latest revision date of January 31, 2023, as prepared by Hudson Land Design.
  - Sheet 5 of 8 titled "Grading & Utility Plan", with the latest revision date of January 31, 2023, as prepared by Hudson Land Design.
  - Sheet 6 of 8 titled "Erosion & Sediment Control Plan", with the latest revision date of January 31, 2023, as prepared by Hudson Land Design.

- Sheet 7 of 8 titled "Construction Details", with the latest revision date of January 31, 2023, as prepared by Hudson Land Design.
- Sheet 8 of 8 titled "Construction Details", with the latest revision date of January 31, 2023, as prepared by Hudson Land Design.

The proposed project is located at the intersection of Fishkill Avenue and Conklin Street and is in the General Business (GB) Zone. The project entails the merging of three (3) parcels into a single parcel, the demolition of the existing buildings on the parcels, and the construction of a 6,024 square foot mixed-use commercial and residential building to provide for 12 residential units and 3,500 square feet of commercial space. Based upon our review of the above referenced documents and plans, we offer the following comments:

General Comments:

1. The applicant should be aware that starting in the spring of 2023 Fishkill Avenue will be under construction as part of a state project and will include the installation and/or replacement of some utilities, installation of new sidewalks and curbing, and repaving of the road. The applicant will be required to have all utilities that may be proposed out to Fishkill Avenue installed prior to the installation of the new sidewalks, curbs and re-paving of the road, along with the abandonment of existing utilities within Fishkill Avenue. The applicant may wish to consider running any proposed utilities out to Conklin Street, if possible, to avoid any conflicts with the proposed construction on Fishkill Avenue. ***Applicant has acknowledged that they will coordinate all work with the proposed capital improvement plan for Fishkill Avenue for work along the front of the project.***

2. Based upon the completed Inflow & Infiltration (I&I) study of the existing 3 parcels, it was found that the drainage from the roof of the building located at 7 Conklin Street is connected to the City's sanitary sewer system. Based upon a drainage analysis, the roof area of this building would be contributing up to 1,164 gallons per day for a 1-year rainfall event, with this volume only increasing as the size of the storm event increased. Based upon the redevelopment proposed for the project, the I&I found would be eliminated from the City's sanitary sewer system, eliminating impacts on the City's sanitary sewer system from this site.

3. The plans should be submitted to Emergency Services for any input or concerns they may have so that they can be addressed as the project progresses. The applicant should coordinate with the City of Beacon Building Department for submission and review by Emergency Services. ***Applicant notes that they have submitted and are awaiting a response.***

4. The revised "Lot Line Removal Plat" was found to be acceptable.

5. The revised "Stormwater Drainage Report" was found to be acceptable.

Sheet 1 of 8 – Site Plan:

1. As previously noted, the proposed landscaping shown on the plan shall be coordinated with the proposed retaining wall. At present, there are three (3) trees proposed directly behind the wall, with one being a Shrub Oak and the other two being Arborvitae. The trees should be shifted further back from the wall so that the roots do not have an impact on the proposed retaining walls. It should also be noted that the trees would not be able

to be planted where shown, as the blocks of the wall in this area would be extending back 3-feet from the face, and the center of the trees are shown at 2.5 to 3.5 feet from the face of the wall, which would mean that the root balls of the trees would be into the wall itself. It is recommended that all tree plantings above the wall be pushed as far back as possible from the wall.

Sheet 3 of 8 – Landscaping & Lighting Plan:

1. See comment No. 1 above for Sheet 1 of 8.

2. The location of proposed trees on the east side of the building shall be coordinated with the utility plan to ensure trees are not planted over the proposed drainage lines and water and sewer services.

3. Construction detail provided on the plan for the light pole base shall be updated to note the depth of the light pole base into the ground.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
Bruce Flower, Building Inspector

**City of Beacon Planning Board Agenda**
**02/15/2023**

**Title:**

Review application for Site Plan Approval, 3-story Retail/Commercial, 536 Main Street, submitted by HRSM LLC

**ATTACHMENTS**

1-31-23 Planning Board Submission - 536 Main Street - Cover Letter.pdf

Exhibit A - Images of the Premises and Surrounding Area.pdf

Exhibit B - Full EAF - 536 Main Street.pdf

Exhibit C - Site Plan Application.pdf

Exhibit D - Traffic and Parking Study prepared by DTS Provident Design Engineering dated January 31, 2023.pdf

Site Plans Set Sheets 1-7 dated 1-31-23.pdf

Planners Comments 536 Main St 2.10.23.pdf

Engineer Review 536 Main Street 02-08-23 review.pdf

Traffic Comments 536 Main Street_Review 1.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

January 31, 2023

**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: Warp & Weft Application for Site Plan Approval for Retail Showroom Commercial Use
Premises: 536 Main Street, Beacon, New York
Tax ID: (6054-30-132779)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of HRSM LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for Site Plan Approval (the "Application"), proposing to improve the Premises by developing a three (3)-story commercial building that will be comprised of retail showroom space on the first, second and third floors, together with office space supporting the showroom use, as well as storage space within the basement of the new building (the "Project").

**THE PROPOSED RETAIL SHOWROOM AND FULLY COMMERCIAL BUILDING:**

The Applicant proposes to construct a use and dimensionally zoning-compliant 13,551 square foot, three (3)-story retail/commercial building on the Premises,[1] which is presently a vacant lot located on the west side of Main Street and is commonly known as 536 Main Street. *See* **Exhibit A** – Images of the Premises. The Premises are presently classified in the Central Main Street ("CMS") Zoning District and in the Historic District and Landmark Overlay ("HDLO") Zone in the City of Beacon. The property abuts an existing three (3)-story fourteen (14)-unit mixed-use multi-family and retail building located at 544 Main Street and the existing mixed-use building at 534 Main Street. The northeast corner of the lot abuts the City's twenty-one (21)-space parking lot at the intersection of Main Street and Verplank Avenue. *See* **Exhibit A**. The surrounding area also

[1] Note: The instant Application has been designed to be fully use and dimensionally zoning-compliant with the exception of the off-street parking requirements for the commercial use, which may be waived by the Planning Board. As is detailed herein, pursuant to the Zoning Regulations, and as is supported by the Applicant's Parking and Traffic Study, the Applicant hereby seeks a waiver from the Planning Board consistent with waivers sought for other retail/commercial projects on Main Street – specifically for the retail/commercial component. The project *does not* include a residential component. But for the off-street parking component for the retail/commercial use, the Project *does not* require any variances.

includes commercial, residential, and mixed-use developments, including apartments, restaurants, personal service establishments, a hotel and event space and other retail uses.

As is more fully detailed in the enclosed Site Plan Set, the new building program includes a three (3)-story commercial development comprising approximately 3,972 square feet of retail showroom on the first floor and 8,622 square feet of retail showroom and supportive office space on the second and third floors, together with 4,110 square feet of storage space in the basement, which uses are permitted as-of-right in the CMS District. The rear of the Premises will be improved with a landscaped garden. *See* enclosed Site Plan Set.[2] It is respectfully submitted that the Project satisfies the purposes of the CMS District and the HDLO Zone by providing a retail/commercial use and new building with handsome architectural features that will contribute to the vibrancy of Main Street.

The proposed building will host a retail showroom for Warp & Weft, a custom and designer rug curation business. Warp & Weft offers high-quality, internationally sourced rugs that are commonly found in residential, commercial and hospitality developments.[3] As a longstanding industry leader, the hallmark of Warp & Weft's brand is design quality and simplicity. Inspired by Beacon's artistic community and the beauty of Beacon's Main Street and nearby developments, Warp & Weft is proposing an architectural space in which the company's rugs can be viewed and experienced more fully through artful façade designs. *See* enclosed Site Plan Set. Importantly, as a commercial-only development on the presently undeveloped/underutilized Premises, the Project will mesh with the fabric of the existing built environment at Main Street's crossroads with East Main Street, while supporting a vibrant, economically successful and environmentally sustainable Main Street. Additionally, while the Project does not propose to construct a 4th story, consistent with the criteria in the Zoning Code's CMS regulations for developments seeking the benefit of a 4th story, the development program for the Project also incorporates certain public benefits highlighted in the Zoning Code, including green building designs, green space, and the development of two (2) upper floors of commercial and supportive office space right on Main Street.

The Applicant desires to redevelop the Premises to increase the attractiveness of the property along Main Street and to support the vitality and sustainability of the Main Street corridor with a commercial use. Accordingly, the development program for this commercial-only Project is designed to be consistent with the traditional character of Main Street in the City's HDLO Zone.

---

[2] Note: A formal landscaping plan will be submitted to the Planning Board in a future submission.

[3] For further information, please see Warp & Weft's website, available at: https://www.warpandweft.com/.

Warp & Weft's showroom will be open to the public and the showroom is also available by appointment. In further support of the Application, the Applicant's traffic consultant, DTS Provident Design Engineering, LLP ("DTS"), prepared a Traffic and Parking Study for the Project, which is dated January 31, 2023 (the "Traffic and Parking Study" or "Study"). As is more fully detailed in the Traffic and Parking Study enclosed as **Exhibit D**, the Project *is not* anticipated to have a significant impact on traffic conditions in the vicinity of the Project. Indeed, the Study found that the Project is a very minor traffic generator.

Additionally, the Traffic and Parking Study also found that the Project's peak parking demand is eighteen (18) parking spaces. The peak demand period was derived in accordance with previous parking studies conducted in the nearby area and was determined to be 1:00 PM – 1:30 PM on a Sunday. As previously noted, the Project has been designed to be fully dimensionally zoning-compliant with the exception of the off-street parking requirements for the commercial-only use in the new building. As this Board is aware, the CMS provisions permit the Planning Board to waive the parking requirements for a proposed use upon a finding that there is sufficient public parking available within 800 feet of the site and/or where a parking study demonstrates that existing off-street parking is sufficient.[4] As is further detailed in the Traffic and Parking Study, there are 375 parking spaces available within 800 feet of the Premises. During the peak demand period, fifty (50) of those parking spaces were available, thereby exceeding the Project's anticipated peak demands by thirty-two (32) spaces. Accordingly, the Applicant respectfully submits that the Project meets the requisite standards for a parking wavier from this Board.

**PROCEDURAL INFORMATION AND ENCLOSURES:**

The Applicant is seeking Site Plan approval for the Project from the Planning Board for the as-of-right building. In accordance with the Planning Board's procedures, on January 23rd the Applicant met with the Building Inspector and City Planner to preliminarily discuss the Project in a pre-submission meeting. Since that meeting, the Site Plan Set has been updated to reflect comments from that meeting and the Applicant is now prepared to proceed before your Board for review of the Project.

As noted above, the Project has been designed to be fully use and dimensionally zoning-compliant, with the exception of the off-street parking requirements for the commercial use, which may be waived by the Planning Board. As is detailed herein, in accordance with the off-street parking regulations in the CMS District, and as is supported by the Applicant's Parking and Traffic Study,

[4] CITY OF BEACON ZONING CODE § 223-41.18.G(3)(d), (f).

the Applicant hereby seeks a waiver from the Planning Board consistent with waivers sought for other retail/commercial projects on Main Street – specifically for the retail/commercial component. *See* **Exhibit D**. Since the project *does not* include a residential component, but for the off-street parking component that can be waived by this Board for the retail/commercial use, the Project *does not* require any variances from the Zoning Board of Appeals or review by the City Council.

Accordingly, the Applicant respectfully requests to appear before the Planning Board at its February 15th meeting Agenda in order to discuss the Project with this Board and in order to initiate the environmental review process in accordance with the State Environmental Quality Review Act ("SEQRA"). For the Board's consideration in connection with the environmental review of the Application, enclosed please find a copy of the Full Environmental Assessment Form ("EAF") for the Project, which is annexed hereto as **Exhibit B**.

**INDEX OF ENCLOSURES:**

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

**Exhibit A:** Images of the Premises;

**Exhibit B:** Full Environmental Assessment Form;

**Exhibit C:** City of Beacon Application for Site Plan Approval; and

**Exhibit D:** Traffic and Parking Study prepared by DTS Provident Design Engineering, LLP, dated January 31, 2023.

In further support of this Application, we respectfully submit the Site Plans Set entitled "Site Plan Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated January 27, 2023, numbered and titled as follows (unless otherwise noted):

- Sheet 1 of 7 – Site Plan;
- Sheet 2 of 7 – Existing Conditions and Demolition Plan;
- Sheet 2 of 7 – Building Plans & Elevations;
- Sheet 4 of 7 – Grading & Utility Plan;
- Sheet 5 of 7 – Erosion & Sediment Control Plan;
- Sheet 6 of 7 – Construction Details; and
- Sheet 7 of 7 – Construction Details.

Additionally, enclosed are two (2) checks payable to the City of Beacon in the amount of

$3,875.00, representing the Application filing fee, and in the amount of $10,775.00 for the establishment of an escrow for professional review costs.

We look forward to appearing at this Board's regular meeting on Wednesday, February 15th in order to introduce the proposed Project and to initiate the SEQRA environmental review process. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

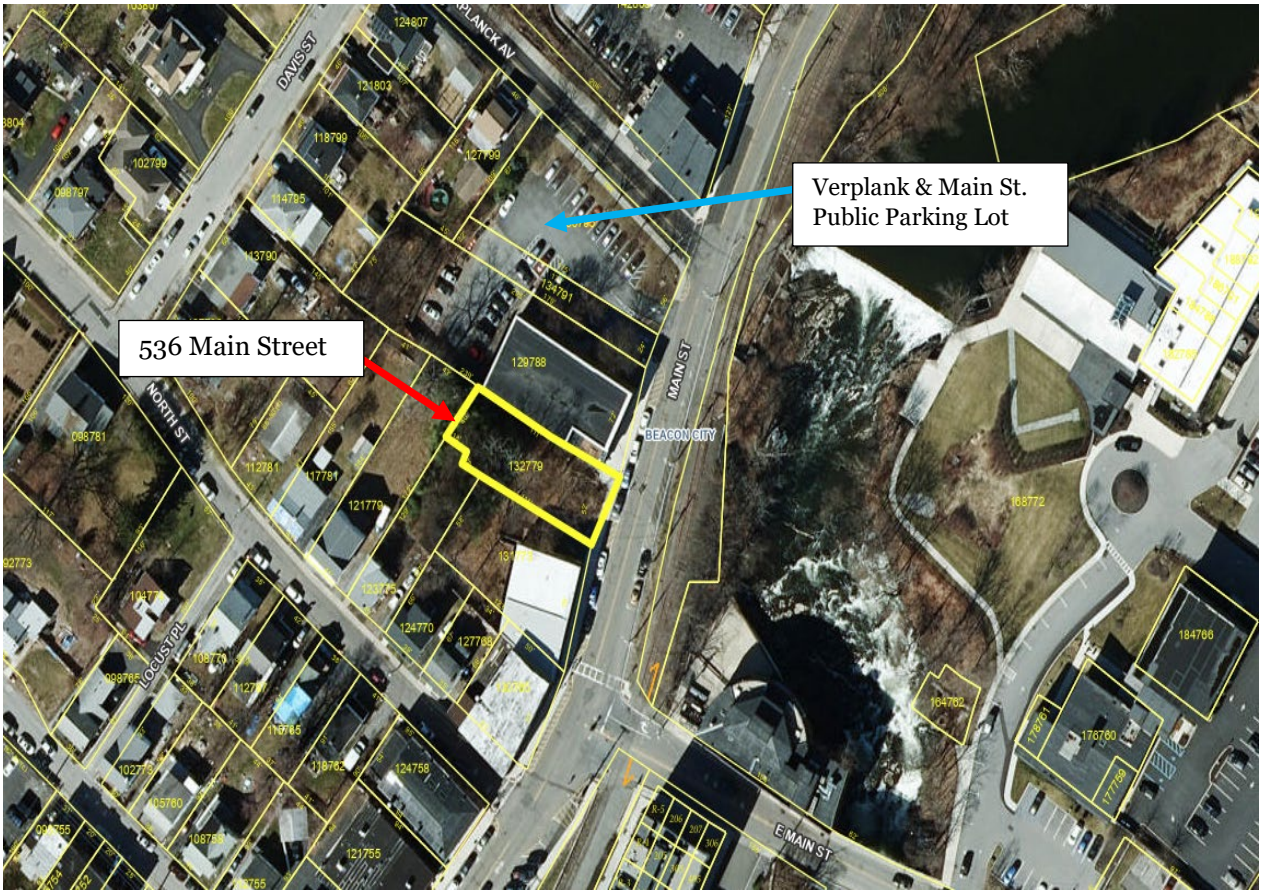
Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully, P.C.
Aryeh J. Siegel Architect
Hudson Land Design Professional Engineering, P.C.
DTS Provident Design Engineering, LLP
Allison Fausner, Esq.

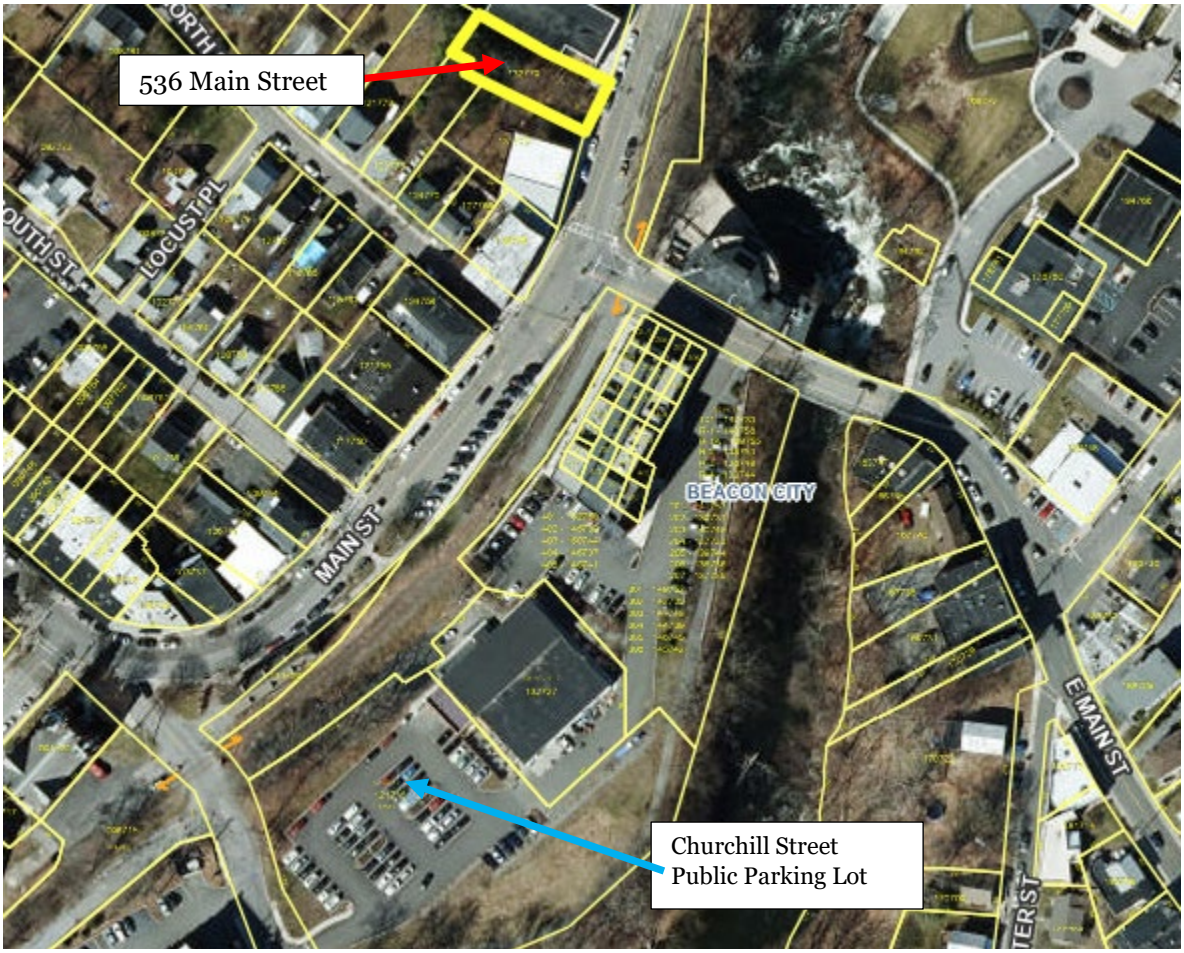
## Exhibit A: Images of the Premises & Surrounding Area

**Dutchess County Parcel Access Viewer Image: 536 Main Street (the "Premises"):**



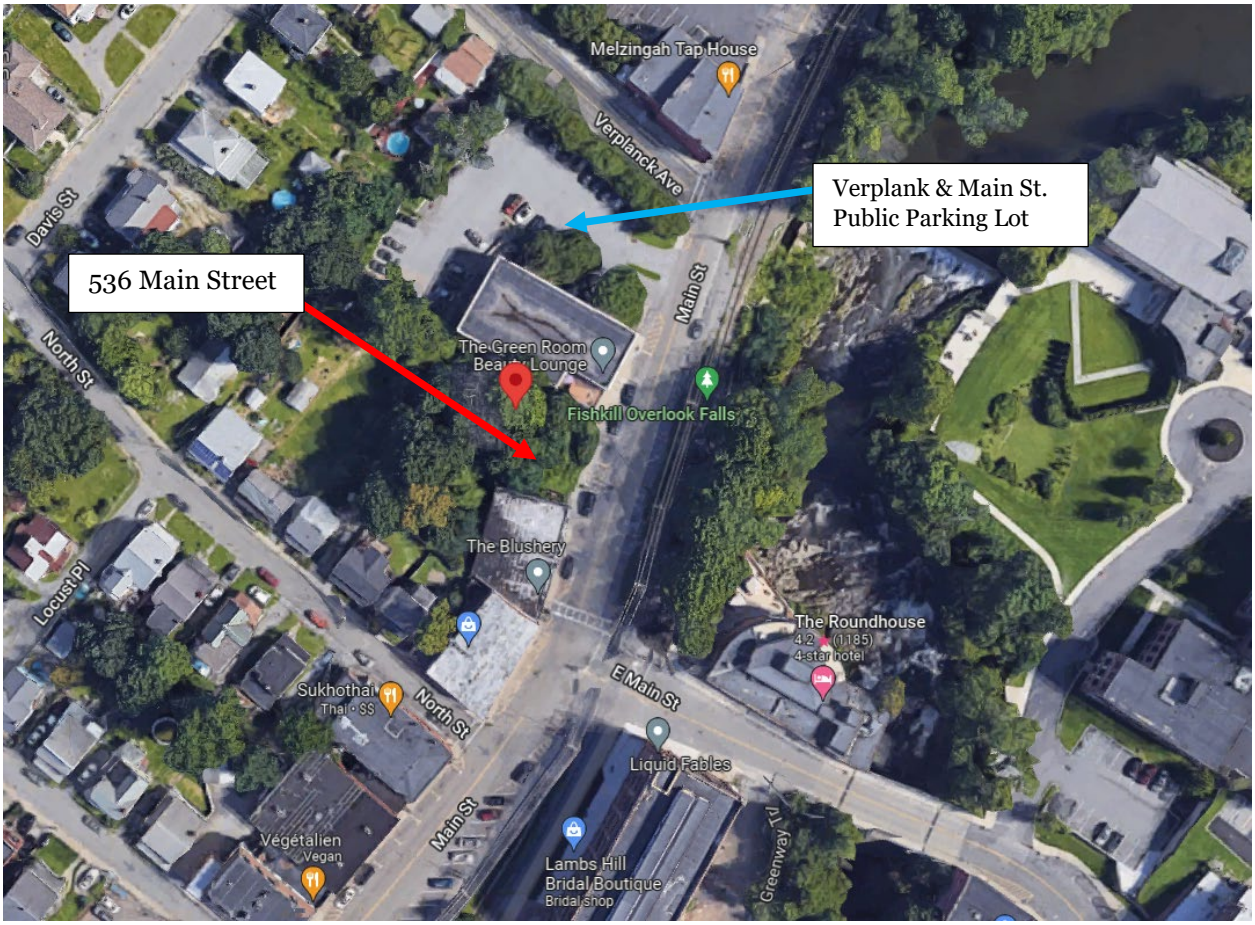
## Exhibit A: Images of the Premises & Surrounding Area

**Dutchess County Parcel Access Viewer Image of the Premises:**



## Exhibit A: Images of the Premises and Surrounding Area (Cont.)

**Google Aerial View Image of the Premises:***




*Note: The trees in the aerial of the Premises were removed prior to the Applicant's ownership of the Premises as shown by the Google Street View Images contained on the following page.

## Exhibit A: Images of the Premises and Surrounding Area (cont.)

**Google Street View Image of the Premises (Dec. 2021): Northbound on Main Street:**




**Google Street View of the Premises (Dec. 2021): Westerly View from Main Street:**



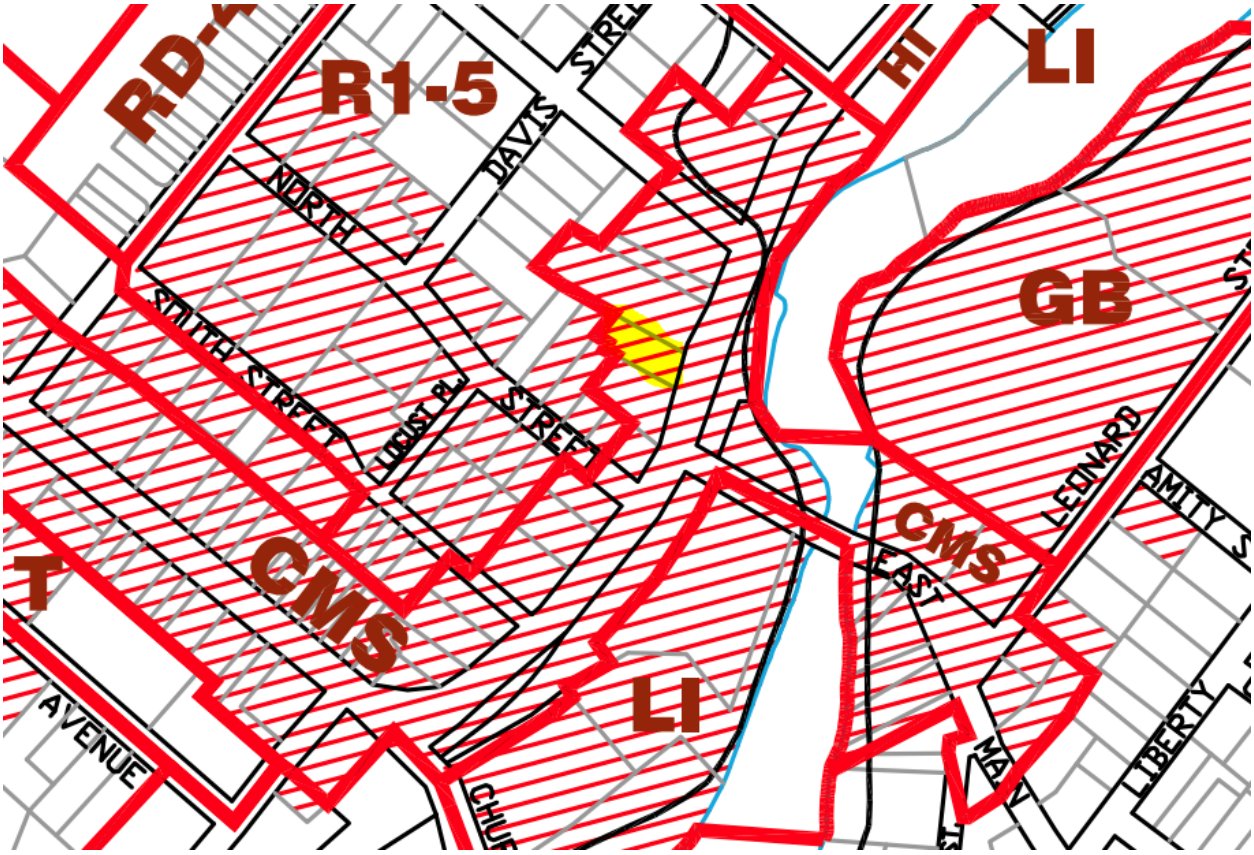
## Exhibit A: Images of the Premises and Surrounding Area (cont.)

**Google Street View of the Premises (Dec. 2021): Southbound on Main Street:**



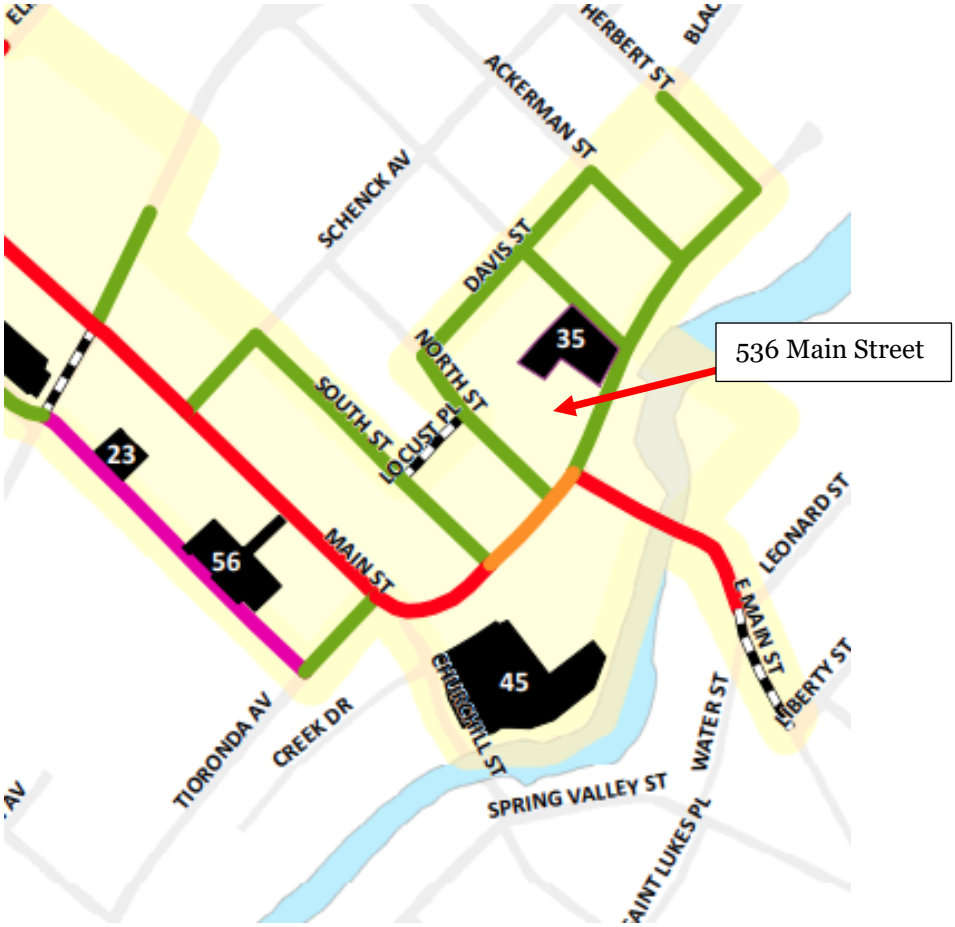
**Exhibit A: Images of the Premises and Surrounding Area (cont.)**

**City of Beacon Zoning Map Excerpt of the Premises (Classified in CMS & HDLO):**



## Exhibit A: Images of the Premises and Surrounding Area (cont.)

**City of Beacon Downtown Public Parking Map Excerpt of the Premises:**



## 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:<br>536 Main Street | | |
| Project Location (describe, and attach a general location map):<br>536 Main Street, Beacon, NY (Tax ID# 6054-30-132779) | | |
| Brief Description of Proposed Action (include purpose or need):<br>The applicant wishes to develop the currently vacant lot located at 536 Main Street in the City of Beacon. The planned development includes the construction of a 3-story commercial space. | | |
| Name of Applicant/Sponsor:<br>Srinivas Mandapati (HRSM, LLC.) | Telephone: (917) 209-7165<br>E-Mail: | |
| Address: 1 Rivermere, Apartment 4G | | |
| City/PO: Bronxville | State: New York | Zip Code: 10708 |
| Project Contact (if not same as sponsor; give name and title/role):<br>Taylor Palmer Esq. (Cuddy & Feder, LLP.- Attorney for Applicant) | Telephone: (914) 761-1300<br>E-Mail: tpalmer@cuddyfeder.com | |
| Address:<br>445 Hamilton Avenue, Floor 14 | | |
| City/PO:<br>White Plains | State:<br>New York | Zip Code:<br>10601 |
| Property Owner (if not same as sponsor): | Telephone:<br>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 | Site Plan Approval, Certification of Appropriateness | 1/31/2023 |
| c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No | Area variance for parking if not waived by Planning Board | 3/2023 |
| d. Other local agencies ☑Yes ☐No | City of Beacon Building Department - Building Permit | 8/2023 |
| 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 Zoning District & Historic District and Landmark Overlay Zone

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

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

**C.4. Existing community services.**

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

b. What police or other public protection forces serve the project site?
City of Beacon Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire Department

d. What parks serve the project site?
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

b. a. Total acreage of the site of the proposed action? 0.135 acres
b. Total acreage to be physically disturbed? 0.16 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.135 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

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

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
*i.* If No, anticipated period of construction: 8 months
*ii.* If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

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

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

If Yes,

*i.* Total number of structures 1

*ii.* Dimensions (in feet) of largest proposed structure: ~38 height; 50.3 width; and 99.3 length

*iii.* Approximate extent of building space to be heated or cooled: 13,500 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: 804 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 Water District
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☐Yes ☑No

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

*i.* Total anticipated liquid waste generation per day: 804 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 Sewer District
- 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)

Heavy equipment, delivery vehicles

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

Power generators, structural heating.

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

Heating for building and boilers to generate hot water for use by occupants (non residential)

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: _____

196,000 kWh per year

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

Central Hudson Gas & Electric

*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 to 5 pm
- Saturday: 7 am to 5 pm
- Sunday: N/A
- Holidays: N/A

*ii.* During Operations:

- Monday - Friday: 10 am to 5 pm (closed Monday)
- Saturday: 10 am to 4 pm
- Sunday: 10 am to 4 pm
- Holidays: N/A

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:

During construction: Heavy equipment and other construction operations (regularly between 7 am to around 4 pm), during operations: gathering for special presentations/events (about 3~5 times a year and from 2pm to 10 pm )

*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:

Exterior lights for building (exterior illumination)

*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: 2 tons per week (unit of time)
- Operation : 0.5 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: _____
- Operation: Recyclable materials will be separated from refuse and recycled.

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

- Construction: Open top containers will be used for disposal of construction debris to be hauled off-site to a licensed landfill.
- Operation: Enclosed trash receptacles & recycle bins provided with a contracted sanitation company.

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

If Yes:

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

*ii.* Anticipated rate of disposal/processing:

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

*iii.* If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

## E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

*ii.* If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | 0 | 0.11 | +0.11 |
| • Forested | 0 | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0.12 | 0.01 | -0.11 |
| • 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: _____ | | | |

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:

St. Joachim School, Hudson Hills Academy Montessori

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): C314118

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

NYSDEC Remediation site C314118 is classified by the NYSDEC as a Class N site (No Further Action at this Time). Please refer to the NYSDEC Remediation Report at the end for further information.

*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 6.6 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:

| | |
|---|---|
| Knickerbocker-Urban land complex | 100.00 % |
| | % |
| | % |

d. What is the average depth to the water table on the project site? Average: >6.6 feet

e. Drainage status of project site soils:

| | | |
|---|---|---|
| ☑ | Well Drained: | 100.0 % of site |
| ☐ | Moderately Well Drained: | % of site |
| ☐ | Poorly Drained | % of site |

f. Approximate proportion of proposed action site with slopes:

| | | |
|---|---|---|
| ☑ | 0-10%: | 100.0 % 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 Fishkill Creek (862-237) Classification C
- 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:
Raccoon
Indiana Bat

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:APTS., Eligible property:EICHORN RESIDENCE, Eligible property:MASON RESIDENCE, Eligible property:RE...

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

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: HH-26 Hudson Highland State Park, HH-27 Dutchess Junction

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

*iii.* Distance between project and resource: +/- 1 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 Michael A. Bodendorf,P.E.-Hudson Land Design Date 1/31/2023

Signature Title Engineer for Applicant

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] | C314118 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | No |
| E.2.h.ii [Surface Water Features] | Yes |
| E.2.h.iii [Surface Water Features] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.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:APTS., Eligible property:EICHORN RESIDENCE, Eligible property:MASON RESIDENCE, Eligible property:REGERS APTS, Eligible property:WILSON, Eligible property:CHOBIAN COMMERCIAL, Eligible property:WAY COMMERCIAL, Eligible property:SCHURR COMMERCIAL, Eligible property:ROGERS APTS, Eligible property:MOZEYKO COMMERCIAL, Eligible property:WALSH COMMERCIAL, Eligible property:VACANT, Eligible property:DATELS APTS, Eligible property:GERLIMANN FINISHING, Eligible property:Matteawan Company factory Complex I, National Felt, Eligible property:MCMILLAN APTS, Eligible property:PERATIKOS COMMERCIAL, Eligible property:MCMILLAN COMMERCIAL, Eligible property:MINACAPELLI COMMERCIAL, Eligible property:ZIETLER RESIDENCE, Eligible property:Matteawan Company Factory Complex, Eligible property:51 North Street, Beacon |
| E.3.f. [Archeological Sites] | Yes |
| E.3.i. [Designated River Corridor] | No |

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

# Environmental Site Remediation Database Search Details

## Site Record

### Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

## Administrative Information

**Site Name:** Churchill Mills
**Site Code:** C314118
**Program:** Brownfield Cleanup Program
Classification: N *
**EPA ID Number:**

## Location

**DEC Region:** 3
**Address:** 1 East Main Street
**City:**Beacon Zip: 12508
**County:**Dutchess
**Latitude:** 41.502233333
**Longitude:** -73.9628
**Site Type:**
**Estimated Size:** 3.36 Acres

## Site Owner(s) and Operator(s)

**Current Owner Name:** EAST MAIN MILLS, LLC
**Current Owner(s) Address:** 18 EAST 22ND STREET
NEW YORK,NY, 10010

## Site Document Repository

**Name:** HOWLAND PUBLIC LIBRARY
**Address:** 313 MAIN STREET
BEACON,NY 12508

## Site Description

The Church Hill Mills Site is +/- 3.36 acres, made up of 4 parcels and is located in the City of Beacon, Dutchess County. The site is bounded by Tioranda Avenue to the northeast, East Main Street to the north, the Fishkill Creek to the east and south, and Churchill Street to the southwest. The site is

currently vacant and has previously been utilized in part for various industrial uses including hat manufacturing, aluminum anodizing, woodworking and auto parts salvaging. Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases include petroleum, SVOCs, metals and PCBs. The BCP application was approved in 2007. The remedial investigation work plan was approved in December 2007. After two schedule extensions, the Volunteer has terminated the BCA without implementing the investigation work plan.

## Site Environmental Assessment

Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases are petroleum, SVOCs, metals and PCBs.

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* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

Refine This Search

# APPLICATION FOR SITE PLAN APPROVAL

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

## IDENTIFICATION OF APPLICANT

Name: HRSM LLC

Address: 1 Rivermere, Apt. 4G
Bronxville, New York 10708

Signature: SrinivasMandapati

Date: 1/30/2023

Phone: (917) 209-7165

*(For Official Use Only)*

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

## IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor M. Palmer, Esq. Cuddy & Feder LLP

Address: 300 Westage Business Center, Suite 380
Fishkill, New York 12524

Phone: 914-872-1924

Fax: 845-896-3672

Email address: tpalmer@cuddyfeder.com

## IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: Main Street (#536), City of Beacon, New York 12508

Tax Map Designation: Section 6054 Block 30 Lot(s) 132779

Land Area: .12 acres

Zoning District(s) CMS - Central Main Street

## DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Commercial (retail/showroom space)

Gross Non-Residential Floor Space: Existing N/A Proposed 13,551 s.f.

TOTAL: 13,551 s.f.

Dwelling Units (by type): Existing N/A Proposed N/A

TOTAL: N/A

## ITEMS TO ACCOMPANY THIS APPLICATION

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

**INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH**

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

**INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN**

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

**Approved by Resolution of the Beacon 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**<br>**Commercial $500 + $250 per 1,000 s.f.** |
| **Special Use Permit** | **Residential $500 + $250 per dwelling unit**<br>**Commercial $500 + $250 per 1,000 s.f.** |
| **Subdivision** | **$ 750 for 2-4 lots + $100 per lot**<br>**$1,000 for 5 or more lots + $300 per lot** |

## 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) | $ 3,000 | $ 1,000 | Current bills + $1,200 |
| 6-15 | $ 9,000 | $ 2,500 | Current bills + $1,200 |
| Over 15 | $ 18,000 | $ 5,000 | Current bills + $6,000 |

**NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS**

| | Initial Deposit | Depleted to | Replenishment |
|---|---|---|---|
| Existing Buildings/Change of Use with no site development | $ 1,800 | $ 1,000 | Current bills + $600 |
| Up to 3,000 s.f. gross floor area | $ 3,125 | $ 1,000 | Current bills + $1,200 |
| 3,000 to 10,000 s.f. gross floor area | $ 3,000 + $0.50 per sq.ft. over 3,000 | $ 2,500 | Current bills + $3,000 |
| Over 10,000 s.f. gross floor area | $ 9,000 + $0.50 per sq.ft. over 10,000 | $ 2,500 | Current bills + $3,000 |

**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: HRSM LLC

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

Srinivas Mandapati - Sole Member

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

536 Main Street

Applicant Address: 1 Rivermere, Apt 4G, Bronxville, New York 10708

Project Address: Main Street (#536), City of Beacon, New York 12508

Project Tax Grid # 6054-30-132779

Type of Application Site Plan

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, Srinivas Mandapati, 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 — Yes
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — No
3. ALL tax payments due to the City of Beacon are current — Yes
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon — No
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — No
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — Yes

By: SrinivasMandapati

Signature of Owner , HRSM LLC

Srinivas Mandapati, Sole Member

Title if owner is corporation

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

**CITY OF BEACON**
**SITE PLAN SPECIFICATION FORM**

Name of Application: HRSM LLC

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

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

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

Applicant/Sponsor Name: By: HRSM LLC, Srinivas Mandapati, Sole Member

Signature: SrinivasMandapati

Date: 1/30/2023

| FOR OFFICE USE ONLY |
|---|
| Application # |

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

# 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<br>HRSM LLC | Address of Entity<br>1 Rivermere, Apt. 4G<br>Bronxville, NY 10708 |
| Place where such business entity was created<br>New York State Department of State | Official Registrar's or Clerk's office where the documents and papers creating entity were filed<br>New York State Department of State<br>DOS ID# 6521814 |
| Date such business entity or partnership was created<br>6-27-22 | Telephone Contact Information<br>(917) 209-7165 |

**IF AFFIANT IS A CORPORATION:**

| | |
|---|---|
| Name of Entity | Telephone Contact Information |
| Principal Place of Business of Entity | Place and Date of incorporation |
| Method of Incorporation | Official place where the documents and papers of incorporation were filed |

**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 |
|---|---|---|---|
| Srinivas Mandapati | 1 Rivermere 4G, Bronxville, NY 10708 | (917) 209-7165 | 100% |
| | | | |
| | | | |
| | | | |
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| | | | |

**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. |
|---|---|---|---|---|
| HRSM LLC | 1 Rivermere 4G, Bronxville, NY 10708 | (917) 209-7165 | 12/9/22 - Deed | 12/15/22 - Recorded in Dutchess County Clerk's Office |
| | | | | |
| | | | | |

| | | | | |
|---|---|---|---|---|
| | | | | |

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

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

| **Name** | **Employer** | **Position** |
|---|---|---|
| Srinivas Mandapati | HRSM LLC | Sole Member |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**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** [X] **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** |
|---|---|
| HRSM LLC | 1 Rivermere, Apt 4G, Bronxville, NY 10708 |
| 536 Main Street LLC | 206 Milton Turnpike, Milton, NY 12547 |
| | |
| | |

**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.** N/A

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

| | |
|---|---|
| Name of the Corporation | Telephone Contact Information |
| Principal Business Address | Place and Date of Incorporation |
| Method of Incorporation | Official place where the documents and papers of incorporation were filed |

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

| **Name** | **Residence or business address** | **Telephone number** |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

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

☐ **YES** ☐ **NO**

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

| **Name** | **Address** |
|---|---|
| | |
| | |
| | |
| | |

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

☐ **YES** ☒ **NO**

I, Srinivas Mandapati being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the HRSM LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Srinivas Mandapati, Sole Member,
HRSM LLC

(Signature) SrinivasMandapati

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017
www.dtsprovident.com

Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.
Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

January 31, 2023

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

RE: Traffic and Parking Study
536 Main Street
Beacon, Dutchess County NY

Dear Chairman Gunn and Planning Board Members:

## INTRODUCTION

DTS Provident Design Engineering, LLP (DTS Provident) has completed a traffic and parking study for the proposed 3-story commercial development to be located at 536 Main Street in the City of Beacon, Dutchess County, New York. The proposed Project would provide 12,594 square feet (sf) of commercial space.

DTS Provident, has been retained to analyze the traffic and parking impacts associated with the proposed Project and to identify improvements, if required, to mitigate any adverse impact. This Traffic and Parking Study has been prepared to document the findings and conclusions of the analysis undertaken to measure the traffic and parking impacts associated with the proposed Project.

### Trip Generation

Based upon information contained in the Institute of Transportation Engineers (ITE) publication "Trip Generation ", 11th Edition, DTS Provident estimated the amount of Project-generated traffic utilizing Land Use Code 890 – Furniture Store. Table 1 below summarizes the trip generation results.

**TABLE NO. 1**
**TRIP GENERATION SUMMARY TABLE**
**PROPOSED PROJECT – BEACON, NY**

| LAND USE | SIZE | Peak AM Hour | | Peak PM Hour | | Peak Saturday Hour | |
|---|---|---|---|---|---|---|---|
| | | Enter | Exit | Enter | Exit | Enter | Exit |
| Furniture Store | 12,594 sf | 4 | 2 | 4 | 4 | 7 | 6 |

Note: - Trip Generation rates based upon Institute of Transportation Engineers' (ITE) "Trip Generation Manual", 11th Edition

As illustrated in Table 1 above, the proposed use is a very minor traffic generator. It is the opinion of DTS Provident that the proposed project will not have any adverse traffic impacts on the surrounding roadway network.

Parking Generation

DTS Provident also consulted the Institute of Transportation Engineers (ITE) publication "Parking Generation ", 5th Edition to estimate to parking needed to accommodate the proposed Project Utilizing Land Use Code 890 – Furniture Store. Table 2 below summarizes the parking generation results.

**TABLE NO. 2**
**PEAK PARKING DEMAND SUMMARY TABLE**
**PROPOSED PROJECT – BEACON, NY**

| LAND USE | SIZE | Weekday | Saturday | Sunday |
|---|---|---|---|---|
| Furniture Store | 12,594 sf | 6 | 12 | 18 |

Note:
-Parking Generation for Sunday based upon one study. The value for Saturday may be more appropriate.

It should be noted that the Peak Sunday Hour Parking Demand was only based upon one survey and, as such, has been included to provide the most conservative analysis. In all likelihood the Peak Parking Demand will be more in line with the Peak Weekday Parking Demand during all time periods. This is due to the number of anticipated employees at the proposed Project, as well as the anticipated number of customers. Many customers will be by appointment only, which will go towards "metering" the amount of parking demand. Additionally, many of the walk-in customers will likely be individuals that are already visiting the downtown area and thus would not increase parking demand.

## PARKING ANALYSIS

DTS Provident performed a parking survey during the proposed Project's anticipated peak parking demand period. The peak demand period was derived from previous parking studies conducted in the nearby area and was determined to be 1:00 PM – 1:30 PM on a Sunday.

The City Code allows for the Planning Board to waive off-street parking requirements in the Central Main Street (CMS) Zoning District if it is demonstrated that the proposed Project's parking demand can be supported by available municipal parking within an 800-ft radius. DTS Provident surveyed the total available parking in an 800-ft radius surrounding the proposed Project. This included both available on-street parking, as well as off-street parking available to the public. Based on the survey(1), DTS Provident determined that there was a total of 375 parking spaces within an 800-ft radius of the proposed project. During the time period of 1:00 PM – 1:30 PM, 325 of these parking spaces were occupied resulting in 50 available public parking spaces.

(1) Survey conservatively assumed unmarked parallel parking spaces were 50-ft long (typical on-street parking space is 25-feet long) to account for areas of unmarked parking restrictions such as driveways and fire hydrants. Based on the foregoing, there is likely more available on-street parking than identified in this Study.

Based on the foregoing, there is more than adequate parking in the 800-ft radius to support the proposed Project. The survey results are illustrated in Attachment A – Parking Survey.

## CONCLUSION

Based upon the information contained herein, it is the considered professional opinion of DTS Provident that the traffic associated with the proposed Project will not have an adverse impact upon the adjacent roadway network. Additionally, more than sufficient municipal parking is available within an 800-ft radius of the proposed Project. Therefore, there is more than adequate justification for the Planning Board to waive the off-street parking requirements in conformance with the provisions outlined in the City Code.

Should you wish to discuss any aspect of this letter, please feel free to contact me at 914.559.6793 or via email at cholt@dtsprovident.com.

Very truly yours,

**DTS Provident Design Engineering, LLP**

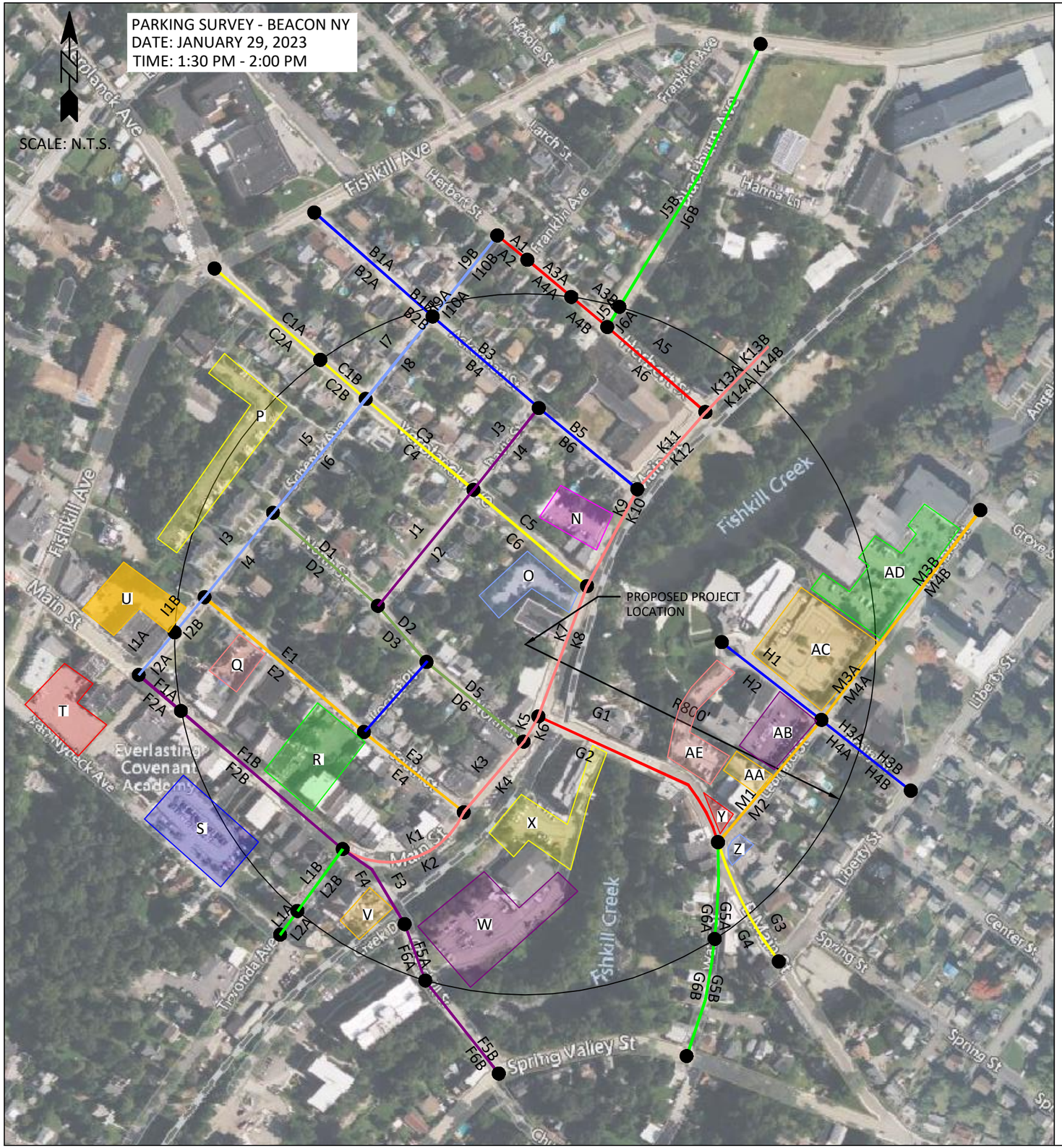
Carlito Holt

Carlito Holt P.E., PTOE
Partner

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ATTACHMENT A

PARKING SURVEY




| Location | Total Parked Cars | Supply | Parking Restriction |
|---|---|---|---|
| A1 (Out of Radius) | 1 | 1 | None |
| A2 (Out of Radius) | 0 | 1 | None |
| A3A(Out of Radius) | 1 | 2 | None |
| A4A(Out of Radius) | 0 | 2 | None |
| A3B | 2 | 2 | None |
| A4B | 0 | 2 | None |
| A5 | 0 | 0 | No Parking |
| A6 | 0 | 0 | No Parking |
| B1A(Out of Radius) | 3 | 6 | None |
| B2A(Out of Radius) | 1 | 6 | None |
| B1B(Out of Radius) | 0 | 0 | None |
| B2B(Out of Radius) | 0 | 0 | None |
| B3 | 1 | 5 | None |
| B4 | 0 | 5 | None |
| B5 | 2 | 5 | None |
| B6 | 7 | 5 | None |
| C1A(Out of Radius) | 0 | 0 | No Parking |
| C2A(Out of Radius) | 0 | 0 | No Parking |
| C1B | 0 | 0 | No Parking |
| C2B | 0 | 0 | No Parking |
| C3 | 0 | 0 | No Parking |
| C4 | 0 | 0 | No Parking |
| C5 | 0 | 0 | No Parking |
| C6 | 0 | 0 | No Parking |
| D1 | 4 | 5 | None |
| D2 | 3 | 5 | None |
| D3 | 0 | 0 | No Parking |
| D4 | 6 | 2 | None |
| D5 | 0 | 0 | No Parking |
| D6 | 9 | 5 | None |
| E1 | 5 | 6 | Sign Restriction - No Parking Here To Corner |
| E2 | 7 | 8 | Sign Restriction - No Parking Here To Corner |
| E3 | 4 | 2 | Sign Restriction - No Parking Here To Corner |
| E4 | 0 | 0 | No Parking |
| F1A(Out of Radius) | 0 | 0 | No Parking |
| F2A(Out of Radius) | 0 | 0 | No Parking |
| F1B | 15 | 15 | 2 Hr Limit 9AM-5PM; No Parking Friday 4AM-9AM |
| F2B | 16 | 16 | 2 Hr Limit 9AM-5PM; No Parking Friday 4AM-9AM |

| Location | Total Parked Cars | Supply | Parking Restriction |
|---|---|---|---|
| F3 | 0 | 0 | No Parking |
| F4 | 0 | 0 | No Parking |
| F5A | 0 | 0 | No Parking |
| F6A | 0 | 0 | No Parking |
| F5B | 0 | 0 | No Parking |
| F6B | 0 | 0 | No Parking |
| G1 | 2 | 4 | 2 HR Limit 9AM-5PM |
| G2 | 4 | 6 | 2 HR Limit 9AM-5PM |
| G3 | 0 | 0 | No Parking |
| G4 | 0 | 0 | No Parking |
| G5A | 0 | 0 | No Parking |
| G6A | 0 | 2 | None |
| G5B (Out of Radius) | 0 | 0 | No Parking |
| G6B (Out of Radius) | 1 | 5 | None |
| H1 | 0 | 0 | No Parking |
| H2 | 0 | 0 | No Parking |
| H3A | 0 | 2 | None |
| H4A | 0 | 2 | None |
| H3B (Out of Radius) | 0 | 2 | None |
| H4B (Out of Radius) | 1 | 2 | None |
| I1A (Out of Radius) | 0 | 1 | None |
| I2A (Out of Radius) | 0 | 0 | No Parking |
| I1B | 0 | 1 | None |
| I2B | 1 | 1 | None |
| I3 | 0 | 4 | None |
| I4 | 0 | 4 | None |
| I5 | 0 | 6 | None |
| I6 | 3 | 6 | None |
| I7 | 0 | 3 | None |
| I8 | 5 | 3 | None |
| I9A | 0 | 0 | None |
| I10A | 0 | 0 | None |
| I9B (Out of Radius) | 0 | 3 | None |
| I10B (Out of Radius) | 0 | 3 | None |
| J1 | 6 | 6 | None |
| J2 | 1 | 6 | None |
| J3 | 1 | 4 | None |
| J4 | 3 | 4 | None |

| Location | Total Parked Cars | Supply | Parking Restriction |
|---|---|---|---|
| K1 | 9 | 9 | 2 Hr Limit 9AM-5PM; No Parking Monday 4AM-9AM |
| K2 | 4 | 4 | 2 Hr Limit 9AM-5PM; No Parking Friday 4AM-9AM |
| K3 | 5 | 6 | 2 Hr Limit 9AM-5PM; No Parking Monday 4AM-9AM |
| K4 | 13 | 13 | 4 Hr Limit 9AM-5PM; No Parking Friday 4AM-9AM |
| K5 | 0 | 0 | 2 HR Limit 9AM-5PM |
| K6 | 0 | 0 | 2 HR Limit 9AM-5PM |
| K7 | 8 | 8 | 2 HR Limit 9AM-5PM |
| K8 | 3 | 3 | 2 HR Limit 9AM-5PM |
| K9 | 3 | 1 | No Parking |
| K10 | 0 | 0 | No Parking |
| K11 | 4 | 3 | None |
| K12 | 0 | 0 | No Parking |
| K13A | 1 | 1 | None |
| K14A | 0 | 1 | None |
| K13B(Out of Radius) | 2 | 1 | None |
| K14B(Out of Radius) | 0 | 1 | None |
| L1A(Out of Radius) | 0 | 0 | No Parking |
| L2A(Out of Radius) | 0 | 0 | No Parking |
| L1B | 6 | 2 | None |
| L2B | 5 | 2 | None |
| M1 | 4 | 5 | None |
| M2 | 2 | 5 | None |
| M3A | 1 | 2 | None |
| M4A | 0 | 0 | No Parking |
| M3B(Out of Radius) | 0 | 7 | None |
| M4B(Out of Radius) | 7 | 0 | No Parking |
| N | 21 | 0 | Private Lot |
| O | 20 | 21 | Back of Lot is Tenant Parking Only |
| P | 0 | 0 | Private Lot |
| Q | 0 | 0 | Private Lot |
| R | 0 | 0 | Private Lot |
| S | 51 | 56 | 24 Hr Parking Lot |
| T(Out of Radius) | 0 | 0 | Private Lot |
| U | 0 | 0 | Private Lot |
| V | 2 | 0 | Private Lot |
| W | 28 | 54 | 24 Hour Parking Lot |
| X | 22 | 27 | 24 Hour Parking Lot; Back Wall is Resident Only |
| Y | 4 | 0 | Private Lot |

| Location | Total Parked Cars | Supply | Parking Restriction |
|---|---|---|---|
| Z | 2 | 0 | Private Lot |
| AA | 0 | 0 | Private Lot |
| AB | 0 | 0 | Private Lot |
| AC | 0 | 0 | Private Lot |
| AD | 0 | 0 | Private Lot |
| AE | 0 | 0 | Private Lot |
| Locust 1 | 0 | 0 | No Parking |
| Locust 2 | 0 | 0 | No Parking |
| | | | |
| | | | |
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## Bulk Zoning Regulations Table

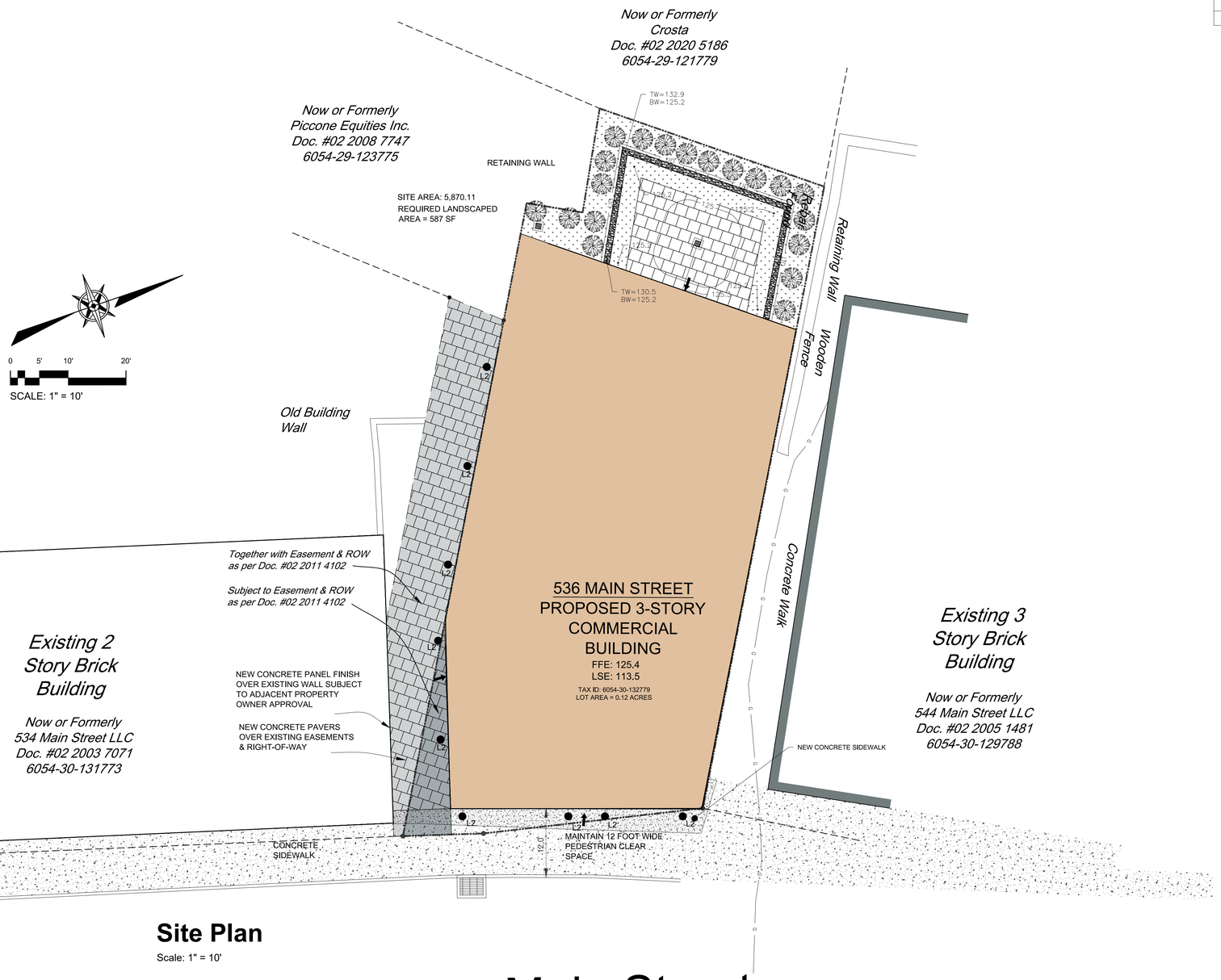
| | Required Setbacks | | | Proposed Setbacks | | | Main Street Frontage Required | Main Street Frontage Provided | Minimum Lot Depth | Actual Lot Depth | Allowable Building Height | Proposed Building Height | Minimum Landscaped Area | Proposed Landscaped Area | Lot Area | Proposed Floor Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Front | Side | Rear | Front | Side | Rear | | | | | | | | | | |
| **Zoning District** | | | | | | | | | | | | | | | | |
| **CMS** | 0'-10' | 0' | 25' | 2,62' average | 0' 0' | 44' | 80% | 82% | 75' | 109.66 | 3 \| 38' & 4th Story w/ Special Permit | 3 Stories 38' | 10% 5% if open to public | 10% | 5,870.1 sf | 12,594 sf |

| REVISIONS: | | | |
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## Location Map

Scale: 1" = 200'




## Site Plan

Scale: 1" = 10'

# Main Street

## Zoning Summary

| | |
|---|---|
| Zoning District: | CMS (Central Main Street) |
| Tax Map No.: | 6054-30-132779 |
| Lot Area: | 5,870.1 sf |
| Building Footprint: | 4,518 sf |
| Historical Overlay District: | Yes |
| Parking Overlay District: | Yes |
| Existing Use: | Vacant Lot |
| Proposed Use: | Mixed-Use: Retail / Showroom |

## Parking & Loading

| Use & Parking Requirements | Proposed Area | Current Parking Requirement |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| **Commercial** | | |
| (2) spaces per 1,000 SF for Retail | 12,594 sf | 25 parking spaces |
| | | |
| | | |
| **Total Required** | | **25 parking spaces** |
| | | |
| **Total Provided** | | **0 parking spaces** |

**Notes:**

1. There is public parking adjacent to the site, and additional public parking within walking distance.
2. Commercial hours are Tuesday to Friday: 10AM TO 5PM; Saturday & Sunday 10AM TO 4PM; and Monday closed.
3. The landscaped area is approximately 10%.
4. Refuse pick-up will be limited to off-peak hours.
5. All landscaping shown on the Site Plan 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 plant 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.

## Index of Drawings


| | |
|---|---|
| Sheet 1 of 7 | Site Plan |
| Sheet 2 of 7 | Existing Conditions & Demolition Plan |
| Sheet 3 of 7 | Building Plans and Elevations |
| Sheet 4 of 7 | Grading & Utility Plan |
| Sheet 5 of 7 | Erosion & Sediment Control Plan |
| Sheet 6 of 7 | Construction Details |
| Sheet 7 of 7 | Construction Details |


# Site Plan Application

**Sheet 1 of 7 - Site Plan**


*Owner:*
**HRSM, LLC**
1 Rivermere, Apt. 4G
Bronxville, NY 10708

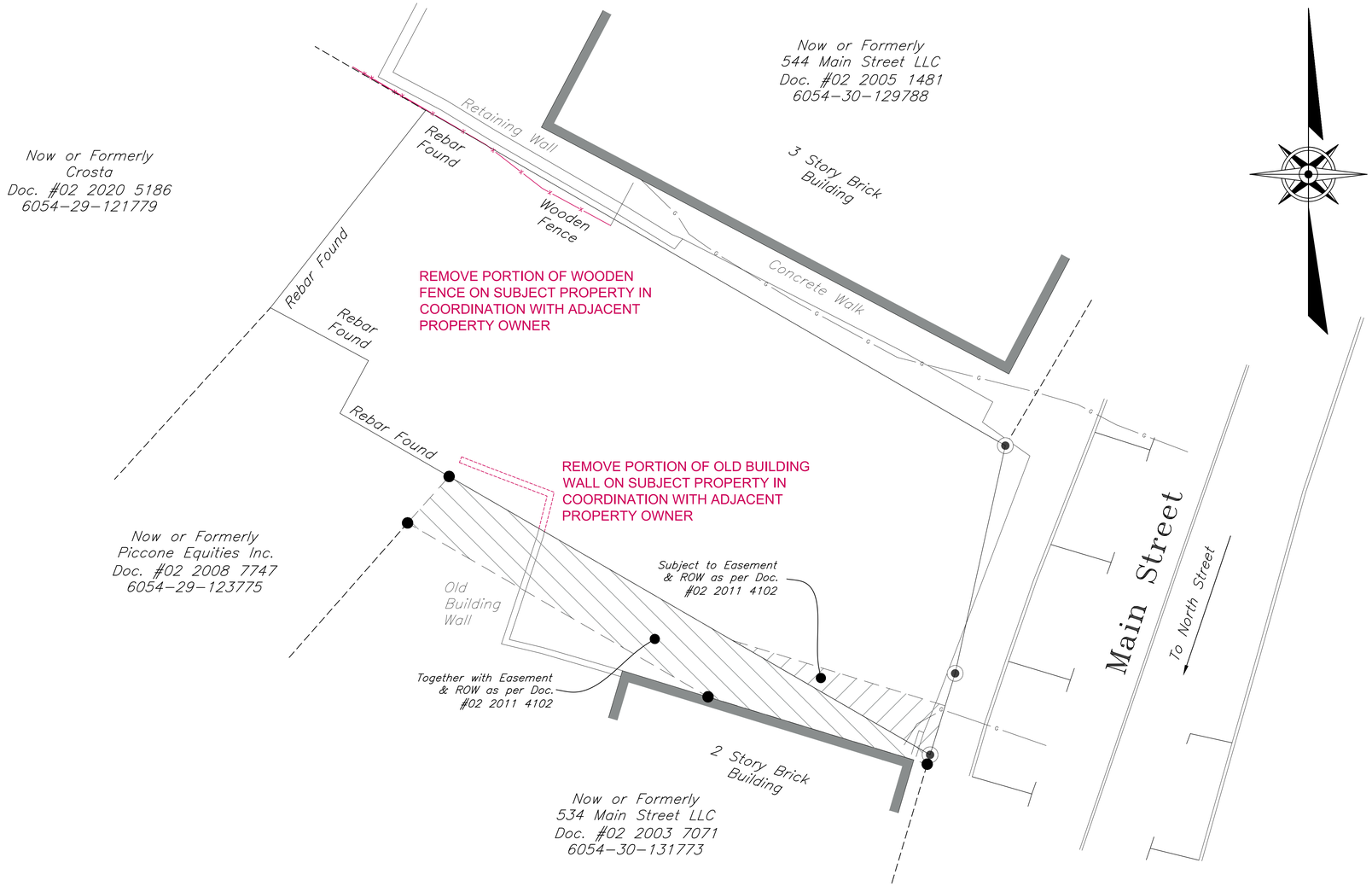
*Architect:*
**Aryeh Siegel, Architect**
84 Mason Circle
Beacon, New York 12508

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

*Surveyor:*
**Johnson Surveying, LLC**
10 Meadow Lane
Pleasant Valley, NY 12569


**536 Main Street**
Beacon, New York
Scale: 1" = 10'
January 27, 2023

| REVISIONS: | | | |
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## Existing Conditions & Demolition Plan

Scale: 1" = 10'

# Site Plan Application

**Sheet 2 of 7 - Existing Conditions & Demolition Plan**

*Owner:*
**HRSM, LLC**
1 Rivermere, Apt. 4G
Bronxville, NY 10708

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

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

*Surveyor:*
**Johnson Surveying, LLC**
10 Meadow Lane
Pleasant Valley, NY 12569

**536 Main Street**
Beacon, New York
Scale: 1" = 10'
January 27, 2023

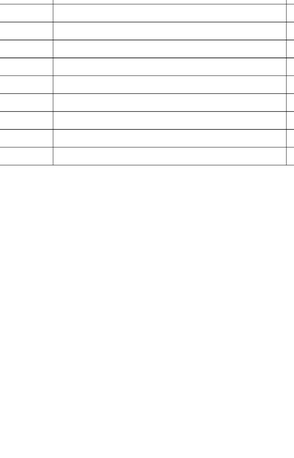
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## View 3




## View 2




## 3rd Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"




## 2nd Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"




## 1st Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"




## View 1

# Site Plan Application

**Sheet 3 of 7 - Building Plans & Elevations**

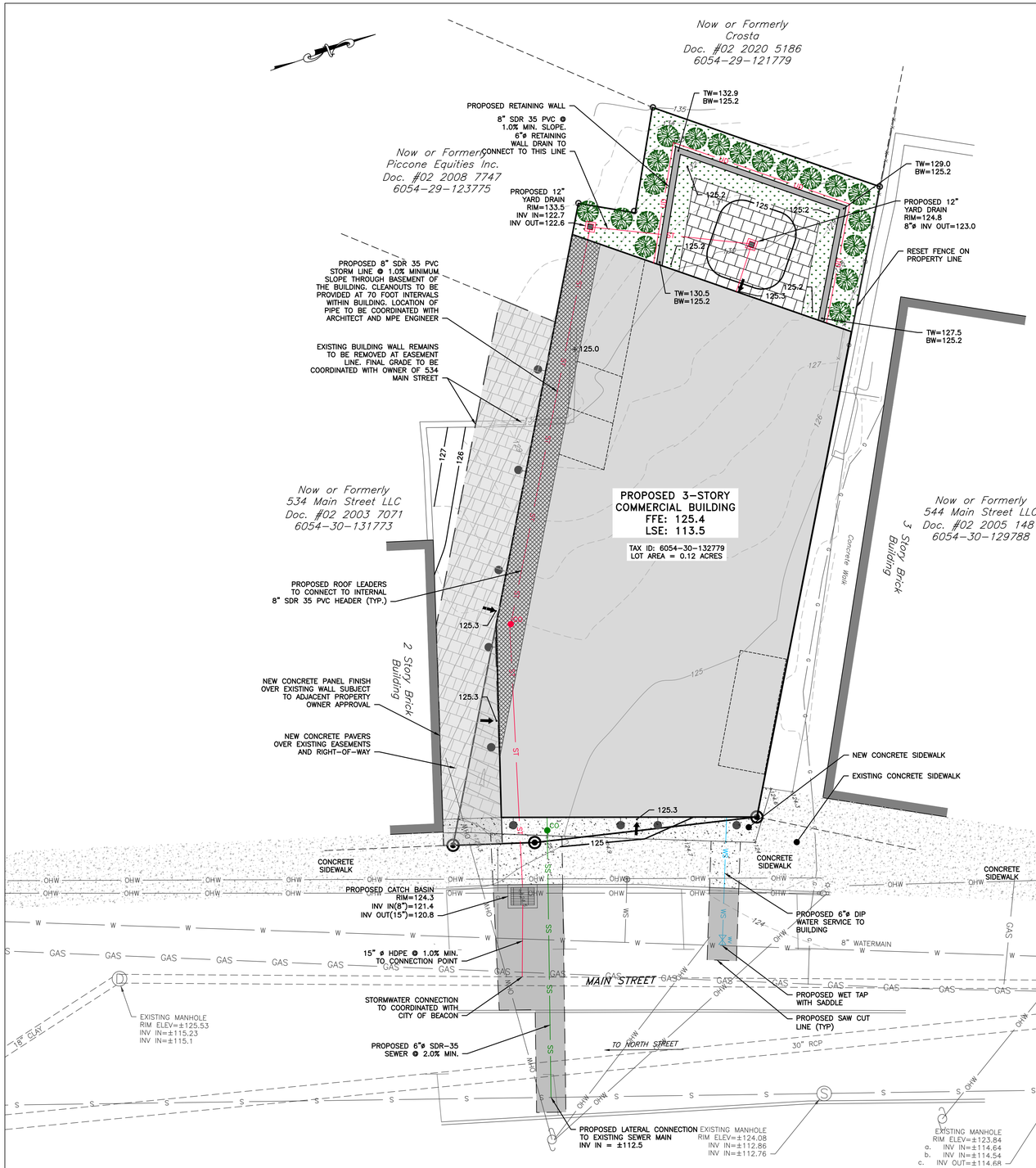
*Owner:*
**HRSM, LLC**
1 Rivermere, Apt. 4G
Bronxville, NY 10708

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

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

*Surveyor:*
**Johnson Surveying, LLC**
10 Meadow Lane
Pleasant Valley, NY 12569

**536 Main Street**
Beacon, New York
Scale: 1" = 10'
January 27, 2023




GRADING & UTILITY PLAN
SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

**LEGEND:**

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
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- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
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- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

## PROJECT INFORMATION:

| | |
|---|---|
| PARCEL OWNER: | 536 MAIN STREET, LLC., 487 SOUTH AVE APT 1, BEACON NY 12508 |
| PROJECT ENGINEER: | HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508 |
| PARCEL LOCATION: | 536 MAIN STREET, BEACON NY 12508 |
| TAX PARCEL ID: | 6054-30-132779 |
| PARCEL AREA: | ±0.12-ACRES |
| WATER SUPPLY: | MUNICIPAL |
| SEWAGE DISPOSAL: | MUNICIPAL |

## SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF WATER AND SEWER SERVICE LINES WITHIN SOUTH AVENUE VIA INVESTIGATIVE TEST PIT EXCAVATIONS. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
4. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
5. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE FRONT BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
7. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
8. THE SEWER SERVICE LINE FOR THE BUILDING SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
9. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR EACH LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
10. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED ACCESS ALLEY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
11. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
12. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.

## INDIANA BAT PROTECTION NOTES:

1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

## GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.

4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

## INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

## UTILITY NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS AND DEPTHS.
2. THE CONTRACTOR SHALL VERIFY WITH THE MEP ENGINEER WHETHER THE 3/4" DOMESTIC FEED TO THE FRONT BUILDING IS NECESARRY TO KEEP IN SERVICE. IF IT NOT REQUIRED, THE STUB SHALL BE ABANDONED IN-PLACE.
3. THERE IS A REPUTED GAS LINE RUNNING DOWN SOUTH STREET. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE GAS LINE PRIOR TO INSTALLING STORMWATER INFRASTRUCTURE. IF GAS LINE RE-LOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE THIS EFFORT WITH CHGE.
4. THE DEPTH OF THE EXISTING STORMWATER, SEWER AND WATER LINES IN SOUTH STREET SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF THE STORMWATER SYSTEM TO VERIFY THAT THERE WILL NOT BE CONFLICTS WITH CROSSINGS OR CONNECTIONS.

## EXISTING WATER MAIN CROSSING NOTES:

1. IF 18" MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MET BETWEEN THE STORMWATER PIPE AND THE EXISTING WATER MAIN, IT SHALL BE BROUGHT TO THE ENGINEER SUPERVISING CONSTRUCTION (PROJECT) ATTENTION IMMEDIATELY. AT THE DIRECTION OF PROJECT ENGINEER, AND CITY ENGINEER, THE WATER MAIN SHALL BE ENCASED IN 6" OF CONCRETE FOR A MINIMUM DISTANCE OF 10' IN BOTH DIRECTIONS ALONG THE WATER MAIN FROM CENTERLINE OF THE STORMWATER PIPE.
2. IF THE STORMWATER PIPE IS IN DIRECT CONFLICT WITH THE WATER MAIN, THE WATER MAIN SHALL BE RE-DIRECTED VERTICALLY AROUND THE PIPE.

## EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON SHEET 9.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
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STATE OF NEW YORK · ANDREW A. BOSSARDET · 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

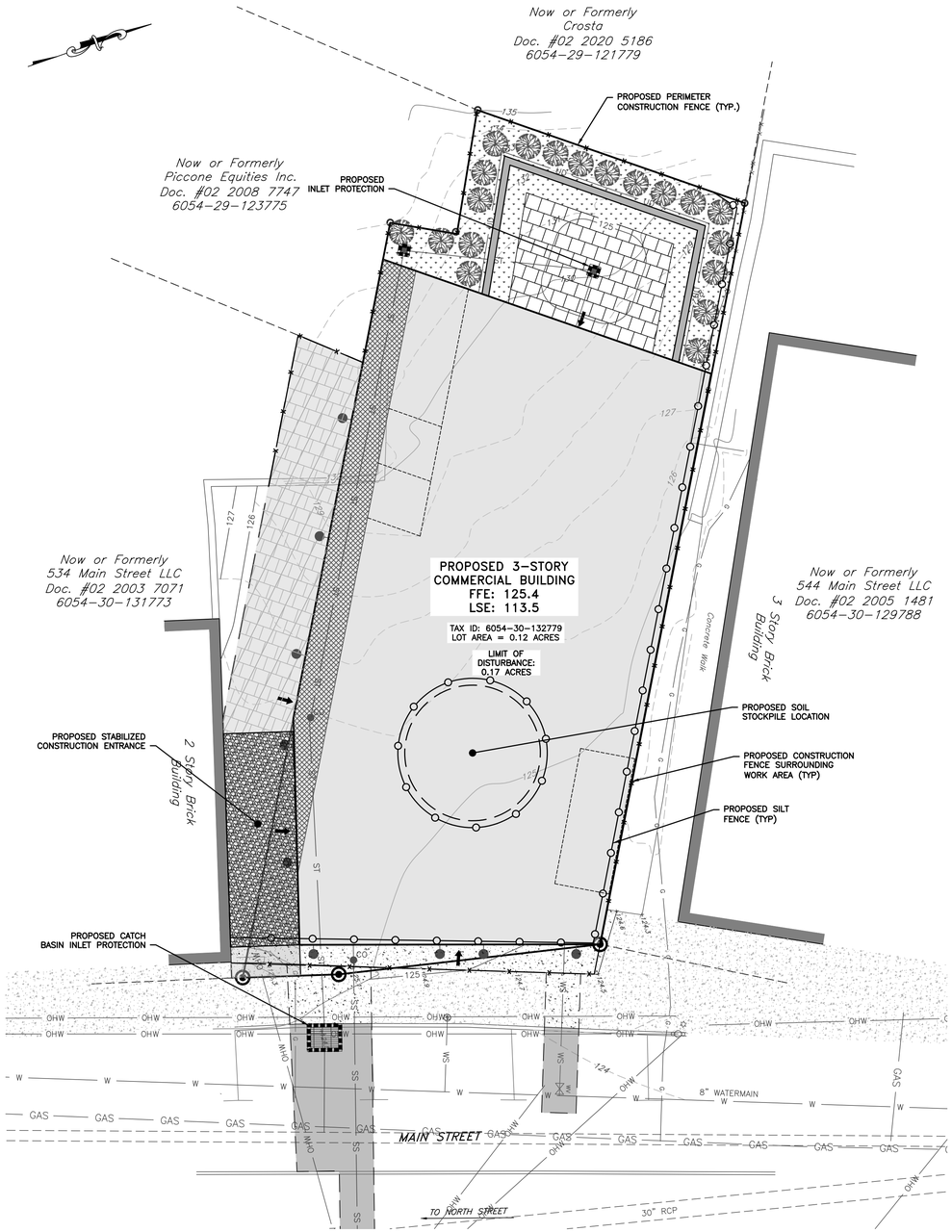
GRADING & UTILITY PLAN

536 MAIN STREET

536 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-132779

| | |
|---|---|
| JOB #: | 2022:031 |
| DATE: | 1/31/2023 |
| SCALE: | 1" = 10' |
| TITLE: | GU-1 |
| SHEET: | 4 OF 7 |

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




## EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

**LEGEND:**

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
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- PROPOSED PROPERTY LINE
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- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
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- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

## INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:

INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:

INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

DEWATERING PITS:

(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

CATCH BASINS:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

## EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.

2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.

3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.

5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.

6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.

7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.

8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.

9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.

10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.

11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
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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

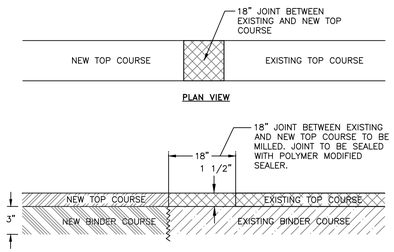
EROSION & SEDIMENT CONTROL PLAN

536 MAIN STREET

536 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-132779

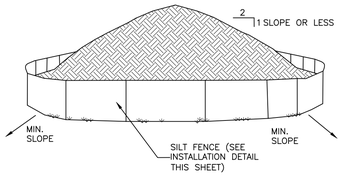
| | |
|---|---|
| JOB #: | 2022:031 |
| DATE: | 1/31/2023 |
| SCALE: | 1" = 10' |
| TITLE: | ESC-1 |
| SHEET: | 5 OF 7 |

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



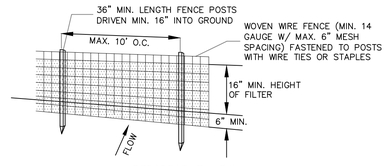

NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

## MILLED KEYWAY DETAIL
NOT TO SCALE



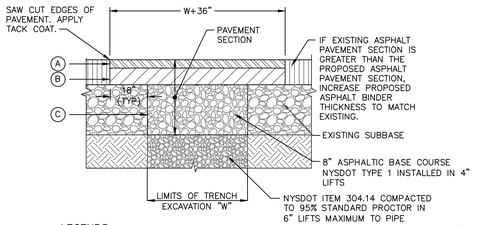

NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

## TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE




NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

## SILT FENCE DETAIL
NOT TO SCALE

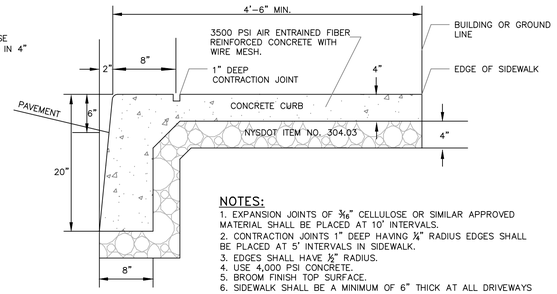



LEGENDS

MAIN STREET RESTORATION COURSES:
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
- (B) 2-1/2" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
- (C) 8" ASPHALTIC BASE COURSE- NYSDOT TYPE 1 (4" LIFTS)

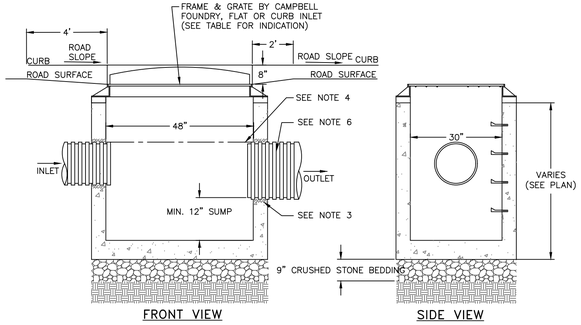
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

## PAVEMENT RESTORATION DETAIL
NOT TO SCALE



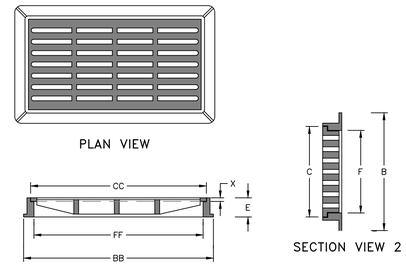

NOTES:
1. EXPANSION JOINTS OF ⅜" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.

## MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE




NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

## CATCH BASIN DETAIL
NOT TO SCALE

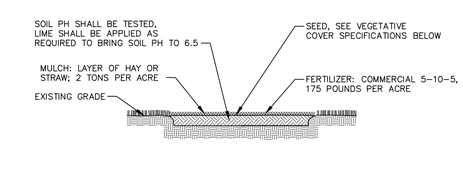



DIMENSION TABLE:

| B | C | E | F | X | BB | CC | FF |
|---|---|---|---|---|---|---|---|
| 30" | 24" | 4" | 22" | 1" | 41" | 36" | 34" |

NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CB 3 SHALL RECEIVE A FLAT INLET. CATCH BASINS 4 & 5 RECEIVE CURB INLETS (RE-USE EXISTING CURB INLET ON CB 5)

## CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE




NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

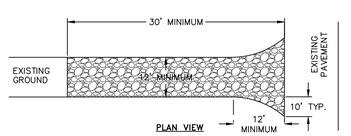
| | |
|---|---|
| 65% KENTUCKY BLUE GRASS BLEND | 114 POUNDS PER ACRE |
| 20% PERENNIAL RYEGRASS | 35 POUNDS PER ACRE |
| 15% FINE FESCUE | 26 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

3. SEED MIXTURE FOR USE IN SHADY AREAS:

| | |
|---|---|
| 80% BLEND OF SHADE TOLERANT | |
| KENTUCKY BLUEGRASS | 138 POUNDS PER ACRE |
| 20% FINE FESCUE | 37 POUNDS PER ACRE |
| | 175 POUNDS PER ACRE |

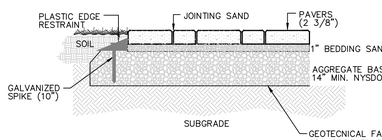
4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

## TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



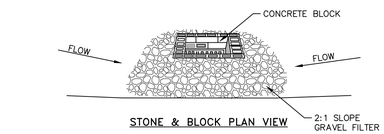

NOTES:
1) STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.
3) THICKNESS – NOT LESS THAN SIX (6) INCHES.
4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

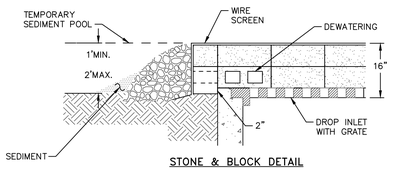
## STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

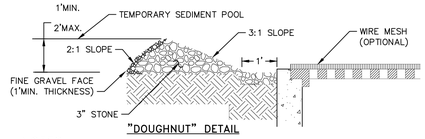



NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

## CONCRETE PAVER DETAIL
NOT TO SCALE

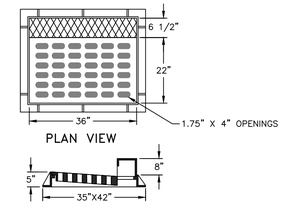


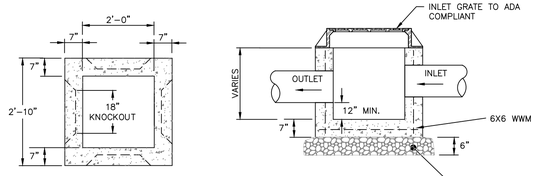

NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

## CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



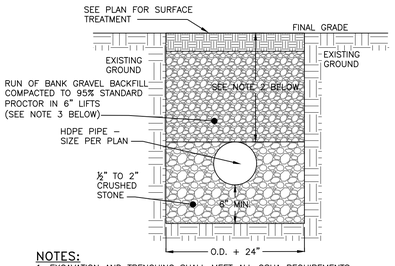

NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE CB 4 AND CB 5 WITHIN SOUTH STREET.

## CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE




NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACK FILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 12".
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.
5. GRATE SHALL BE ADA COMPLIANT.

## PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE




NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. MINIMUM COVER SHALL BE 18 INCHES WITHIN THE SOUTH STREET RIGHT-OF-WAY.
3. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.14 SUBBASE COURSE TYPE 2 FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT OR GRASS, PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

## STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
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STATE OF NEW YORK – MICHAEL A. BOEDIGER – 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
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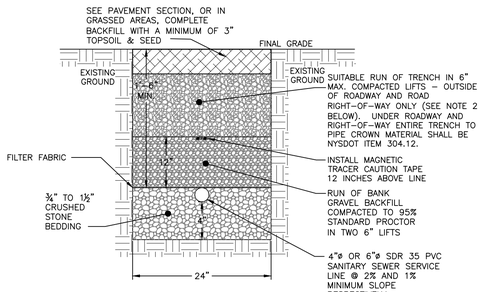
CONSTRUCTION DETAILS

536 MAIN STREET

536 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-132779

JOB #: 2022:031
DATE: 1/31/2023
SCALE: AS SHOWN
TITLE: CD-1
SHEET: 6 OF 7

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

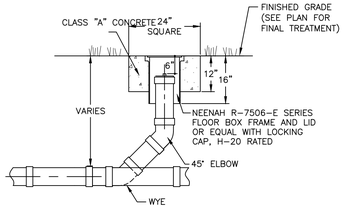



NOTES:

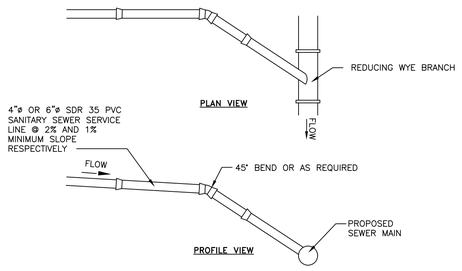
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

## SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE




## CLEANOUT DETAIL
NOT TO SCALE

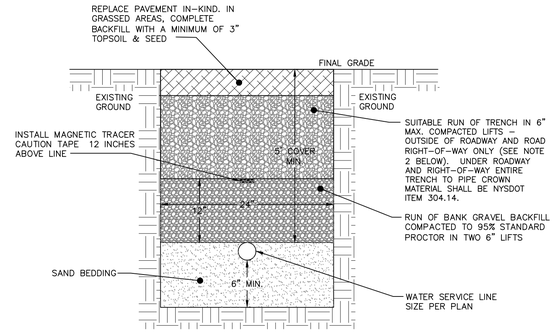



NOTES:

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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 CONNECTION DETAIL
NOT TO SCALE



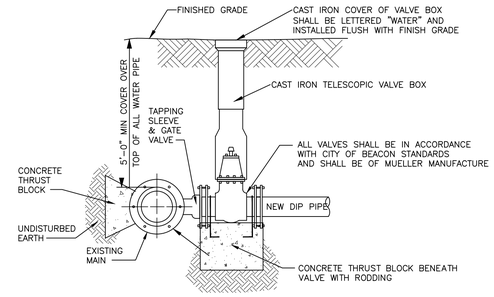

NOTES:

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2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

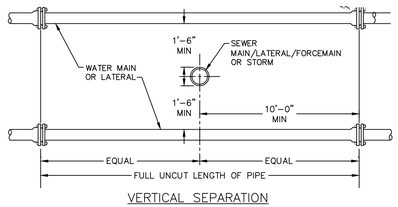
## WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



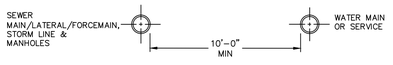

NOTES:

1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

## TAPPING SLEEVE DETAIL
NOT TO SCALE




VERTICAL SEPARATION

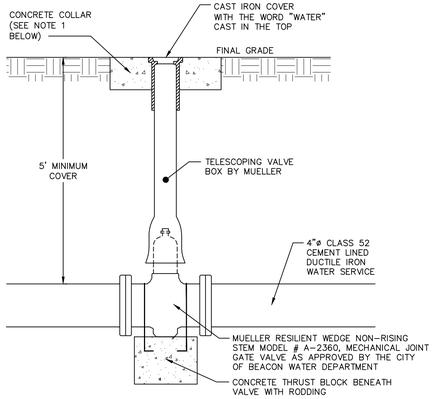



HORIZONTAL SEPARATION

NOTE:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

## WATER LINE SEPARATION DETAIL
NOT TO SCALE




NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

## GATE VALVE DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

| DRAWN BY: CMB | | | | CHECKED BY: MAB | | | |
|---|---|---|---|---|---|---|---|
| REVISIONS: | | | | REVISIONS: | | | |
| NO. | DATE | DESCRIPTION | BY | NO. | DATE | DESCRIPTION | BY |
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STATE OF NEW YORK — GEORGE A. BOBOROS — 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

CONSTRUCTION DETAILS

# 536 MAIN STREET

536 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-132779

| | |
|---|---|
| JOB #: | 2022:031 |
| DATE: | 1/31/2023 |
| SCALE: | AS SHOWN |
| TITLE: | CD-2 |
| SHEET: | 7 OF 7 |

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**John Clarke Planning and Design** jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: February 10, 2023
Re: **536 Main Street Site Plan**

I have reviewed the January 31, 2023 cover letter from Cuddy+Feder, including January 31, 2023 Full EAF Part 1, January 31, 2023 Site Plan Application, January 31, 2023 Traffic and Parking Study by DTS Provident, and 7-sheet Site Plan set by Aryeh Siegel and Hudson Land Design, dated January 27, 2023.

**Proposal**

The applicant is proposing to construct a 3-story building on a currently vacant lot in the Central Main Street (CMS) and Historic District and Landmark Overlay (HDLO) districts, including 12,594 square feet of retail with associated office and storage space.

**Comments and Recommendations**

1. The proposed building square footage on page 1-2 of the cover letter, page 4 of the EAF, the Traffic and Parking Study, and Sheet 1 of the Site plan are not always consistent.

2. The Traffic and Parking Study should include the number of employees anticipated and the number of ITE studies used to produce the Saturday and weekday estimates. A January parking survey is not generally representative of peak conditions. The parking survey would also be easier to understand if it included a map directly indicating where the 50 available parking spaces were located. I can provide a Main Street Access Committee parking survey, conducted last year on a sunny October Saturday during peak fall colors, which showed very tight parking on the eastern end of Main Street.

3. The Sheet 1 Site Plan should include lot dimensions, building setbacks, and any existing trees adjacent to the property lines.

4. In the Sheet 1 Zoning Regulations Table, the minimum rear setback is 20 feet (refer to the Schedule of Dimensional Regulations) and the proposed rear setback is incorrect.

5. The Site Plan should provide a calculation of the rear landscaped area, which appears to be at least 900 square feet, or well above the minimum required.

6. The Board and applicant should discuss the need for rear fencing and the possibility of including a street tree.

7. The building design should be referred to the Architectural Review Subcommittee. Initial concerns include the entirely blank side walls and the flat façade with few architectural details.

8. Future submissions should include landscaping details with species and planting sizes provided, lighting in compliance with all the provisions in Section 223-14B, and building elevations with major dimensions, materials, and colors noted.

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

John Clarke, Beacon Planning Consultant

c: Bruce Flower, 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.

February 8, 2023

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

RE: 536 Main Street – Site Plan
City of Beacon
Tax Map No. 6054-30-132779

Dear Mr. Gunn:

My office has received the following in regard to the proposed site plan for 536 Main Street application:

- Cover letter dated January 31, 2023, as prepared by Cuddy & Feder, LLP.
- Application for Site Plan Approval
- Short Environmental Assessment Form dated January 31, 2023.
- Traffic and Parking Study, dated January 31, 2023, as prepared by DTS Provident Design Engineering.
- Plan set titled "536 Main Street" consisting of the following plans:
  - Sheet 1 of 7 titled "Site Plan", dated January 27, 2023, as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 7 titled "Existing Conditions & Demolition Plan", dated January 27, 2023, as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 7 titled "Building Plans & Elevations", dated January 27, 2023, as prepared by Aryeh Siegel, Architect.
  - Sheet 4 of 7 titled "Grading & Utility Plan", dated January 31, 2023, as prepared by Hudson Land Design.
  - Sheet 5 of 7 titled "Erosion & Sediment Control Plan", dated January 31, 2023, as prepared by Hudson Land Design.
  - Sheet 6 of 7 titled "Construction Details", dated January 31, 2023, as prepared by Hudson Land Design.
  - Sheet 7 of 7 titled "Construction Details", dated January 31, 2023, as prepared by Hudson Land Design.

The proposed project is located at 536 Main Street and is in the Central Main Street (CMS) Zone and Historic District and Landmark Overlay (HDLO) Zone. The project entails the construction of a 3-story commercial building, with the building footprint being 4,518 square feet in size, on 0.135± acre parcel. The building is proposed to be comprised of 3,972 square feet of retail showroom on the 1st floor, 8,622 square feet of retail showroom and supportive office space on the 2nd and 3rd floors, and 4,110 square feet of storage space in the basement.

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

General Comments:

1. A topographic survey of the parcel shall be prepared and provided to the Planning Board. The survey shall include the metes and bounds around the parcel perimeter, all easements across the parcel, and existing topography across the site, any structures located on the site, as well as any utilities within the site and along Main Street. We would further recommend that the survey include the location of the gas meters and electrical meters on the building to the south, as well as the location of the electrical meters, gas meters, HVAC units and wood fencing on the building to the north.

2. The Full EAF notes the area of the parcel to be 0.135-acre, as well as the Zoning Summary information provided on Sheet 1, but the application and the information provided within the building on Sheet 1 note the parcel area as 0.12 acres. All documents and information provided on the drawings shall be coordinated so that all information is consistent.

3. The cover letter and application note the gross floor area to be 13,551 square feet, but we believe this should be 13,554 square feet (4,518 x 3). This should be verified and corrected as necessary on the documents.

4. The breakdown for the generation of sewer and water usage noted in the Full EAF shall be provided.

5. A copy of the easement and right-of-way document shall be provided for the two easements referenced on the south side of the parcel. The plans shall further note who the easements benefit and for what.

6. The applicant is requesting Planning Board the parking requirements for the project. This should be further discussed with the traffic engineer, upon the traffic engineer's review of the submitted Traffic and Parking Study.

7. Where will refuse container for the project be located. The plan should show this, as well as showing where the neighboring parcels currently store their refuse containers. During a recent site visit, it was observed that the adjacent building to the south hade 4 refuse containers that were stored along the side of the building in front of the existing gas meters.

8. It appears that test pits were excavated on site, based upon a recent site visit. The results of these test pits should be provided on the plans.

9. A landscape and lighting plan shall be prepared for the project, along with the associated construction details for the lighting and landscaping.

Sheet 1 of 7:

1. The plan shall clearly label the metes and bounds around the perimeter of the parcel.

2. The "Lot Area" noted on the interior of the building shall be verified as noted under General Comment No. 2 above.

3. The plan shall be updated to reflect the location of the gas meters, electrical meters and HVAC units on the buildings to the south and north.

4. The plan shall show the location of existing street just to the north of the project.

Sheet 2 of 7:

1. The plan notes the removal of a wooden fence on the north side of the parcel that appears to encroach on the applicants parcel. As this is to be coordinated with the adjacent property owner, documentation shall be provided to show that this was coordinated with the neighboring parcel owner, along with showing where the fence will be relocated, if to be re-installed.

Sheet 3 of 7:

1. The area of each of the floor levels should be provided with each of the floor plans shown at the bottom of the sheet.

2. As this building will more than likely require a sprinkler system, which should be confirmed with the Building Inspector, the architect should ensure that the proposed utility room on the first floor is of sufficient size for the sprinkler assembly and all other mechanical components required within this room. If the mechanical equipment and sprinkler assembly are to be located in the basement, the plans should state as such.

Sheet 4 of 7:

1. The City of Beacon is in the process of upgrading the water meters to an Advanced Metering Infrastructure (AMI) system, which consists of a water meter and an MXU unit (signal sending and receiving unit). As such, the City of Beacon has requested that a note be added to the plan stating "The applicant/applicant's plumber shall acquire water meters and MXU units for the AMI system from the City of Beacon Water Department. The MXU unit shall be installed on the exterior of the building and shall be located 2 to 3 feet above the exterior ground elevation."

2. The plan shows grading to occur on the adjacent parcel to the south. Easements and agreements with the adjacent property owner will need to be obtained and submitted to the Planning Board Attorney for review.

3. There is a roof leader that runs down the rear corner of the building to the south. The plan shall be updated to reflect how the stormwater runoff from this roof leader will be handled.

4. The plan shows the proposed drainage line running from the rear of the building to run through the south-east corner of the building. Details shall be provided as to how this will occur. Will a sleeve be provided through the walls of the building?

5. It is recommended that a structure be installed on the storm drainage line located within Main Street, at the point of the proposed 15" storm drainage line connection, to allow for proper maintenance of the storm line in the future.

6. As the proposed retaining wall within the rear of the building is over 4 feet, the wall shall be designed by a professional engineer in the State of New York. The design and design calculations for the wall shall be submitted for review.

7. The plan shall show the location of the electrical conduits running between the ornamental streetlights located along the front of the project site.

8. As new concrete panels are proposed over the wall of the existing wall of the building on the adjacent parcel to the south, as well as the installation of concrete pavers over the easements, a formal agreement and maintenance agreement shall be prepared and submitted to the Planning Board Attorney for review.

Sheet 6 of 7:

1. The plan shall be updated to include a granite curb detail. As the curbing along this section of Main Street is granite curb, and granite curbing removed or damaged during the construction of the project shall be replaced with granite curbing.

2. The catch basin casting details shall be modified to note that all castings within the City's right-of-way shall be "Domestically Made".

Sheet 7 of 7:

1. Construction details shall be added to the plan for the proposed retaining wall in the rear of the building.

2. Sidewalk construction details shall include a note that a sealer shall be applied to protect against de-icing agents.

3. Sidewalk details shall include the size of the wire mesh for reinforcement and shall also note that the wire mesh panels shall come as flat panels. Wire mesh reinforcement shall be #6 gauge 4" x 4" wire mesh reinforcement.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
Bruce Flower, Building Inspector

February 13, 2023

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

RE: Site Plan, Traffic and Parking Study Review #1 for **Proposed Commercial Development,** 536 Main Street, City of Beacon, Dutchess County, New York; CM Project No. 122-016

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) has performed a review of the documents listed below in connection with the proposed commercial development, which consists of the construction of 12,594-square-feet three-story commercial building fronting Main Street. The following documents were reviewed:

- Site Plan prepared by Hudson Land Design, dated January 27, 2023
- Traffic Impact Study prepared by DTS Provident, dated January 31, 2023

The subject site is located on the property on Main Street in the City of Beacon and is underdeveloped. The proposed development consists of a three-story commercial building which will be tenanted by a furniture store. The site will not provide driveways or off-street parking spaces.

We offer the following comments:

**Traffic Impact Study**

1. DTS Provident Traffic Impact Study is based on and follows industry-standard traffic engineering guidelines.
2. CM reviewed Table 1 and it appears that the trips generated at the peak hours differ from the published ITE data by one or two digits - AM peak hour total 4, PM peak hour total 7 and Saturday Midday peak hour total 14. Overall CM agrees with the anticipated site-generated trips based on the Institute of Transportation Engineers *Trip Generation Manual* 11th Edition.
3. CM reviewed Table 2 and agrees with the anticipated parking demand based on the Institute of Transportation Engineers *Parking Generation Manual* 5th Edition.
4. The site plan refers to the parking requirement as two spaces per 1,000 SF of building area, thus 25 spaces. The applicant should state the applicable section in the City of Beacon Zoning Code.
5. Prior to the next meeting, CM will validate the study-area parking supply of 375 spaces as represented by DTS Provident. This process will confirm whether the 50-feet-per-space assumption for on-street parking is conservative and considers limitations such as driveways, fire hydrants, and street width.
6. The previous parking studies referred to by DTS Provident should be identified; the relevant sections should be directly quoted or appended.
7. CM generally agrees that the peak parking demand in the Main Street area occurs in the afternoon. The following is noted for revision, clarification, and elaboration:
    a. Has the parking analysis been coordinated with other pending or approved-but-not-yet-built projects that may be utilizing the same public parking areas to satisfy their parking requirements? Similarly, have vacancies in existing buildings with no off-street parking been considered?

b. The DTS Provident letter refers to a peak period of 1:00 PM to 1:30 PM on a Sunday. However, the appended map showing the parking study area refers to a period 1:30 PM to 2:00 PM. Which is the correct peak period?
c. CM recommends that parking utilization on a Saturday be examined also since the furniture store demand per ITE is only six spaces less on Saturday as compared to Sunday. It is possible that the area-wide utilization on Saturday is greater than it is on a Sunday. The parking utilization study for both Saturday and Sunday should be conducted for more than just 30 minutes to potentially reveal other periods of similar demand.
d. The time of year for the parking utilization study (January 2023) should be seasonally adjusted to account for summer and fall activity in Beacon. A similar issue was raised during the 416-420 Main Street project. CM can assist the applicant with this process.

If you have any questions about the above comments, please do not hesitate to contact our office at (914) 800-9201.

Respectfully,
*Creighton Manning Engineering, LLP*

Frank A. Filiciotto, PE

N:\Projects\2023\123-016 Beacon - 2023 Traffic Reviews\Working\Correspondence\536 Main Street\536 Main Street_Review 1.docx

**City of Beacon Planning Board Agenda**
**02/15/2023**

**Title:**

Review applications for Subdivision Approval, 3-lot residential, 44 Kent Street, submitted by Hardy Homes, LLC *(adjourned at the request of the applicant)*

**ATTACHMENTS**

**City of Beacon Planning Board Agenda**
**02/15/2023**

**Title:**

City Council request to review Local Law to Create Chapter 106, Article V of the Code of the City of Beacon to require the electrification of residential and commercial buildings

**ATTACHMENTS**

Memo__Summary_of_Call_with_NYSERDA_4875-1032-3264_v.3.pdf

Memo_Decision_Building_Electrification_Questions_and_Answers__4887-9260-9355.3_.pdf

Memo_re_Legislation_to_Promote_Electrification_of_Buildings.pdf

Excerpt_of_NYS_Climate_Change_Final_Scoping_Plan__Chapter_12_-_Buildings_.pdf

Local Law_All Electric Buildings.pdf

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Main Office**
  445 Hamilton Avenue
  White Plains, NY 10601
  Phone 914.946.4777
  Fax 914.946.6868
- **Mid-Hudson Office**
  200 Westage Business Center
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City Office**
  99 Madison Avenue
  New York, NY 10016
  Phone 646.794.5747

# MEMORANDUM

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

**FROM:** **Keane & Beane, P.C.**

**RE:** **Alternative Legislative Measures to Promote the Electrification of Buildings in the City of Beacon**

**DATE:** **December 21, 2022**

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As a follow-up to the City Council's discussion on November 14, 2022, concerning legislation to ban gas hookups in new construction, our office spoke to Elizabeth Staubach from NYSERDA to discuss legislative options to promote the electrification of buildings in the City of Beacon. Ms. Staubach confirmed that there are issues of preemption with respect to any legislation that effectively bans fossil fuel hookups in new construction that must be considered when drafting local laws to promote electrification of buildings. NYSERDA is collaborating with outside counsel to review pathways for such legislation that are effective and legal. However, as detailed at the end of this memo, we believe the NYS Energy Code may provide authority for the City to regulate in this area.

## NYSERDA Programs to Promote Electrification

NYSERDA is working on developing legislation for local governments to promote the electrification of buildings. NYSERDA recently created the NYSERDA Stretch to zero pilot program to create and evaluate workable approaches for the local and statewide implementation of a decarbonized, zero on-site greenhouse gas emissions code. A zero on-site emissions code will require all new construction within the adopting municipality to be all-electric. NYSERDA selected two municipalities (the Village of Hastings and one other, not yet publicly announced) to participate in the pilot program. NYSERDA hopes that that these municipalities will be ready to adopt and implement a zero on-site greenhouse gas emissions code by December 2023. The local laws adopted by the pilot municipalities in 2023 will then be available for other municipalities to consider.

NYSERDA also plans to open the Stretch to Zero Program to additional municipalities in the first quarter of 2023. When the program goes live, the City of Beacon will be notified via the City's Clean Energy Coordinator. Applications will be accepted on a rolling basis.

NYSERDA is also working on the Stretch 2023 Energy Code. The Stretch 2023 Energy Code will go father than the 2020 Stretch Energy Code to establish more stringent energy efficient requirements for new buildings to provide greater savings over the State Energy Code for both residential and commercial buildings. The City would need to adopt a local law to require the 2023 Stretch Code. NYSERDA has not announced when the 2023 Stretch Code will be released.

**New York City Legislation to Promote All-Electric Buildings**

In 2019, New York City enacted Local Law 97. Local Law 97 sets forth criteria that drastically reduce the city's emissions through the implementation of carbon caps on infrastructure. This stringent and extremely ambitious law aims to cut New York City's emissions by 40% by 2030 and by 80% by 2050. On May 18, 2022, a group of building owners, residents and corporations filed a lawsuit against New York City, the Department of Buildings and the Department of Buildings Commissioner in New York County Supreme Court. The complaint in *Glen Oaks Village Owners, Inc. v. City of New York*, Index No. 154327/2022 (Sup. Ct., NY Cnty.) seeks to overturn Local Law 97 on the alleged grounds that it: (i) is preempted by the New York State Climate Leadership and Community Protection Act of 2019 (CLCPA); (ii) violates due process because it levies excessive penalties against property owners, is retroactive, and is impermissibly vague; and (iii) constitutes an unauthorized tax, contrary to state constitutional and statutory provisions. On July 28, 2022 the New York City Defendants filed a Motion to Dismiss the Complaint. The court has not yet issued a decision on the Motion to Dismiss. Our office will monitor this litigation.

In December 2021, New York City signed into Local Law 154 which effectively mandates the electrification of most new buildings by prohibiting the on-site "combustion of a substance that emits 25 kilograms or more of carbon dioxide per million British thermal units of energy." Local Law 154 will take effect in December 2023 for buildings under seven stories and in 2027 for buildings greater than seven stories. Under the law, construction projects submitted for approval after 2027 must use sources like electricity for stoves, space heaters and water boilers instead of gas or oil. According to Amy Turner, a Senior Fellow at the Sabin Center for Climate Change Law at Columbia Law School, Local Law 154 attempts to avoid the issue of preemption in two main ways:

> First, by setting an air emissions standard, it limits preemption risk by the U.S. Energy Policy & Conservation Act (EPCA), which prohibits state and local regulations 'concerning the energy efficiency, energy use or water use of' many building systems and appliances. Second, by allowing for the continued provision of all forms of fuel, including fossil gas, it steers clear of potential preemption by the New York State public service law's so-called 'obligation to serve,' which declares as New York State policy 'the continued provision of…

> gas, electric and steam service to all residential customers.' It should be noted that New York City has broad local building code authority, while many local governments are preempted by statewide codes.[1]

Local Law 154 has not yet been challenged so the issue of whether such legislation is preempted remains to be seen.

**New York State All Electric Buildings Act**

The issues of preemption could be easily addressed if New York State adopted the All-Electric Building Act (S6843C/A8431). This legislation provides that the state energy conservation construction code shall prohibit infrastructure, building systems, or equipment used for the combustion of fossil fuels in new construction statewide no later than December 31, 2023 if the building is less than seven stories and July 1, 2027 if the building is seven stories or more. A copy of this legislation in attached hereto. In 2022, Governor Kathy Hochul proposed a version of the bill in her January budget. While this legislation was removed from the proposed budget, the bill is still under review by the State legislature.

The City Council may adopt a resolution to support this legislation and encourage its adoption.

**NYS Energy Code**

NYS Energy Law Section 11-109 allows municipalities to promulgate, subject to review and approval by the NYS DOS Codes Council, local energy conservation construction codes that are more stringent than the State Energy Code. Section 11-104 of the Energy Code, entitled State Energy Conservation Construction Code, provides in relevant part:

> State energy conservation construction code. In addition to meeting the purposes set forth in section 11-101 of this article, the code shall be designed to satisfy the following specific criteria:

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[1] Turner, Amy, *Emerging Local Legal Pathways for Building Electrification: Air Pollution and Land Use Regulation in New York City & Brookline, Massachusetts*, May 28, 2021, https://blogs.law.columbia.edu/climatechange/2021/05/28/emerging-local-legal-pathways-for-building-electrification-air-pollution-and-land-use-regulation-in-new-york-city-brookline-massachusetts/ (Note that on February 25, 2022 Attorney General Maura Healey ruled that the Town of Brookline's efforts to use zoning bylaws to stop fossil fuels in new buildings violated state law.)

1. The code's standards and requirements, so far as may be practicable, shall be formulated in terms of performance objectives.

2. To the fullest extent feasible, use of modern technical methods, devices and improvements which tend to minimize consumption of energy and utilize to the greatest extent practical solar and other renewable sources of energy without affecting reasonable requirements for the health, safety and security of the occupants or users of buildings shall be permitted.

3. As far as may be practicable, the improvement of energy conservation construction practices, methods, equipment, materials and techniques shall be encouraged.

4. The code shall provide reasonable uniform standards and requirements for construction and construction materials for the improvement of energy conservation construction practices.

5. The state fire prevention and building code council, in consultation with the commissioner of the department of parks, recreation and historic preservation, is authorized to adopt exemptions to such uniform standards and requirements for historic buildings as defined in section 11-102 of this article, to the extent that the uniform standards and requirements would threaten, degrade, or destroy the historic form, fabric, or function of such historic buildings.

6. To the fullest extent feasible, the standards for construction of buildings in the code shall be designed to help achieve the state's clean energy and climate agenda, including but not limited to greenhouse gas reduction, set forth within chapter one hundred six of the laws of two thousand nineteen, also known as the New York state climate leadership and community protection act, and as further identified by the New York state climate action council established pursuant to section 75-0103 of the environmental conservation law.

Relying on Sections 11-109 and 11-104 (2) and (6), the City may be able to craft a law that limits new construction to only including electric power as the energy source. Our office continues to review the Energy Code to draft a local law restricting the use of natural gas for certain new construction.

**Climate Action Scoping Plan**

On December 19, 2022, the New York State Climate Action Council approved its final Scoping Plan, which outlines recommended policies and actions to help meet the goals and requirements of the nation-leading Climate Leadership and Community Protection Act (the "Climate Act"). The Scoping Plan includes the following recommendations for buildings:

- By 2050, 85 percent of homes and commercial building space statewide should be electrified with energy-efficient heat pumps and thermal energy networks;
- Adopt zero-emission codes and standards and require energy benchmarking for buildings;
- Scale up public financial incentives and expand access to public and private low-cost financing for building decarbonization;
- Expand New York's commitment to market development, innovation, and leading by example in State projects; and
- Transition from hydrofluorocarbons.

Under the Climate Act, New York is required to reduce greenhouse gas emissions by 85 percent from 1990 levels by 2050. To achieve these goals, the Scoping Plan encourages the State to develop model energy conservation building codes and construction policies to encourage local policy decisions that accelerate energy efficiency with a focus on equity.

**Conclusion**

We will advise the Council as our research progresses and prepare an update for the Council's review in January, which will provide an overview of potential legislation the City may consider to encourage the electrification of buildings. We will also continue to monitor State legislation and policy concerning energy efficiency.

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Main Office**
  445 Hamilton Avenue
  White Plains, NY 10601
  Phone 914.946.4777
  Fax 914.946.6868
- **Mid-Hudson Office**
  200 Westage Business Center
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City Office**
  99 Madison Avenue
  New York, NY 10016
  Phone 646.794.5747

# MEMORANDUM

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

**FROM:** **Keane & Beane, P.C.**

**RE:** **Legislation to Promote the Electrification of Buildings Updated Decision Tree Memo Responses**

**DATE:** **January 20, 2023**

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At the January 9, 2022 City Council workshop meeting, the City Council discussed amendments to the City Code concerning draft legislation to promote the electrification of buildings in the City of Beacon. This memorandum outlines the questions the City Council considered concerning such legislation. Our office is speaking with architects to get a better understanding of the implementation of the law. NYSERDA has also referred us to speak to its Communities and Local Government Program Manager. We have contacted this person and are waiting for a response back.

1. What types of construction should the proposed local law regulate?

   - **Answer:** At the City Council's recommendation, fossil fuel connections (natural gas and oil tanks) shall be prohibited in new residential construction effective January 1, 2024, and commercial construction effective January 1, 2027. Residential construction shall include single-family dwellings, two-family dwellings, multi-family dwellings, and townhouses. The classification of mixed-use properties as residential or commercial remains an open question to be discussed with NYSERDA.

2. We have identified two categories of construction that the proposed local law may apply to: New Construction and Major Renovations (which includes additions). We assume the City would like the law to apply to all new construction. The City must also determine whether the law should apply to major renovations, where the scope of the work, feasibility of integrating non-fossil fuel energy sources into existing buildings and the cost may hinder those efforts,

   - **Answer:** The proposed local law shall apply to all (a) new construction, and (b) major renovations where the scope of work includes replacement of the existing heating/ hot water systems. For example, if someone does a renovation to their home or commercial building and is not replacing their

two-year old boiler and steam radiator system in connection with such renovation, they will not be required to comply with the City's electrification requirements.

3. Will the requirements of the new law apply to projects or construction that do not include heated space? Heated space refers to space that is intended to be used for living, sleeping, cooking or eating purposes, or any combination thereof that is heated by a central heating system or other fixed equipment. Unheated space may include an enclosed porch, a basement, an attic, garage or shed. If a property owner adds a garage addition- will such addition trigger the requirements of the new law?

   - **Answer:** The requirements of the proposed local law shall only apply to projects that involve heated space.

4. What exemptions should the law include?

   - **Answer:** The proposed local law shall not apply to the installation of Emergency back-up power and municipal water and wastewater facilities or projects that received approval from the Planning Board before June 30, 2023.

5. When should the City's fossil fuel ban go into effect? The City Council should consider whether it wants to take the first step to ban fossil fuels in new construction sooner than is set forth in the Final Scoping Plan adopted by the Climate Action Council.

   - **Answer:** All building permit applications submitted on or after January 1, 2024 concerning the construction of a residential shall not contain any fossil fuel hookup (natural gas or oil tank). All building permit applications submitted on or after January 1, 2027 concerning the construction of any commercial building shall not contain any fossil fuel hookup.

6. Should the law include a hardship exemption? (For example, if the applicant presents an unreasonable hardship, the applicant may apply for an exemption.)

   - **Answer:** The law will include a hardship exemption.

7. Who should review the hardship exemption application? (ZBA, City Council, Building Inspector?)

   - **Answer:** The hardship exemption applications will be reviewed by the ZBA.

8. If a hardship exemption is permitted what is the hardship standard?

- **Answer:** An applicant seeking a hardship must show that compliance with the law is financially, technically or physically infeasible.

KEANE & BEANE P.C.
ATTORNEYS AT LAW

Main Office
445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
Fax 914.946.6868

Mid-Hudson Office
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120

New York City Office
99 Madison Avenue
New York, NY 10016
Phone 646.794.5747

# MEMORANDUM

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

**FROM:** **Keane & Beane, P.C.**

**RE:** **Legislation to Promote the Electrification of Buildings in the City of Beacon**

**DATE:** **January 6, 2023**

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The City Council is considering adopting a local law to ban fossil fuel connections (natural gas and oil tanks) in new construction. The purpose of such a local law is to promote electrification of buildings in the City of Beacon and reduce combustion of fossil fuels. Our office is preparing an Energy Code Supplement for the City to regulate new construction and/or equipment to substantially reduce greenhouse gas emissions. Our goal is to draft legislation that is achievable, affordable and impactful. The Energy Code Supplement will act as an overlay to the New York State Energy Conservation Construction Code ("NYS Energy Code"), not a replacement. All other applicable State code requirements must still be met. As set forth in our December 21, 2022, memorandum, the NYS Energy Code provide authority for the City to promulgate local energy conservation construction codes that are more stringent than the NYS Energy Code.

## The Final Scoping Plan

On December 19, 2022, the New York State Climate Action Council released its Final Scoping Plan which provides a framework for how New York will reduce greenhouse gas emissions and achieve net-zero emissions, increase renewable energy use and ensure all communities equitably benefit in the clean energy transition. Attached hereto is Chapter 12 of the Final Scoping Plan, which focuses on the residential and commercial building sector and sets forth key sector strategies. In addition, the Final Scoping Plan includes recommendations specifically focused on the local government sector. Specifically, the Final Scoping Plan recommends "development of model above-minimum energy conservation codes and construction policies to encourage local energy policy decisions that accelerate energy efficiency with a focus on equity. Recognizing that many local governments struggle with tight budgets and limited staff capacity, which limits their ability to take local climate action, this strategy also includes leveraging and expanding existing State programs to

help support communities with a focus on equity."[1] The Climate Action Council's first recommendation in terms of timeline is to require all electric for new residential construction of three stories and under by 2025, and later dates — 2030, 2035 — for other construction, including taller residential, commercial and replacement of non-electric fixtures at end of useful life. Our office will draft a local law for the City of Beacon that furthers the goals and objectives outlined in the Final Scoping Plan and encourages energy efficiency.

**Questions for Consideration to Draft Proposed Legislation on the Electrification of Buildings in the City of Beacon**

Drafting of the law requires that the goals set by the law can be achieved. A law that is aspirational and the technology is not yet available or feasible will not achieve the City's objectives. To that end, we have focused this memorandum on regulating residential construction and providing for a phasing-in of regulations of commercial buildings. The remaining portion of this memorandum outlines specific questions for the City Council to review when considering drafting such a local law.

1. What types of construction should the proposed local law regulate?

    a) Residential construction (upon the effective date of the law):

        (i) Single-family,

        (ii) Two-family,

        (iii) Multi-family,

        (iv) Condominium/Townhouses

    b) Commercial construction (Phased in starting in 2028):

        (i) All commercial construction

        (ii) Specific categories of commercial construction:

            [1] Mixed Use (commercial/residential),

            [2] Restaurant,

            [3] Retail store,

            [4] Business office, or

            [5] Other construction

2. We have identified two categories of construction that the proposed local law may apply to: New Construction and Major Renovations (which includes additions). We assume the City would like the law to apply to all new construction. The City must also determine whether the law should apply to

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[1] Final Scoping Plan, https://climate.ny.gov/-/media/project/climate/files/NYS-Climate-Action-Council-Final-Scoping-Plan-2022.pdf, Chapter 1, Executive Summary (P. 18)

major renovations, where the scope of the work, feasibility of integrating non-fossil fuel energy sources into existing buildings and the cost may hinder those efforts:

a) Construction of new buildings - to be included.

b) Major renovations, including structural additions:

(i) How will the term "major renovation" be defined?

[1] For example, is a major renovation where work is less than 75% of the building floor area subject to the law?

[2] Must the whole building comply, or just the renovated work area?

3. Will the requirements of the new law apply to projects or construction that do not include heated space? Heated space refers to space that is intended to be used for living, sleeping, cooking or eating purposes, or any combination thereof that is heated by a central heating system or other fixed equipment. Unheated space may include an enclosed porch, a basement, an attic, garage or shed. If a property owner adds a garage addition- will such addition trigger the requirements of the new law?

4. What exemptions should the law include?

a) The City may consider exemptions for:

(i) Emergency back-up power;

(ii) Commercial food establishments;

(iii) Light Industrial and Industrial;

(iv) Municipal Water and Wastewater Facilities;

(v) Low income housing;

(vi) Buildings greater than three stories;

(vii) Laboratories;

(viii) Laundromats;

(ix) Hospitals;

(x) Historic Buildings; or

(xi) Crematoriums.

b) The Energy Code Supplement adopted by the City and Town of Ithaca in 2021 allows cooking and process energy to use fossil-fuels. (Process energy is energy consumed in support of a manufacturing, industrial, commercial, research, or educational process other than space heating, ventilating, air conditioning, service water heating, plug loads, lighting,

and appliances. Examples of process loads include commercial cooking, commercial refrigeration, energy used by machinery in manufacturing, energy used by medical equipment, emergency generators, and energy used for agricultural needs. Examples of loads that are not considered process loads include electricity required for exhaust fans, heating and cooling for ventilation makeup air for any purpose, including kitchen and lab hoods, and energy used for clothes drying.)

5. When should the City's fossil fuel ban go into effect? The City Council should consider whether it wants to take the first step to ban fossil fuels in new construction sooner than is set forth in the Final Scoping Plan adopted by the Climate Action Council.

    a) Example #1: Land use approvals issued after June 30, 2025 must comply with the law.

    b) Example #2: Building permits issued after January 1, 2024 must comply with the law.

    c) Example #3: Building permits issued after January 1, 2023 must comply with the law.

    d) The City may also consider an option to phase in the fossil-fuel ban. For example, the City may require new residential construction to comply with the City's net-zero requirements by January 1, 2026 and commercial construction to comply by January 1, 2028.

    e) Under the Energy Code Supplement adopted by the City and Town of Ithaca in 2021, all buildings shall be built to have net-zero greenhouse gas emissions and shall not use fossil fuels for space heating, water heating, or clothes drying starting January 1, 2026. Note, this requirement applies to all commercial buildings and residential buildings.

6. Should the law include a hardship exemption? (For example, if the applicant presents an unreasonable hardship, the applicant may apply for an exemption.)

7. Who should review the hardship exemption application? (ZBA, City Council, Building Inspector?)

8. If a hardship exemption is permitted what is the hardship standard?

    a) Example #1: In applying for an exemption, the burden is on the applicant to demonstrate the unreasonable hardship, and that the proposed exemption fulfills alternative energy conservation standards or otherwise achieves to the maximum extent practicable reduction of greenhouse gas emissions.

b) Example #2: Must show unreasonable hardship exemptions will only be granted in unusual circumstances based upon a showing of good cause and a determination that the public interest is not substantially prejudiced by the exemption or other compelling circumstances.

c) Example #3: Must show that compliance with the law is financially, technically or physically infeasible.




# SCOPING PLAN

## Full Report
## December 2022

# Chapter 12. Buildings

## 12.1 State of the Sector

### *Overview*

New York's residential and commercial buildings sector encompasses over 6 million buildings, which are home to 7.4 million households and include over 5 billion square feet of commercial and institutional space where New Yorkers work, learn, gather, and access essential services. The State's large geography, varied climate, and vibrant economy drives a diverse buildings mix, as discussed further below. Statewide, New York's residential and commercial buildings are older than the national average, pointing to opportunities for upgrading buildings in ways that improve both quality of life and energy performance. In addition, nearly half (48%) of households statewide are low- to moderate-income (LMI) households, underscoring the importance of careful attention to housing and energy affordability.

Residential and commercial buildings use energy for heating, ventilation, and air conditioning (HVAC), water heating, lighting, refrigeration, cooking, computer and office equipment, and other small appliances. Direct greenhouse gas (GHG) emissions from the buildings sector come from burning fossil fuels onsite in residential and commercial buildings, primarily for space and water heating, and associated upstream emissions. This chapter addresses strategies for reducing GHG emissions attributable to residential and commercial buildings, whereas strategies for mitigating emissions attributable to industrial facilities are addressed in *Chapter 14. Industry*.

**Emissions Overview**

The buildings sector was the largest source of emissions in 2019, responsible for 32% of emissions statewide, which includes the combustion of fossil fuels in residential (34%) and commercial buildings (19%), emissions from imported fuels (33%), and hydrofluorocarbons released from building equipment and foam insulation (14%). The fuels used in buildings today include fossil natural gas, distillate fuel (e.g., heating fuel oil #2), wood, propane, kerosene, and residual fuel.

Decarbonizing building operations describes the reduction or elimination of GHG emissions from building end uses through energy efficiency improvements to reduce energy demand and through switching from equipment and systems powered by burning gas, oil, or other fossil fuels to highly efficient equipment and systems powered by zero-emission energy sources. In addition, embodied carbon associated with building construction can be reduced through building reuse and through using lower-carbon materials or carbon-sequestering products.

The integration analysis indicates that energy efficiency and managed electrification in buildings will be critical to meet New York State's GHG emissions limits under the Climate Act. All scenarios modeled in the integration analysis include rapid adoption of high-efficiency heat pumps so that one to two million energy-efficient homes use heat pumps by 2030, and by 2050, the large majority of buildings statewide use electric heat pumps for heating, cooling, and hot water. Switching from fossil fuels to heat pumps for heating and hot water will immediately and significantly reduce GHG emissions and criteria pollutants from buildings (as powered by the State's electric grid today). As the State advances toward a zero-emission electricity sector by 2040, electrification will enable buildings to operate with virtually zero emissions. To manage the impacts of widespread electrification on the State's electric grid, it also will be essential that buildings make significant investments in energy efficiency, install a diverse mix of heat pump technologies, and adopt smart controls, energy storage, and other load flexibility measures. As modeled in the integration analysis scenarios, widespread improvements to building envelopes (air sealing, insulation, and replacing poorly performing windows) will reduce energy demand from the buildings sector by 30% to 50% by 2050. The adoption of ground-source (or geothermal) heat pumps (GSHPs) and installation of heat pumps with fuel backup further reduce the amount of electricity needed on the coldest days of the year, relative to air-source heat pumps (ASHPs) with electric resistance backup. The integration analysis finds that rapid and widespread building efficiency and electrification is needed and supported by the strategic utilization of alternative fuels.[210]

Electrification of space and water heating with high-efficiency heat pumps is a viable approach to decarbonizing operations for nearly all types of buildings in New York. Modern heat pumps that work in very cold weather are commercially available and able to keep homes and businesses safe and comfortable year-round, as long as they are properly chosen, sized, installed by appropriately trained workers, and paired with an energy-efficient building envelope and HVAC system design. Electrically powered heat pumps circulate refrigerant to move heat from one place to another – typically between indoors and the air, ground, or water outside. GSHPs perform well in extreme temperatures without the need for electric resistance or fuel backup since heat is exchanged between the building and stable ground temperatures via an underground piping system. Cold climate ASHPs also work efficiently in New

[210] See Appendix G: Integration Analysis Technical Supplement. Scenario 2 (called "Strategic Use of Low-Carbon Fuels") modeled in the integration analysis projects that 20% of installed heat pumps are GSHP and 80% are cold climate ASHP, of which one in 10 air source heat pumps (ASHPs) are modeled to use fuel backup to meet heating demands during the coldest 5% of hours. In this scenario, renewable natural gas (RNG) is used in the buildings sector, assuming a 9% RNG blend in gas pipelines by 2030 and 100% RNG to meet dramatically reduced gas demand in buildings by 2050. Green hydrogen use is limited mostly to transportation, industrial purposes, and electricity reliability in this scenario, though a small amount of hydrogen is used to power the Con Ed district system by 2050, with steam demand reduced by about 66% as many existing customers electrify in whole or in part.

York's climate, but in very cold outdoor conditions both their heating capacity (output) and efficiency (coefficient of performance) are reduced, and supplemental heat may be used. At a district or community-scale, underground pipes can be installed alongside other infrastructure to distribute thermal energy among multiple buildings; these thermal energy networks can recycle waste heat among diverse building types, provide load smoothing, and drive economies of scale. Compared with fossil fuel or electric resistance heating systems, ASHPs are two to three times more efficient, and GSHPs are three to five times more efficient on a seasonal basis; even higher efficiencies are possible through heat recovery and thermal energy networks.

Cold climate ASHP systems, GSHP systems, and thermal energy networks have different upfront costs, operational costs, seasonal efficiency performance, and impacts on electric peak load during the coldest hours. The integration analysis modeled a high ground source/district loop heat pump system sensitivity to examine how more widespread use of ground source heat pumps and district geothermal thermal energy networks could help reduce electric grid system impacts from electrified space heating, while reducing GHG emissions by substituting clean thermal energy sources for fossil fuel heating systems. It showed that if energy efficiency upgrades lag and ASHP installations perform poorly during very cold hours, then energy use and electric system costs would increase; or alternatively in this scenario, more GSHPs/thermal energy networks could be installed at a higher cost that is approximately balanced out by electric system savings.[211] Lower demand from the buildings sector with more GSHPs and thermal energy networks would lead to lower electric system investments in firm capacity, battery storage, renewables, and the distribution grid. Ongoing analysis is warranted to monitor the relative cost trajectories of GSHP and district thermal energy networks versus electric peak costs.

Regional differences in New York also warrant ongoing consideration as technologies, markets, and policies evolve to enable the transition to an efficient, electrified building stock. New York's downstate region (Long Island, New York City, and Westchester County) is characterized by dense urban areas and a mixed climate (Climate Zone 4A, mixed humid). These cities and towns often have higher costs for construction and real estate, more multifamily housing and leased space, and taller buildings with denser occupancy. Median household incomes are typically higher in downstate counties than in upstate New York; however, Bronx County has the lowest median household income and the highest poverty rate of any county in the state (U.S. Census Bureau, American Community Survey 5-Year Estimate, 2016-2020).

[211] See Appendix G: Integration Analysis Technical Supplement.

Inequality is high in New York City, where nearly one in five residents lives in poverty and over 40% of the population lives in poverty or near poverty.[212]

Challenges to installing heat pumps in downstate New York are high installation costs, high electricity costs, the provision of gas service lines and extensions of gas mains at no or low cost to individual new customers, and uncertainty on how to design systems for existing high-rise buildings. This milder climate downstate allows for smaller heating systems, and single-family homes can use heat pumps as a whole-home solution without supplemental heat. Larger multifamily, mixed-use, or complex commercial buildings may have logistical constraints (e.g., limited roof area) that result in heat pump systems needing supplemental heat (e.g., electric resistance or pre-existing gas-fired system) on the coldest days. However, it is anticipated that supplemental heat will be phased out as envelopes are improved and heat pump technology advances to meet the needs of existing high-rises. Large buildings in New York City that purchase Con Edison's district steam for heating and hot water may prioritize system optimization, energy recovery, and partial electrification to minimize steam consumption in advance of the potential decarbonization of the district steam system.

The upstate region is characterized by suburban and rural communities, as well as small and moderate-sized cities, with cooler climates (Climate Zones 5, cool-humid and Zone 6, cold-humid). These smaller cities, towns, and villages have lower cost real estate and more single-family homes and low-rise buildings. Median incomes are typically lower than in downstate New York, with those in the Southern Tier being among the lowest in the state. In the Southern Tier and in the mostly rural and suburban counties in the Mohawk Valley and the North Country regions, low-income households are more likely to live outside census tracts that are geographically designated as Disadvantaged Communities.[213]

Challenges to installing heat pumps in upstate New York are high installation costs, the provision of gas service lines and extensions of gas mains at no or low cost to individual new customers, limited availability of equipment and trained installers and contractors, and uncertainty on how to design efficient systems that can handle sub-zero temperatures without supplemental heat. In addition, rural areas with above-ground electric wires are more vulnerable to prolonged power outages in winter storms; while

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[212] The Mayor's Office for Economic Opportunity. 2021. New York City Government Poverty Measure 2019. Available at https://www1.nyc.gov/site/opportunity/poverty-in-nyc/poverty-measure.page

[213] Based on New York State's Draft Disadvantaged Communities Criteria. December 2021. See the "Draft Disadvantaged Communities Criteria Overview Fact Sheet" available at https://climate.ny.gov/disadvantaged-communities-criteria/.

furnaces and boilers also require electricity to operate, a heat pump system requires significantly more power (watts) to run, pointing to the need for resilience solutions that go beyond a portable generator. However, the upstate region also has certain advantages that may help transition these homes and businesses to heat pumps. First, homes and buildings upstate are likely to have ample outdoor space for ASHP outdoor units or GSHP ground loops. Second, where gas infrastructure is less developed, as in many rural areas and on Long Island, New Yorkers heating with delivered fuel oil or propane can benefit from significant energy bill savings by switching to an energy-efficient heat pump. Third, New York's upstate region has the cleanest electricity in the country.[214]

In New York's coldest northern and mountainous regions, some homes that install cold climate ASHPs may need supplemental heat (wood, home heating oil, propane, or gas) for the coldest days to maintain comfort, avoid oversized heat pumps that lead to inefficient operation, and offer a backup source of heat during a power outage (paired with a generator as needed). Counties in the North Country, Mohawk Valley, and Capital regions are the coldest in New York.[215] Heating systems there need to keep buildings warm in winter temperatures that fall below zero (0ºF), a design temperature at which available cold climate ASHP products tend to be installed with supplemental heat. The U.S. Department of Energy's ongoing Residential Cold Climate Heat Pump Technology Challenge is working in partnership with the U.S. Environmental Protection Agency, Natural Resources Canada, heat pump manufacturers, and other stakeholders to accelerate the development and commercialization of next-generation cold climate ASHPs, including products that are optimized for -15°F (-26°C) operation, which like GSHPs would meet consumer comfort, safety, and efficiency needs in even the coldest New York regions.

### *Vision for 2030*

By 2030, one to two million energy-efficient homes should be electrified with heat pumps, and heat pumps should provide space heating and cooling for 10% to 20% of commercial space statewide. Heat pumps should become the majority of new purchases for space and water heating by the late 2020s. From 2030 onward, more than 250,000 New York homes and thousands more commercial buildings each year are expected to be retrofitted or constructed to be energy-efficient and to install heat pumps for primary

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[214] Carbon dioxide equivalent emissions on a 100-year basis in the eGrid region NPCC Upstate New York (NYUP) were 234.5 pounds of $CO_2e$ per megawatt hour of electricity produced in 2020. Emissions from the next cleanest eGrid region California (CAMX) were 515.5 pounds of $CO_2e$ per megawatt hour that year. U.S. Environmental Protection Agency. https://www.epa.gov/system/files/documents/2022-01/egrid2020_summary_tables.pdf

[215] Based on the 99% Heating Design Temperature (°F) by county in the ASHRAE 2013 Manual J Design Conditions 8th Edition.

heating, cooling, and hot water, which is more than a tenfold increase from annual adoption today. This rapid market growth is projected to generate more than 100,000 new jobs in energy-efficient construction and clean heating and cooling. Public support for job growth and training in electrification and energy efficiency services will provide both new and incumbent workers with opportunities in the clean energy economy (see Table 10 and Strategy B8), while in-state engineering companies and manufacturers expand innovation and capacity to serve the growing New York and regional markets.

To achieve this dramatic growth, New York should invest in a significant scale-up of financial support for energy-efficient building envelope upgrades and electric heat pump systems, with priorities afforded to Disadvantaged Communities. State codes should require new construction to be highly efficient, zero-emission, and resilient to the effects of climate change. State regulations should be in place to phase out fossil fuel use in existing buildings by requiring zero-emission equipment and appliances at the time of replacement and by setting energy efficiency performance standards for large existing buildings. These regulations will send a clear policy signal, with compliance dates that allow regulated entities to plan and build capacity while regulators protect households from cost burdens. Utility price signals and technological innovation also should support expansion of grid-interactive buildings, energy storage, and other demand-side solutions for load shifting, reducing the need to operate peaker power plants and to build additional grid capacity. Throughout this transformation and through the strategies in this Scoping Plan, LMI households and frontline communities will need to be protected from displacement and threats to affordability.

### *Vision for 2050*

By 2050, 85% of homes and commercial building space statewide should be electrified with energy-efficient heat pumps and thermal energy networks. New York should have advanced a managed, phased, and just transition from reliance on fossil natural gas in buildings to a clean energy system (see *Chapter 18. Gas System Transition*). Embedded subsidies for fossil fuels will have been eliminated, and energy-efficient, zero-emission buildings will have become the most cost-effective option in a clean energy economy that supports secure jobs and demonstrates leadership in innovation. Investments in research and development will have brought affordable batteries and thermal storage, grid-interactivity, ultra-low global warming potential (GWP) refrigerants, and advanced technical solutions for the hardest-to-electrify building types to market. All New Yorkers will benefit from a just transition that supports vibrant, healthy communities and repairs structural inequalities in access to housing, credit, employment, economic opportunities, environmental resources, and a clean and healthy environment.

**Table 10. Sector Spotlight: Timelines for a Just Transition in the Buildings Sector**

- The JTWG Jobs Study found that residential HVAC, residential shell, commercial HVAC, and commercial shell subsectors will experience the most growth in clean energy jobs, with installation and repair jobs comprising almost two-thirds of all jobs added by 2030. Activities like heat pump installation and weatherization work will employ construction laborers, HVAC workers, electricians, plumbers, pipefitters, and insulation workers in local communities statewide.
- In scenarios modeled in the integration analysis, fuel consumption in the buildings sector is modeled to decline by roughly 33% by 2030 and 58% by 2035. Electric heat pumps are modeled to grow rapidly from a niche market to comprise the majority share of heating and hot water system sales from 2028 onward, and nearly all heating and hot water system sales by 2035. As compared with business-as-usual, energy-efficient building shell installations are modeled to more than triple by 2025 and to be six times higher by 2030.
- The 2020s thus represents a key period for job growth and training for workers who are doing energy efficiency and electrification work in the buildings sector. Gas distribution jobs are modeled to roughly stay flat through 2030, before declining in the 2030s, whereas heating oil jobs will decrease sooner.
- With legislation passed and a new regulatory regime under development, gas distribution workers will have the remainder of the decade to learn about and get trained on community and utility thermal energy network systems at-scale before gas distribution employment is projected to drop-off – as one pathway to utilize transferrable skills.
- As described in *Chapter 7. Just Transition*, the State should conduct prospective market assessments and analyses on the detailed occupations that will support job growth across the residential and commercial buildings sectors. Market analysis on these occupations should include an assessment of wraparound service needs, career pathways, and skills transferability for new and existing buildings workers, and should inform the scale-up of workforce development and training.
- Coordination across the New York State Energy Research and Development Authority (NYSERDA), New York State Department of Labor (DOL), and the Office of Just Transition, as well as direct engagement with labor unions and Registered Apprentice programs, is a vital part of understanding and responding to these market needs and to ensuring trained installers.

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|---|---|---|---|
| Existing clean energy jobs: | 165,200 | Potential job growth by 2030:<br>2040: | +135,700<br>+197,600 |
| Existing fuels jobs: | 13,600 | Potential job loss by 2030:<br>2040: | -2,600<br>-8,000 |
| | | Potential net job creation by 2030:<br>2040: | +133,100<br>+189,600 |

*Note: Job impact data from JTWG Jobs Study (Scenario 2 Initial Employment Outputs), rounded to the nearest hundred. Jobs figures here may be partial due to differences in sectoral breakdown between Scoping Plan Chapters and Jobs Study; additional analysis found in the Jobs Study.*

## *Existing Sectoral Mitigation Strategies*

Catalyzing energy efficiency and electrification of space and water heating in buildings is a pillar of New York's climate and equity agenda. The New Efficiency: New York strategy demonstrates the State's commitment to reducing energy waste, fossil fuel use, and GHG emissions in the buildings sector, and doing so in a manner that advances equity, creates, and transitions to clean energy jobs in communities statewide, supports energy affordability, prioritizes benefits to Disadvantaged Communities, and expands access to comfortable, healthy, and energy-efficient homes and businesses. New York invests over $1 billion in public funds annually for State- and utility-administered grant and market development programs focused on energy-efficient buildings. This includes a coordinated, statewide framework to

benefit LMI New Yorkers and the launch of the NYS Clean Heat initiative. The State's clean energy workforce training initiative helps to equip the current and future workforce while increasing industry diversity and job opportunities in line with a just transition. Another long-standing priority is catalyzing innovation and bringing leading technologies and companies to New York, for example, through public-private partnerships that spur scalable demonstration projects for visionary, low-carbon buildings.

New York's 2022–2023 State Budget includes a $25 billion, five-year housing plan that will create or preserve 100,000 affordable homes across New York with a focus on economic recovery, social justice, improved digital connectivity, and climate action. The plan also provides for electrification and energy efficiency work to be ready for electrification in an additional 50,000 homes. Under the plan and its Sustainability Guidelines issued in 2022, New York State Homes and Community Renewal (HCR) is working to produce high quality affordable housing with improved building envelope performance and significantly lower or zero on-site GHG emissions from fossil fuel burning appliances. As noted in the Barriers and Opportunities Report, addressing the climate and housing crises in tandem will be more effective than addressing them separately.

The Advanced Building Codes, Appliance and Equipment Efficiency Standards Act of 2022 bolsters New York's regulatory and policy environment to support energy efficiency and GHG reduction strategies in buildings along with expanded appliance standards. Additionally, the Utility Thermal Energy Network and Jobs Act requires the Public Service Commission (PSC) to develop a regulatory structure for utility thermal energy networks for heating and cooling homes, and utilities to launch pilot projects. The New York State Department of Environmental Conservation (DEC) also has adopted regulations that prohibit certain hydrofluorocarbons (HFCs) in specified uses (such as commercial refrigeration and large air-conditioning equipment) (6 NYCRR Part 494). Executive Order Number 22 builds upon progress and sets new goals for the State's lead-by-example sustainability and climate directives for State agencies.

Even as New York demonstrates leadership, the speed and scale of action to decarbonize buildings must accelerate dramatically. Meeting New York's ambitious climate requirements and goals in the residential and commercial buildings sector requires multi-pronged policy action, including new regulations and a major scale-up of public investments, to break through thorny market barriers and to manage significant risks to achieving the necessary equity and emissions reduction outcomes. The strategies recommended for the buildings sector work to achieve the Climate Act's energy efficiency requirement for 2025, and critically, to spur more rapid and widespread end-use efficiency and electrification in buildings.

### *Key Stakeholders*

Collaboration is critical among multiple State agencies, local governments, the federal government, consumers, nongovernmental organizations (NGOs), New York's electric and gas utilities, affected workers and unions, and industry actors including the construction and building improvement industry, real estate actors, and clean energy businesses. Stakeholder engagement must include meaningful involvement of households, businesses, and community-based organizations from frontline communities, LMI households, public housing authorities and residents, environmental justice organizations, and affordable housing groups.

## 12.2 Key Sector Strategies

The key strategies within this sector are organized into four themes, as shown in Table 11. As described there in greater detail, the labor standards discussed in *Chapter 7. Just Transition* are intended to apply throughout this Scoping Plan, including for the buildings sector, as a means of promoting good, family-sustaining, union jobs accessible to all New Yorkers and achieving a true just transition.

**Table 11. Buildings Sector Key Strategies by Theme**

| Theme | Strategies |
|---|---|
| Adopt Zero-Emission Codes and Standards and Require Energy Benchmarking for Buildings | B1. Adopt Advanced Codes for Highly Efficient, Zero-Emission, and Resilient New Construction<br>B2. Adopt Standards for Zero-Emission Equipment and the Energy Performance of Existing Buildings<br>B3. Require Energy Benchmarking and Disclosure |
| Scale Up Public Financial Incentives and Expand Access to Public and Private Low-Cost Financing for Building Decarbonization | B4. Scale Up Public Financial Incentives<br>B5. Expand Access to Public and Private Low-Cost Financing<br>B6. Support Development of Thermal Energy Networks<br>B7. Align Energy Price Signals with Policy Goals |
| Expand New York's Commitment to Market Development, Innovation, and Leading-by-Example in State Projects | B8. Invest in Workforce Development<br>B9. Scale Up Public Awareness and Consumer Education<br>B10. Support Innovation<br>B11. Reduce Embodied Carbon from Building Construction |
| Transition from Hydrofluorocarbons | B12. Advance a Managed and Just Transition from Reliance on Hydrofluorocarbon Use |

As a cross-cutting strategy, New York should establish a 2030 target for the buildings sector that is commensurate with the level of electrification and efficiency needed to achieve the State's climate goals and should then monitor progress to ensure that policies and programs are in place to achieve this target.

### *Adopt Zero-Emission Codes and Standards and Require Energy Benchmarking for Buildings*

When new buildings are constructed, clear and cost-effective opportunities exist for decarbonizing building operations and reducing embodied carbon emissions. Fulfilling these opportunities will have long-term impacts throughout the construction market. Advanced codes will minimize the near-term installation of additional fossil fuel equipment and ensure that new buildings going forward are resilient to the impacts of climate change. State entities will lead by example in this regard pursuant to Executive Order 22, which requires sustainable procurement specifications and that from 2024 onward all new construction submitted for permitting by affected State entities shall avoid building systems or equipment that can be used for the combustion of fossil fuels (to the fullest extent feasible with allowance for necessary use for backup emergency generation and process loads).

In existing buildings, the best opportunity for energy improvements is during routine home and capital improvements and when HVAC equipment is retired from service. Since the useful life of HVAC equipment ranges from 15 to 30 years, seizing the opportunities to electrify New York's over 6 million buildings by 2050 requires near-term action.

Electrification and efficiency improvements in existing buildings present a larger challenge of sheer scale. The New York State Energy Research and Development Authority (NYSERDA), DEC, and New York State Department of State (DOS) should work together to adopt regulatory requirements that will bring about the end of fossil fuel combustion in buildings by prohibiting replacement of fossil fuel equipment at end of useful life, coordinated with action taken by the PSC and New York State Department of Public Service (DPS) to regulate gas utilities and with New York State Department of Labor (DOL) and the Office of Just Transition to promote workforce development. Building performance standards also will compel efficient operation of buildings and capital investments in high-performance building envelopes and efficient HVAC systems.

These regulations and complementary market support must be thoughtfully designed to drive adoption of highly efficient heat pump systems that are coupled with measures that reduce thermal energy demand, rather than uptake of inefficient alternatives such as electric furnaces or boilers. If not managed, there is a risk that consumers could install inefficient electric equipment in inefficient buildings; this would result in higher ongoing electric bills for building occupants and, if widespread, excessive system peak electricity demands that would be extremely costly to meet. Put simply, policy action to decarbonize buildings must address both energy efficiency and electrification.

Advancing equitable outcomes for lower-income households and Disadvantaged Communities also demands careful design of regulatory actions and complementary strategies. The Climate Justice Working Group (CJWG) expressed support for regulatory sunset dates for combustion equipment in buildings provided that these regulatory actions are coupled with additional goals and public investments to benefit Disadvantaged Communities. This Scoping Plan endorses this condition for regulatory action and proposes complementary strategies to minimize the risk of negative impacts on lower-income and vulnerable households while prioritizing investments that benefit affordable housing and Disadvantaged Communities.

For buildings, resilience is the ability of the building systems to be prepared for, withstand, adapt, and quickly recover from disruptions such as severe weather, power outages, and chronic changes to the climate. Given the increased frequency of extreme weather events, which also increase the probability and scale of electric grid outages, it is critical to consider and manage risks to resilience when electrifying the heating systems of buildings. Flexible technologies and grid-interactive appliances that actively manage building energy consumption can contribute to improved grid reliability and resilience. At the building level, high-performance building envelope features prolong passive survivability. Additional resilience strategies include on-site renewable energy that is able to operate independent of the grid, energy storage, and electric vehicle (EV) battery-interactive capabilities. The resilience of building and energy systems is a priority area for public investment in research, solution development, and demonstration projects.

### *B1. Adopt Advanced Codes for Highly Efficient, Zero-Emission, and Resilient New Construction*

This Scoping Plan recommends adopting zero-emission State codes as an important policy lever that can contribute to the rapid transformation presented in the integration analysis. New York City's Local Law 154 of 2021 sets carbon dioxide ($CO_2$) emission limits that effectively prohibit fossil fuel combustion equipment for heating, hot water, and most appliances in new construction, beginning in 2024 for lower-rise residential, and by 2027 for commercial and large multifamily. The State should adopt comparable codes, applicable to all municipalities, to prohibit fossil fuel combustion systems and fossil fuel combustion equipment in new construction.

#### Components of the Strategy

The Advanced Building Codes, Appliance and Equipment Efficiency Standards Act of 2022 requires the New York State Energy Conservation Construction Code (Energy Code) to be updated to achieve energy efficiency and GHG emission reductions in support of the Climate Act. DOS and the New York State Fire

Prevention and Building Code Council (Code Council) – in consultation with DEC, NYSERDA, other State entities including the Office of Just Transition and other Climate Action Council (Council) agencies, local governments, and interested stakeholders – should adopt codes and standards for new construction (and additions and alterations as applicable) of residential and commercial buildings to be built to a highly efficient, zero-emission standard, and incorporate requirements for building resilience. In coordination, the PSC and DPS should work with New York's electric and gas utilities to account for updates to building codes and standards in their distribution system planning and infrastructure investments and with regard to relevant occupational licensing requirements, while continuing to enhance the associated tools and data available to customers and stakeholders.

- **Update regulations to improve energy efficiency and building resilience:**
    - 2025: Adopt highly efficient State Energy Code for new construction (and additions and alterations as applicable) of residential and commercial buildings to require highly insulated thermal performance and air tightness; electric readiness for space conditioning, hot water, cooking, and dryers; EV readiness where parking is provided; and solar wherever the opportunity exists and is feasible (with allowances for green roofs and other uses of rooftop space).[216] These requirements should apply to construction of buildings that file for a building permit starting in 2025.
    - 2025: Adopt additional building resilience features into State codes for new construction (and additions and alterations as applicable) to require energy storage or on-site renewable generation that is able to operate independent of the grid, with specifications for sizing to meet resilience demands.217 Also require grid-interactive electrical appliances as feasible (such as batteries and hot water heaters) to support grid reliability and eliminate barriers to residential adoption of GSHPs. These requirements should apply to construction of buildings that file for a building permit starting in 2025.
- **Adopt regulations to end on-site emissions:** DOS, NYSERDA, and the Code Council should advance code provisions that prohibit fossil fuel combustion equipment for space conditioning,

[216] In the context of building energy codes and standards, residential buildings include one- and two-family attached or detached dwellings, and multifamily buildings three or fewer stories above grade. Commercial buildings are all buildings other than low-rise residential buildings, including multifamily high-rise residential buildings over three stories in height above grade. Buildings containing both residential and commercial spaces are generally considered separately with respect to compliance with model energy codes.

[217] NYSERDA is conducting research to understand building load profiles for thermal comfort/safety in order to recommend standards for battery or thermal storage in instances of power outages.

hot water, cooking, and appliances. Until such codes are adopted statewide, NYSERDA should encourage local governments to adopt NYStretch Energy Code.

  - 2025: Adopt State codes that prohibit building systems or equipment used for the combustion of fossil fuels in new construction statewide of single-family and low-rise multifamily residential buildings having three stories or less (and additions and alterations as applicable). These requirements should apply to construction of buildings subject to residential codes and standards that file for a building permit starting in 2025.
  - 2028: Adopt State codes that prohibit building systems or equipment used for the combustion of fossil fuels in new construction statewide of multifamily residential buildings having four stories or more and commercial buildings (and additions and alterations as applicable). These requirements should apply to construction of buildings subject to commercial codes and standards that file for a building permit starting in 2028.

- **Support local code enforcement and facilitate clear permitting processes for building decarbonization technologies:** The State also should provide additional funding for local code enforcement (staff, training, materials) and a credentialing program for Energy Code inspectors. NYSERDA should continue to offer training and resources to help local Authorities Having Jurisdiction and the building industry, including frontline installers, understand and meet energy code requirements. For battery energy storage systems, geothermal wells for GSHP and thermal energy networks, and other building decarbonization technologies that may experience permitting processes and challenges that vary by locality, NYSERDA, other relevant State agencies, and partners should work to facilitate clear permitting processes, for example by providing resources and tools, facilitating peer-to-peer sharing of good practices, and helping to reduce the learning curve for Authorities Having Jurisdiction and the building industry.

### *B2. Adopt Standards for Zero-Emission Equipment and the Energy Performance of Existing Buildings*

Among the 6.1 million existing buildings in New York, single-family homes and other low-rise residential buildings (up to three stories) are relatively straightforward to upgrade and convert to zero-emission heating and hot water systems using residential-sized GSHPs or ASHPs that are suited to heat efficiently in cold climates. Larger, complex building typologies may necessitate more flexibility in both timing and technological solutions, and affordable housing will need compliance paths that protect tenants.

Technical solutions to retrofit high-rise multifamily and commercial buildings are advancing rapidly. New York is supporting research, development, and demonstration (RD&D) activity that ranges from demonstrating heat pump solutions to maintain centralized heating and hot water systems in large buildings (transferring technology now in use in Northern Europe and Canada) to fostering the development of small, cold climate packaged/window heat pumps that will be affordable for high-rise multifamily buildings. In large and complex commercial and institutional buildings, phased electrification retrofits also offer a feasible, resource-efficient path. Steps include integrating electrification with near- and long-term capital planning (including tenant lease turnover), reducing space conditioning loads and recovering waste heat, and converting steam to hydronic distribution to accommodate the lower temperature hot water produced by heat pumps. For central plant equipment, feasible heat pump installations may meet the large majority of the building's heating load while maintaining a supplemental fuel heat source for peak conditions, with a plan to phase it out over time if possible.

For existing buildings, New York should require the sale and installation of energy-efficient and zero-emission new equipment for space heating and hot water, when replaced at the equipment's end of useful life in residential and commercial buildings.[218] The State should further require efficiency upgrades for large buildings through a building performance standard. The development of codes, standards, and regulations should include further analysis of societal and consumer benefits and costs, as well as provide for compliance pathways for existing buildings to account for extenuating circumstances (including, but not limited to, housing affordability-related matters and health and safety/emergency needs).

### Components of the Strategy

NYSERDA, DEC, and DOS should work together to implement standards for building performance, appliances, and equipment. These regulations should be coordinated with action taken by the PSC and DPS to regulate gas utilities and in consultation with DOL and the Office of Just Transition to support workforce development actions in a manner that is responsive to industry needs and consistent with *Chapter 7. Just Transition*. As identified below, the State should enact legislation to enable these regulatory actions.

- **Regulations to improve energy efficiency in existing buildings:** New York's Advanced Building Codes, Appliance and Equipment Efficiency Standards Act of 2022 enables

[218] The Integration Analysis assumes that the average useful life for hot water and space heating equipment in residential and commercial buildings ranges from 15 to 18 years. In practice, equipment may be kept in service for significantly longer timeframes.

NYSERDA, with DOS, to establish and enforce efficiency standards for appliances and equipment that that are sold, leased, or installed in New York in order to promote energy reduction, water conservation, GHG reduction, and/or increased demand flexibility. As soon as possible, the State should further enact legislation that enables the establishment and enforcement of energy efficiency standards for buildings, in coordination with NYSERDA, DOS, and local code officials for development and enforcement.

- As soon as possible: Adopt energy efficiency standards for appliances that are exempt from federal preemption (such as computers, monitors, fluorescent and LED light bulbs, and air purifiers).
- 2027: Require existing properties larger than 25,000 square feet (sq. ft.) to upgrade to energy-efficient lighting in all commercial spaces and common areas.
- 2030: Adopt an energy efficiency performance standard for existing commercial and multifamily properties larger than 25,000 sq. ft. (with distinct accounting for the electrification of heating and other end uses). Compliance standards should be informed by statewide benchmarking data and align with New York City's Local Law 97 and across State and local government requirements where appropriate. A phased-in building performance standard could become effective starting in 2027.

- **Zero-emission standards to phase out fossil fuel combustion equipment:** NYSERDA and DEC should collaborate on developing and setting zero-emission standards for building equipment, in coordination with DOS for enforcement. DEC should set and enforce zero-emission standards tied to the operation of large fuel burning equipment. In addition to the considerations required by the Climate Act and the State Administrative Procedures Act (SAPA), for a full public engagement and comment process that considers consumer costs and benefits as well as technical and industry readiness and the ability of the electric system (generation, transmission, and distribution) to meet electricity demand with widespread electrification, building-level resilience and potential for future connection to a clean thermal energy network will also be considered in the development of these emission standards. Relevant considerations are also outlined in the Gas System Transition Plan Framework (Table 18). Such standards shall ensure that compliance will not disproportionately burden Disadvantaged Communities. These zero-emission standards across a range of equipment types should apply starting in the years noted below.
  - 2025: The State should review and consider modifications to existing statutory provisions that relate to utilities providing new gas service to existing buildings as part of a

comprehensive plan to end investments in new gas infrastructure in coordination with municipalities.

- 2030: Adopt zero-emission standards that prohibit replacements (at end of useful life) of residential-sized equipment used for the combustion of fossil fuels for heating and cooling and hot water. The standards beginning in 2030 should regulate equipment sized to typically serve single-family homes and low-rise residential buildings with up to 49 housing units.
- 2035: Adopt zero-emission standards that prohibit replacements (at end of useful life) of large and commercial-sized equipment used for the combustion of fossil fuels for heating, cooling, and hot water. The standards beginning in 2035 should regulate equipment sized to typically serve larger multifamily buildings (having four stories or more or 50 or more housing units) and commercial buildings.
- 2035: Adopt zero-emission standards that prohibit replacements (at end of useful life) of fossil fuel appliances for cooking and clothes drying.
- 2035: DEC should adopt zero-emission standards that prohibit fossil fuel use in large fuel burning equipment for heating and domestic hot water. The standards should be enforced under a new emissions enforcement regime of large combustion equipment sized to typically heat buildings 50,000 sq. ft. or more in floor area, thereby requiring early retirement.

### *B3. Require Energy Benchmarking and Disclosure*

Energy consumption benchmarking provides building decision-makers with information to improve building operations and investment decisions, and the data collected statewide will inform building performance standards. Lack of awareness in the market may limit the effective use of benchmarking data. Education will be needed for consumers, brokers, and building owners on how to use the energy usage and benchmarking information.

The State must also mitigate against and monitor for potential harm to Disadvantaged Communities. Disinvestment could occur if disclosure or labeling of energy performance makes properties less attractive to potential renters and buyers, or conversely, demand for efficient buildings could price people out of the market for healthy housing in their community. Adequate technical and financial assistance for LMI homeowners and building owners will be needed in Disadvantaged Communities to scope and finance energy upgrades. As was emphasized by the CJWG, energy affordability is a challenge for many LMI households and required energy disclosure provides important information when buying or renting a home, including ongoing energy costs, which informs decision-making and budgeting. The State should

ensure consistency and alignment across State and local government requirements (such as New York City local laws), including in reporting templates and timeframes.

### Components of the Strategy

NYSERDA, DOS, the New York State Department of Taxation and Finance, and the New York State Office of the Attorney General should work together to implement and enforce energy benchmarking and disclosure requirements, in coordination with PSC direction to utilities under its jurisdiction. The State should enact legislation to enable these regulatory actions.

- **Require energy consumption information and disclosures:**
  - 2024: Commence a statewide energy benchmarking and disclosure program that requires owners of multifamily and commercial properties larger than 10,000 sq. ft. to annually report whole-building energy and water consumption data to NYSERDA for public disclosure. NYSERDA should lead implementation, with support from the Department of Taxation and Finance and the Attorney General's office. Also, the PSC should require electric, gas, and water utilities to provide automatic aggregated whole-building uploads of utility customer data directly to the U.S. Environmental Protection Agency's (EPA) ENERGY STAR Portfolio Manager.
  - 2025: Require multifamily and commercial properties larger than 25,000 sq. ft. to undertake a comprehensive building energy assessment (audit), to be conducted by appropriately trained workers, at least once every 10 years that evaluates the building's systems and identifies opportunities to invest in energy efficiency upgrades, electrification or electrification-readiness for building systems, and climate risk with resilience measures. Filing an assessment report with NYSERDA would be required on a cycle established by the State or at the time that a building permit is needed for specified work that must conform to Code, whichever comes first. NYSERDA should lead implementation, in close coordination with DOS and local code officials for development and enforcement.
  - 2025: Require owners of all single-family and multifamily residential and commercial buildings to obtain and publicly disclose, as part of sale or lease listing of a building, housing unit, or commercial space, the prior-year energy consumption of the building, unit, or space (at least 12 consecutive months of energy bill data).
  - 2027: Require owners of single-family buildings to obtain and disclose an energy performance rating (such as a Home Energy Rating System index) as part of sale listing.

### *Scale Up Public Financial Incentives and Expand Access to Public and Private Low-Cost Financing for Building Decarbonization*

A substantial infusion of both public resources and private capital will be needed to pay for the building upgrades necessary to decarbonize buildings, while also expanding access to safe and healthy housing and bolstering resilience to climate impacts. The integration analysis indicates that to meet the Climate Act's GHG emission reduction requirements, more than 250,000 housing units each year will need to adopt electric heat pumps and energy efficiency measures from around 2030 onward – more than a tenfold increase from current market activity – with a comparable pace of transformation in the commercial sector. Across the residential and commercial buildings sectors, annual investment costs for these upgrades are projected to grow over time from roughly $5 billion in 2030 to $30 billion in 2050, based on the incremental cost of building electrification and shell improvements made in each year. This investment will expand jobs in energy efficiency and building electrification in communities statewide and is projected to add 100,000 new clean energy jobs by 2030. This investment remains a fraction of other building-related expenditures in New York, which annually include approximately $60 billion in buildings investments and over $30 billion on energy costs across the residential and commercial buildings sectors. Significant opportunity exists to redirect existing spending toward a more sustainable buildings sector.

### *B4. Scale Up Public Financial Incentives*

Financial incentive programs will need to scale up dramatically to motivate millions of homeowners and building owners to install high-efficiency electric heat pumps and make energy efficiency improvements such as sealing air leaks, adding insulation, and using building controls. Building envelope sealing and weatherization measures improve comfort (reducing drafts, cold surfaces, and noise pollution) and reduce risk of pests and mold; moreover, to promote healthy homes, weatherization needs to include appropriate ventilation systems and must take place after any pre-existing safety and health issues (such as mold, mustiness, or high levels of formaldehyde and other air pollutants) are addressed. Replacing an existing heating system with a high-efficiency electric heat pump system that also provides air conditioning and filtration can meet formerly unaddressed or inadequate cooling needs. Although many energy efficiency upgrades improve housing quality and are cost-effective, these projects can be disruptive for occupants or simply not a priority for owners. For most existing homes and buildings, moreover, the current upfront costs of building electrification and related energy efficiency upgrades such as air sealing, insulation, and building controls can be significantly higher than costs for replacing fossil fuel equipment.

For example, for an older single-family home that is otherwise in good condition, the average installed cost for a heat pump for whole-home space heating and cooling paired with an air sealing and insulation upgrade is estimated to be about $21,000 for a cold climate ASHP and $40,000 for a GSHP system (before available rebates and tax credits), as compared with roughly $10,000 or less to replace a fossil fuel boiler/furnace and air conditioner (with no envelope work).[219] A homeowner who switches from home heating oil to an electric heat pump will see substantial energy bill savings, so that with currently available incentives through NYS Clean Heat and the federal geothermal tax credit, the project payback could be between five to eight years. For many customers now heating with low-cost gas, however, bill savings do not currently offer a clear economic return on investment for adopting a whole-home heat pump. Because of the diversity of stock and pre-existing conditions in multifamily buildings, potential costs vary widely to convert existing apartments to heating and cooling with efficient heat pumps. The average cost of investing in an efficient heat pump is estimated to range from about $14,000 per apartment unit for an ASHP retrofit in a small multifamily building to $50,000 per apartment unit for an ASHP paired with a moderate shell efficiency package (including air sealing, roof insulation and double pane windows) in a large multifamily building (before available rebates and tax credits); corresponding incremental costs range from roughly $10,000 to $40,000 per unit.[220] In considering consumer benefit-cost and equity impacts, it is further important to recognize that some housing is unsafe and unhealthy due to years of underinvestment, such that costly repairs are needed before making energy improvements.

Given the scale of the challenge, public funding must be used strategically to accelerate market adoption, help LMI consumers, promote transitioning the existing workforce and workforce development that expands skills and job placement, and advance equity. Expansion of financial incentive programs to motivate early adoption in market-rate housing and commercial buildings will be needed for at least the coming decade. This support should target existing buildings more so than new construction and eventually phase out (once efficient, zero-emission codes and standards go into effect), with a longer

[219] Installed equipment costs reflect weighted average statewide costs sourced from Appendix G: Integration Analysis Technical Supplement Annex 1: Inputs and Assumptions (updated November 18, 2021). Energy cost savings modeled separately, finding that a modest single-family home that switches from oil heating to a heat pump (paired with basic air sealing/insulation) annually saves $1,200 (NYC) to $1,700 (upstate) with a ccASHP, or $1,700 (NYC) to $2,100 (upstate) with a GSHP. The same home that switches from gas heating (but maintains gas service) sees only a modest annual cost decrease (NYC) or cost increase (upstate) with a ccASHP, or $700 (NYC) to zero (upstate) annual cost savings with a GSHP.

[220] Installed equipment costs reflect weighted average statewide costs sourced from the Integration Analysis – Inputs and Assumptions Workbook, comparing an air source heat pump to gas heating equipment and room air conditioner (AC); the moderate shell efficiency package is referenced as "basic shell" in the source data and is compared to the "reference shell" cost estimate. The source data also includes installed costs for ground source heat pumps which if paired with a moderate or deep shell efficiency package would sum to a higher range of costs than that provided in the text for air source heat pumps.

timeframe for support for low-income households and, as appropriate, for next-generation technologies as they emerge.

Dedicated financial support programs for LMI households, affordable and public housing, and Disadvantaged Communities are essential to enable these households to make and benefit from energy upgrades that improve housing quality and comfort, with careful attention to impacts on housing and energy affordability. For these households and buildings, grant funding will need to cover most or all the near-term cost premium for building electrification and efficiency upgrades, considering economic realities and to remedy unjust patterns of redlining and underinvestment in Disadvantaged Communities. A major investment of public funding, at a scale and along a timeframe that aligns with the adoption of zero-emission codes and standards, will be needed to decarbonize and improve the quality of housing for LMI households, affordable and public housing, and in Disadvantaged Communities.

It also is critical to ensure that the phase out of fossil fuel equipment in buildings does not increase low-income residents' cost of housing, nor create undue energy burden. In New York, the Home Energy Fair Practices Act and PSC regulations provide comprehensive consumer protections for both residential and non-residential utility customers, including applications for service, service terminations, customer billing, and payment and complaint procedures.[221] New York has also established an Energy Affordability Policy that sets the goal of limiting energy costs for low-income households to no more than 6% of their income. The existing low-income energy bill discount programs administered by the major electric and gas utilities should be expanded, and current or future public utility bill assistance programs will need to recognize and adjust for both increased cooling needs as the climate warms and the shift from traditional forms of heating to efficient electrification (using heat pumps that provide both heating and air conditioning). Electrifying rental housing can lead to changes in how energy services such as heating, cooling, and cooking are metered, resulting in transfers of utility costs between building owners and occupants. Over the longer term, regulatory requirements must be coupled with ongoing public financial support for poor and working-class households. Thoughtful policy and programmatic design and coordination of funding sources will be essential to support affordability, safe and healthy housing, consumer protections, and economic opportunities that benefit Disadvantaged Communities.

A salient challenge is marshalling additional public funding, across State, ratepayer, and federal funding and tax credits, at the needed scale, alongside animating the flow of private capital to low-carbon building

[221] 16 NYCRR Part 11 (HEFPA) governs residential service and Part 13 governs non-residential service.

construction and improvements. At present, charges levied on electric and gas ratepayers provide the largest source of funding for New York's energy efficiency incentive programs, with heat pump incentives funded by electric ratepayers specifically. This funding source has the benefit of established precedent and regulatory oversight, which as major new policy initiatives are considered, includes public process and assessment of ratepayer impacts. While there is scope for strategic re-direction and some potential expansion of ratepayer-funded programs, the scale of investment will require a leveraging of multiple sources of funding including other State, federal, and private funding sources. Moreover, the PSC should direct utilities to continue to assess and place priority on investments in clean, distributed energy resources (DERs) (including weatherization and energy efficiency, storage, and electrification of heating) that are comparatively cost-effective ways to reduce peak electric or peak gas demand. Even as these avenues are explored, though, new funding sources beyond ratepayer charges will need to be identified.

In 2022, New York enacted a State Geothermal Income Tax Credit equal to 25% of geothermal system expenditures up to $5,000 for owner-occupied homes, which helps position New York to take advantage of federal geothermal tax credits. State tax credits could be expanded to further encourage GSHP systems and building decarbonization in multifamily and rental housing, commercial buildings, and thermal energy networks. Two potential economywide State policy mechanisms, cap-and-invest and carbon tax/fee, are discussed in *Chapter 17. Economywide Strategies*. If either policy is implemented and provides a new source of funding for policy actions identified in this Scoping Plan, the housing sector should be a priority area for investing that funding to support both equity and emissions reductions.

Critical opportunities exist to leverage federal funding made available under the federal Inflation Reduction Act of 2022. Long-term tax credits will provide market certainty and make it more affordable for New Yorkers to install decarbonization technologies including energy efficiency upgrades, high-efficiency electric appliances, solar panels, and battery storage systems. Notably, federal tax credits for geothermal heat pump system installations extend through 2032 at rates of 30% of the installed cost, with an additional 10% domestic content bonus credit, stepping down in 2033 and 2034. Additional grants for LMI households for home energy performance-based whole-house rebates (the HOMES Rebate) and for High-Efficiency Electric Home Rebates will support broader adoption and further increase benefits. In the integration analysis work, modeling of these tax credits and LMI formula grants specifically for energy efficiency and heat pumps found that this federal funding could reduce New York's cost of the transition to an efficient, electrified building stock by $7 billion or more.

The recommendations below also identify specific opportunities to leverage existing and potentially expanded federal funding, in particular for affordable housing and low-income households. For example, the EmPower New York program and the federal Weatherization Assistance Program both provide no-cost energy efficiency solutions to income-eligible New Yorkers; these programs can help improve the conditions in existing homes, make homes electrification-ready in some instances, and provide a network of contractors and nonprofit community-based organizations to support low-income communities. Scaling up funding and revising the Weatherization Assistance Program guidelines to allow for electrification could better serve Disadvantaged Communities through existing program infrastructure. In addition, around 10,000 multifamily units are built or preserved each year with a combination of federal tax credits and subsidy programs provided by HCR, which has a goal to increase subsidies for the full electrification of that unit production over time.

The CJWG emphasized that regulatory action to phase out fossil fuel equipment in buildings is inadequate without added policy goals and public investments to benefit low-income households and Disadvantaged Communities. The strategies proposed here are consistent with the CJWG's call to front-load and prioritize public investments in efficient appliances and zero-emission heating, cooling, and cooking equipment in Disadvantaged Communities so that poor and working-class households are not left behind, while safeguarding that building electrification does not increase the housing or energy cost burden on low-income residents. Informed by input from the CJWG, the proposed strategy components include attention to New York's existing energy affordability goal, the needs of public housing, and the health benefits associated with building decarbonization. The CJWG further called for "clawback provisions" as part of public subsidies to private landlords to defend against rate increases, gentrification, and displacement. This specific recommendation is not reflected in the proposed strategy because such provisions merit careful consideration in program design.

### Components of the Strategy

Significant coordination will be needed among State and local agencies and utilities, notably to support low-income households and Disadvantaged Communities, with State leadership from the PSC and DPS, NYSERDA, HCR, New York Power Authority (NYPA), and New York State Office of Temporary and Disability Assistance (OTDA).

- **Scale up incentives for building decarbonization:** The State should scale up direct incentives for weatherization (including sealing of cracks and holes, insulation of attics and walls, replacement or repair of windows and outside doors, and mitigation of energy-related health and

safety issues), additional energy efficiency upgrades, electrification-readiness, and electrification with highly efficient heat pumps and resiliency measures in residential and commercial buildings. In incentive program design, it is important to place emphasis on ease of access to available and relevant resources for consumers and installers, particularly for LMI households and buildings in Disadvantaged Communities that may access resources from multiple programs. Electrification incentives need to be structured and marketed in a manner that motivates replacement of fossil fuel combustion heating systems before equipment failure in order to allow time for good-practice sizing and specification of a heat pump system paired with weatherization and other thermal efficiency measures as appropriate and needed to keep operating costs affordable. Where incentives are offered through utility companies, the State should develop a coordinated statewide program to provide a consistent experience and incentive structure that helps installers reach more customers, with a priority to LMI households and Disadvantaged Communities. Incentives also could include expanded State tax credits, such as the recently enacted Geothermal Income Tax Credit.

- **Align regulatory frameworks:** The State should identify and pursue modifications to regulatory frameworks for energy efficiency, building electrification, and resiliency programs to further align the programs with Climate Act goals and requirements. This includes, but is not limited to, attention to accounting holistically for the societal costs and benefits of building energy upgrades, including health impacts associated with outdoor and indoor air quality and thermal comfort. Additionally, as discussed in *Chapter 18. Gas System Transition,* the State should review and as appropriate bring into alignment with the Climate Act statutory provisions regarding gas service, such as reviewing the provision of gas service lines and extensions of gas mains at no cost to new customers (known as the "100-foot rule").
- **Design incentive levels and programs to align with value to the energy system and consumers:** While the upfront cost to install GSHP systems and thermal energy networks is higher, geothermal heating and cooling systems are less expensive to operate (lower annual energy bills and maintenance costs), have a longer lifespan compared other types of HVAC equipment, and require less electricity to operate during the coldest peak times compared with ASHP systems. Zero-emission new construction and comprehensive building decarbonization retrofits that include on-site renewable generation plus energy storage likewise will minimize electric grid impact and increase energy bill savings, and will improve building resilience. The value provided to both the energy system and consumers, in particular to low-income and vulnerable households, should be considered in setting incentives. Substantially higher adoption of GSHP systems, thermal energy networks, and on-site energy storage solutions will require

both appropriate State incentives that leverage generous federal tax credits and novel financing and coordination solutions.

- **Prioritize LMI households, affordable housing, and Disadvantaged Communities:** The State should expand dedicated direct incentives and financial support mechanisms for weatherization, energy efficiency, and electrification for LMI households, affordable housing, public housing, and Disadvantaged Communities. This includes developing new partnerships to effectively deliver programs (such as through housing agencies, community development financial institutions, and local community-based organizations), streamlining program enrollment models, and establishing people-centered policies, programs, and funding across local, State, and federal governments, consistent with recommendations and opportunities described in the Barriers and Opportunities Report. It likewise involves adopting inclusive engagement processes that incorporate Disadvantaged Communities and LMI households in program co-design processes, including co-design with and for the most vulnerable New Yorkers. These strategies should account for New York's existing Energy Affordability Policy, which seeks to limit energy costs for low-income households to no more than 6% of their income, as well as a household's cumulative cost burden related to housing, energy, transportation, and healthcare when assessing affordability impacts. Pursuant to Executive Order 22, State entities should prioritize State facilities located in Disadvantaged Communities for energy efficiency and electrification upgrades, which will lower environmental impacts on these communities.
- **Prioritize energy upgrades and pilot new resilience strategies in public housing:** The State should support and accelerate efficiency, electrification, and resilience in public housing, particularly in New York City Housing Authority buildings and in other Public Housing Authority developments statewide, with attention to the special needs of and jurisdictional issues that affect the State's public housing stock. The State should pilot a range of resilience solutions in public housing and housing for vulnerable populations, with learnings shared to inform broader community- and building-level resilience strategies. In doing this, the State should leverage federal and other available funding sources to support community resilience, deeper retrofits, and electrification. Specifically, the State should support resilience centers (or resilience hubs) in public housing developments that meet community needs and gathering space in non-emergencies (childcare and after school programming space) and provide safety and comfort in acute situations, including during power outages. Such centers should include backup power (including solar-storage pilots) for multi-day outages, a basic livable space that is thermally safe while also providing access to sufficient electricity to meet critical needs (e.g., refrigeration for

medications, power for in-home medical processes/equipment, air filters for critical conditions), and community space to coordinate disaster relief.

- **Expand access to community solar:** Under the State's Solar Energy Equity Framework, NYSERDA will implement a strategy for community solar projects that provide electric bill savings to income-eligible households and/or that benefit affordable housing or public buildings in Disadvantaged Communities, with program rules that direct benefits to low-income residents.
- **Fund non-energy improvements when necessary:** As described in the Barriers and Opportunities Report, building stock that is old and in disrepair can limit the reach of building decarbonization and resiliency programs, due to challenges such as increased cost to make upgrades, the need to address more critical priorities (e.g., roof repair), or structural deficiencies or health and safety issues that lead to homes being deferred from energy efficiency and weatherization program participation until such issues are addressed. For example, moisture and mold-creating conditions in a home need to be addressed before weatherization in order to protect the health of occupants; but severe mold issues require deferral from the federally funded Weatherization Assistance Program since mold testing and remediation is not an allowable cost. Lack of maintenance and upgrades can also negatively impact occupant health (via indoor air quality and temperature comfort), economic security, and increased stress and anxiety. The State should create a new Retrofit and Electrification Readiness Fund for LMI households, affordable housing, rent regulated housing, public housing, and residential buildings in Disadvantaged Communities to cover costs of non-energy building improvements that are necessary to install energy measures and broadband installation costs when funding energy projects.
- **Leverage funding for healthy homes and community development:** The State should leverage services, resources, and funding across housing, health, community/economic development, and energy improvements for low-income households to fund decarbonized, resilient, and healthy housing retrofits. Near-term actions can expand use and coordination of both State and federal funding (such as use of Weatherization Assistance Program funds for health and safety improvements), build on the ongoing pilot to leverage New York Medicaid's Value-Based Payment program for Managed Care Organizations to contribute to healthy housing services and home energy efficiency improvements, and engage with nonprofit hospitals in community health needs assessments. Expanding relationships with local housing agencies offers further opportunities to leverage federal resources such as through Community Development Block Grant and U.S. Department of Agriculture (USDA) Home Repair funds.
- **Support community-scale solutions and community thermal systems:** The State should develop, pilot, and, where successful, scale up financial support for portfolio- and community-

scale solutions, where hundreds of homes and businesses are contracted for energy upgrades to boost project delivery efficiency, reduce unit costs, incorporate place-based strategies, and drive scale and momentum (as compared with one-off projects). A strategy to support development of clean thermal energy networks is discussed in this chapter. Another opportunity is for State, federal, and local government entities that support disaster and flood recovery needs to integrate resources both for long-term resilience and to equip damaged homes, businesses, and community facilities to make highly efficient repairs with electrified equipment (for example, replacing a damaged water heater with a heat pump water heater).

- **Increase market transparency on project costs:** For projects that receive State or utility incentives for heat pumps and other building decarbonization upgrades, the State should routinely collect and publish (in an anonymized and aggregated format) data on the installed project cost to increase market transparency on cost.

### *B5. Expand Access to Public and Private Low-Cost Financing*

Mobilizing and focusing private capital at scale will be essential to construct, upgrade, and operate highly efficient, electrified buildings. Modernizing codes and standards to require electrification and efficient construction will drive such investment via existing market activity and the cycle of routine building improvements. Low-cost financing products for energy efficiency, electrification, electrification readiness, solar photovoltaics (PV), energy/thermal storage, resiliency measures, and related improvements are also needed so that single-family, multifamily, and commercial and institutional building owners can access low-cost capital at the scale needed to pay for the building upgrades necessary for decarbonization.

At present, there is a general lack of lender interest and awareness around financing building electrification and energy efficiency projects, as well as perceptions of risk in underwriting based on energy performance. New York should help to address this barrier through lender education and outreach, and by making available case studies and modeling tools so that lenders can appropriately underwrite to energy performance standards and applicable regulatory requirements. The largest sources of capital for building investments are in the mortgage industry. NYSERDA and HCR plan to continue to convene the financial industry to explore ways to bring capital to building decarbonization in compliance with the Climate Act. This will build upon roundtables that the Federal Reserve Bank of New York, NYSERDA, and the Community Preservation Corporation held in 2022 with housing developers and lenders to explore climate adaptation risks to their portfolios and to identify public and private public financing options for decarbonizing New York's affordable housing; the resulting white paper included

recommendations for property tax abatements for electrified buildings and longer amortization for loans used to decarbonize buildings.[222]

Another important role for the State is to provide for consumer protection in connection with financial products and services, particularly for products that target LMI consumers. In addition, the NY Green Bank, HCR, State and local revolving loan funds, and possibly electric/gas utilities offer important mechanisms to strategically deploy public financial resources in ways that can leverage private capital and accelerate the transition to a decarbonized, resilient building stock.

Reflecting on input from the CJWG, the proposed strategy places priority on consumer financing made available by community development financial institutions and credit unions.

### Components of the Strategy

Action and coordination across a range of State agencies and stakeholders is likewise important to expand access to low-cost financing for building electrification and efficiency upgrades, with leadership from HCR, the NY Green Bank and NYSERDA, the New York State Department of Financial Services (DFS), Dormitory Authority of the State of New York (DASNY), and NYPA.

- **Integrate energy requirements and resources into affordable housing deals:** The State should continue to scale up energy and green requirements in affordable housing deals while ensuring that sufficient resources are available to maintain, preserve and produce housing that is clean, safe, and affordable. For example, by no later than 2023, all new construction projects that receive Tax Credit funding through HCR will be required to be high-performance and all-electric buildings, as required in HCR's Sustainability Guidelines for New Construction. The State should also continue to streamline access to all incentives and resources for regulated affordable housing building decarbonization to go through the housing agencies that are making projects affordable, to also make these projects energy-efficient, electrified or electric-ready, and resilient.
- **Integrate energy performance into underwriting:** The State should provide support for lenders to underwrite to energy performance standards and applicable regulatory requirements. HCR should consider updating its underwriting standards, consistent with federal regulations and requirements, to take into account potential reduced operational costs stemming from the new

[222] Federal Reserve Ban of New York. October 2022. "Sustainable Affordable Housing: Strategies for Financing an Inclusive Energy Transition." Available at https://www.newyorkfed.org/outreach-and-education/climate/fed-affordable-housing-and-energy-transition

high performance buildings standards. Data collected from existing projects in operation of similar construction type will inform the new underwriting standards.

- **Expand access to financing:** The State should provide greater access to low-cost financing products for upgrades, including for low-income homeowners and buildings located in Disadvantaged Communities. This financing also should be available for non-energy improvements needed for code compliance and to enable electrification of heating and hot water systems. The State should also explore new mechanisms to deploy public financial resources to enable low-interest financing products coupled with credit enhancement or insurance. The State should prioritize support for financing products made available by community development financial institutions and credit unions as part of the Community Reinvestment Act regulatory compact.
- **Expand energy savings performance contracting for public sector buildings:** The State should enact enabling legislation to expand the use of energy savings performance contracting to support implementation of emissions reduction upgrades in State and municipal buildings, P-12 schools, and other public facilities. Performance contracting is a financing mechanism in which efficiency upgrades are paid for through savings from reduced utility costs. Changes to existing statute should expand the eligible list of measures for energy savings performance contracting, expand the allowable payback term for deep decarbonization performance contracts, allow some fast payback measures to help fund deferred maintenance needs, and allow a State agency or authority to request to keep a portion of cost savings that result from performance contracts.
- **Create a revolving loan fund:** The State should create a revolving loan fund for building decarbonization and the reuse of buildings and building materials. For example, Environmental Facilities Corporation's (EFC) Clean Water State Revolving Fund provides a model for enabling public mandates to be coupled with access to low-cost capital. This would be implemented through a bond-issuing government authority.

### *B6. Support Development of Thermal Energy Networks*

Thermal energy networks offer an important pathway to both scale up zero-emission heating and cooling in buildings and to transition highly skilled gas workers into a similar sector, utilizing the existing skills of utility workers and the building trades workforce. Thermal energy networks leverage shared infrastructure to provide space heating and cooling to connected buildings, using distribution pipes and heat pumps to move thermal energy from an initial source and sink (such as a geothermal borehole or waste heat from local facilities) to connected buildings. This allows thermal energy networks to be highly efficient, to mitigate electric grid impact by smoothing loads across connected buildings, and to be

powered from renewable, zero-emission resources. Shared infrastructure and thermal resources also help achieve economies of scale, presenting the opportunity to lower costs per customer.

The Utility Thermal Energy Networks and Jobs Act allows gas and combined gas and electric utilities to become holistic thermal energy providers. Specifically, the statute directs the PSC to adopt rules and regulations to create fair market access requirements for utility-owned thermal energy networks; exempt small-scale thermal energy networks not owned by utilities from PSC regulation; promote the training and transition of utility workers impacted by the Climate Act; and encourage third-party participation and competition where it will maximize benefits to customers. The statute also requires that the State's largest gas and electric utilities propose thermal energy network pilot projects for PSC review and approval, with an emphasis on serving Disadvantaged Communities. For the operations and maintenance of thermal energy networks, the statute prioritizes hiring transitioning gas utility workers and requires that the utility enter into a labor peace agreement with a labor organization that represents gas and electric utility workers. The PSC initiated a proceeding in September 2022 and is actively working to implement this new statute and assess utility pilot proposals. To support the identification of strong projects, NYSERDA has provided information on feasibility studies conducted through its Community Heat Pumps Pilot Program, a competitive solicitation to support development and demonstration of thermal energy networks.

### Components of the Strategy

The highly efficient performance and economies of scale presented by thermal energy networks offer a promising opportunity for the State to support building decarbonization through centralized investments that are equitable for Disadvantaged Communities and preserve family-sustaining jobs in the heating and cooling sector. The PSC and DPS, NYSERDA, DEC, DOL, and the Office of Just Transition should work together with utilities, affected workers and unions, local governments, and private-sector partners to support clean thermal energy networks that supply thermal energy via piped non-combustible fluids used to transfer heat into and out of buildings and eliminate onsite GHG emissions from heating and cooling end uses, in alignment with the Climate Act's requirements to promote climate justice and reduce GHG emissions. Support for this nascent industry is anticipated to include pilot programs, regulatory support, potential studies and analysis, and workforce development.

- **Workforce training for gas sector workers to operate thermal energy networks:** The piped infrastructure of thermal energy networks makes gas sector and pipeline workers a strong fit to install the clean heating and cooling infrastructure of the future. Labor unions for these sectors

were vital partners in passing the Utility Thermal Energy Networks and Jobs Act. The PSC and DPS, DOL, the Office of Just Transition, and other State agencies should work together with utilities and unions, including unions for operations and maintenance workers, to help connect trained gas workers with new thermal energy network projects, on training and skills development, and on efforts to bring new workers into the sector.

- **Develop appropriate regulations and permit fees for geothermal wells greater than 500 feet deep:** DEC regulations developed for oil and gas wells also apply to geothermal wells greater than 500 feet, despite differences in environmental risks. These regulations further apply on a per-well basis, whereas large GSHP and thermal energy network projects benefit from drilling multiple boreholes to distribute heat, adding a regulatory burden and permitting costs to geothermal projects. Currently, financial security requirements for regulated well types are set in statute, including the specific dollar amounts. The following actions should be taken to make regulations more appropriate for geothermal wells:
  - DEC should develop regulations for geothermal and stratigraphic wells to relieve some of the economic and time burden while still protecting the environment and public health from the risks associated with these well types.
  - Remove the dollar amounts from ECL §§ 23-0305(8)(k) (FS for oil and gas) and 23-0305(14)(f) (FS for geothermal wells) and allow DEC to establish financial security requirements in regulation as it does for mines.
  - Remove the fixed dollar amount in ECL § 23-1903, which sets permit fees for regulated wells on a variable depth, per-well basis, and allow DEC to develop an appropriate permit fee schedule in regulation.

- **Streamline access to public and utility rights of way as well as heat sources/sinks:** The State, in partnership with local governments, should develop clear processes and rules for thermal energy network projects to access already established public and utility rights of way. In addition, the State should establish appropriate default compensation levels intended to compensate property owners in these rights of way. In high density areas, thermal energy network infrastructure should be evaluated and pursued simultaneously with other planned infrastructure projects to minimize incremental cost and disruption. State and local governments also should provide simple and transparent access to heat sources and sinks for potential use by thermal energy network developers. Any rules promoting thermal energy networks should be carefully designed to avoid undermining private property rights or diminishing private property values.
- **Support public-private partnerships for geothermal and thermal energy network financing and development:** The PSC is working to advance a regulatory framework that encourages both

utility development of thermal energy networks and third-party participation and competition where it will maximize benefits to customers. The passage of the federal Inflation Reduction Act may provide opportunities to develop new approaches for financing geothermal investments, due to the combination of generous long-term tax credits and accelerated depreciation. Ongoing analysis of legal, tax, and regulatory issues, institutional investor scale investment structures, and funding approaches is needed to determine the feasibility of and consumer benefit from potential third-party ownership financing structures that would leverage private-sector investment to finance GSHP systems and thermal energy networks.

- **Prioritize public sector support for thermal energy networks that serve LMI housing and buildings in Disadvantaged Communities:** The State should place emphasis on leveraging the economies of scale presented by thermal energy networks to support a transition to clean heating and cooling in LMI, affordable, and public housing and historically underserved or Disadvantaged Communities. The Utility Thermal Energy Networks and Jobs Act and subsequent direction from the PSC support this goal by requiring that at least one thermal energy network pilot project per utility service territory must be located in a Disadvantaged Community.
- **Explore thermal energy networks as part of the gas system transition:** The State should further explore opportunities to convert buildings to heat pumps or thermal energy networks on a street-by-street or neighborhood-by-neighborhood basis, which could allow for strategic decommissioning of gas infrastructure as part of the managed transition of the gas system.

### *B7. Align Energy Price Signals with Policy Goals*

The low relative cost of gas compared with electricity is a major barrier to building electrification. Over time, the costs of operating high-efficiency electric heat pumps will need to become more attractive compared with heating with fossil natural gas. *Chapter 17. Economywide Strategies* discusses a potential economywide policy that would price carbon emissions, and *Chapter 18. Gas System Transition* addresses a managed transition of the gas system. Such policy actions are expected to increase consumer energy prices for fossil fuels. Moreover, electric rate structures will need to evolve to be supportive of and appropriate for higher levels of electrification of buildings and vehicles, with attention to equitable rate design.

The CJWG called for a more expansive set of actions related to consumer protection that would include a safety net style guarantee of renewable energy to every household. Expanding access to community solar (as discussed above) and aligning energy bill discount programs (discussed below) are related strategy components.

### Components of the Strategy

- **Price GHG emissions from fossil fuels:** *Chapter 17. Economywide Strategies* of this Scoping Plan discusses a potential economywide program that would effectively price GHG emissions.
- **Align electric rates:** The PSC and DPS should lead consideration of dynamic underlying electric rate structures and programs (such as dynamic load management) that provide appropriate price signals to customers to incentivize deployment and usage of DERs, including heat pump systems, EV charging, battery and thermal storage, and other load flexibility measures that promote more efficient utilization of the electric delivery system and help to mitigate summer and winter system peaks. In March 2022, the PSC adopted an alternative cost of service approach that will result in Standby Service and Buyback Service rates that more accurately align individual customers' contribution to system costs with the rates such customers pay, thereby sending improved price signals to those customers. Customers opting into the voluntary Standby Service rates will have an increased ability to manage their bills, and those bills will more accurately reflect the effects of those customers' usage, specifically when combined with the installation of DERs and electrification technologies.[223]
- **Align bill discount programs:** For low-income households, the State should expand existing low-income energy bill discount programs administered by the major electric and gas utilities and ensure that current or future public utility bill assistance programs recognize and adjust for both increased cooling needs and the shift from traditional forms of heating to efficient electrification.

## *Expand New York's Commitment to Market Development, Innovation, and Leading-by-Example in State Projects*

In coordination with financial incentives and regulations, State support for market development and innovation is important for ensuring the delivery of building decarbonization solutions that perform well and make our lives better. Areas of focus should include workforce skills and broad public awareness and engagement that motivates behavioral change. State RD&D investment in building decarbonization solutions should be structured to help attract and expand economic development and support products that are manufactured in New York, to serve the growing New York and regional markets.

The CJWG expressed broad support for market development and innovation investments as proposed in the following strategies. The group called for attention to growing local supply chains and creating jobs in

[223] New York State Department of Public Service. "Case 15-E-0751, Allocated Cost of Service Methodology for Standby and Buyback Service Rates and Energy Storage Demand Charge Exemptions Order." Issued March 16, 2022.

clean energy businesses that serve Disadvantaged Communities, as well as providing dedicated support to minority- and women-owned business enterprises (MWBE) to innovate and actively participate in the transformation of the buildings sector.

### *B8. Invest in Workforce Development*

*Chapter 7. Just Transition* discusses critical actions to scale up workforce education, training, job placement, and development initiatives that equip New York's current and future workforce for the clean energy economy and ensure the application of appropriate labor standards. Equally important, the chapter describes strategies to increase industry diversity and clean energy job placements for residents of Disadvantaged Communities, low-income residents, veterans, workers in fossil fuel industries, and other priority populations.

Consistent with the just transition framework and implementation partners described in *Chapter 7. Just Transition*, equipping a workforce to design, install, inspect, maintain, and operate healthy, comfortable, zero-emission buildings needs to include expanded or new training. For example, many heat pump installers today have knowledge or skill gaps around best practices for sizing, selecting, and installing ASHPs in New York's cold climate, underscoring the importance of workforce development to support quality installations and build market confidence. Overall, workforce development investments are critical to close skill gaps and address the shortage of qualified, skilled workers who are ready to deliver the unprecedented speed and scale of adoption of heat pumps and energy efficiency measures that is needed over this decade to meet New York's climate requirements.

#### Components of the Strategy

NYSERDA, DOL, the Office of Just Transition, and Empire State Development (ESD) should work together to support workforce development actions, in a manner that is responsive to industry needs and job placement opportunities and is supportive of applicable labor standards and the promotion of equitable access to family-sustaining jobs, including union jobs, consistent with the discussion in *Chapter 7. Just Transition.* State agencies should work in coordination with educational institutions, training organizations, unions, industry actors, local governments and community-based organizations, workforce one-stops, and foundations.

- **Expand training:** Training for incumbent and new clean energy workers and adjacent industries needs to be increased dramatically, through investments in training infrastructure/delivery, career pathways, direct-entry Pre-apprenticeship and Registered Apprenticeship programs, on-the-job-

training, and industry partnerships. The State should support expanded or new training and resources across targeted workforce segments in the following priority areas listed in Table 12.

**Table 12. Priority Training and Resource Areas and Target Workforce Segment**

| Priority Training and Resource Area | Target Workforce Segment |
|---|---|
| Building and energy code education, requirements, and enforcement | • Local government code officials<br>• Building inspectors<br>• Contractors<br>• Labor unions and Registered Apprenticeships |
| Sizing, selection, and installation of heat pumps and supporting measures | • Contractors<br>• Technicians<br>• Designers |
| Addressing leak reduction and proper disposal of HFCs already in use in building equipment, and transitioning to low-GWP alternatives for building equipment and spray foam insulation to reduce HFC emissions | • Contractors<br>• Technicians<br>• Designers |
| Continuing education on building decarbonization as part of existing or new licensing and/or registration requirements | • Contractors<br>• Architects<br>• Engineers<br>• Building operators<br>• Labor unions and Registered Apprenticeships<br>• Real estate professionals, such as brokers and inspectors |
| Retention of experienced building service workers | • Building and facility operators<br>• Maintenance workers<br>• Service workers<br>• Labor unions and Registered Apprenticeships |
| Building management systems training | • Building and facility operators<br>• Labor unions and Registered Apprenticeships |
| Understanding and engagement in planning processes that will support the clean energy transition | • Planners<br>• Designers<br>• Planning boards |
| Identifying and addressing health and safety issues during audits and home visits with cross-training on healthy homes | • Contractors<br>• Energy auditors<br>• Health and social workers |
| Partnering with industry to increase the number of qualified geothermal drillers | • Drilling contractors<br>• Labor unions and Registered Apprenticeships |
| Just Transition of workers in fossil fuel industries to transfer their skills to clean energy opportunities | • Existing fossil fuel workers, including utility workers equipped to build and maintain thermal energy networks<br>• Technicians<br>• Labor unions and Registered Apprenticeships |

- **Curricula and career services:** The State should encourage building decarbonization curricula and career services in State-funded and private education including P-12, technical schools, apprenticeships, and engineering and architecture programs at universities.
- **Prioritize Disadvantaged Communities and other priority populations:** The State should prioritize Disadvantaged Communities and low-income residents for training and job placement by creating community-to-employment pipelines and career pathways that are informed by an analysis of the effectiveness of current on-the-job training investments, led by the skills and hiring needs of employers to maximize job placement, and pared with wrap-around services to support job retention. Family sustaining wages, comprehensive benefits, and local and targeted training and hiring should be ensured through direct-entry Pre-apprenticeships and Registered Apprenticeships, project labor and Community Benefits/Workforce Agreements, and On the Job Training Funding as described in *Chapter 7. Just Transition*. The State should increase ranks of MWBEs, service-disabled veteran-owned businesses (SDVOBs), and worker cooperatives through increased funding for workforce training, business development support, and certification assistance, so as to provide increased opportunities for MWBE and SDVOB utilization on State contracts, in accordance with Executive Law Articles 15-A and 17-B.

### *B9. Scale Up Public Awareness and Consumer Education*

With competing demands on our attention, there is low public awareness about New York's Climate Act in general, and more specifically, low awareness about steps to take to decarbonize buildings. Similarly, most people are not aware that using combustion appliances in their home such as heating systems and gas stoves may increase indoor air pollutant concentrations (see *Chapter 8. Public Health* for a description of associated health risks), while also contributing to outdoor air pollution and climate change. New York should expand its support for broad public awareness and consumer education, create strategic partnerships with trusted community leaders, and scale up targeted outreach and decision-making support to increase market demand and accelerate the transition to low-carbon, energy-efficient, and electrified buildings.

#### Components of the Strategy

NYSERDA, the PSC and DPS, and utilities should lead these efforts, in coordination with local governments and community-based organizations and leaders.

- **Scale up campaigns:** The State should support and scale up multilingual, culturally appropriate public and consumer education efforts through large-scale, coordinated awareness, inspiration,

and education campaigns. This would include traditional and broad reaching media, digital communication, "influencer" style campaigns, user-generated campaigns, virtual tours, and mailers. Campaigns would provide specific resources and tools for installers, distributors, the home-visiting workforce, and other supply chain actors to educate consumers on building decarbonization options that will decrease GHG emissions and improve resilience. Topics for informational campaigns targeting building owners and residents would emphasize available incentives to replace equipment before failure, available low-cost financing products, and information on upcoming applicable codes and standards requirements. Broad education would further communicate the benefits of healthy, efficient, and low-/zero-emission building systems and building materials for occupants and property values.

- **Create strategic partnerships:** The State should create strategic partnerships that can have broad impact, including with trusted community leaders, religious leaders, and community-based organizations. The State should also partner with utilities to promote decarbonization and sunset messaging that promotes fossil natural gas as a "cleaner" choice. Other partners should include the State University of New York (SUNY), cooperative extensions, business councils, industry organizations and leading companies, unions, schools and teachers, film and public venues, and State and local elected officials. This work can build on experience from NYSERDA's HeatSmart programs.
- **Prioritize Disadvantaged Communities:** The State should ensure messages, messengers, and media reflect Disadvantaged Communities in marketing efforts, and prioritize education and technical assistance for Disadvantaged Communities. NYSERDA should build on its development of regional Clean Energy Hubs and on NYSERDA's and the State's electric and gas utilities' commitment to maintain the New York Energy Advisor website as a "one-stop shop" source of information for clean energy, electrification, and energy efficiency programs for LMI households. The State should fund and expand community hubs to offer education, resources, local contractors, technical assistance, and program navigator support.
- **Publicize leaders:** The State should publicize best practices for efficient building operations and recognize leaders and innovators in efficient operations that support building occupants. The State should create an incentive program or challenge to attract or encourage others to sign a pledge to commit to neutrality.
- **Provide technical resources:** The State should provide technical assistance and resource toolkits for building decision-makers and residents including playbooks for low-carbon solutions in common building types, free in-home or virtual audits to homeowners, and capital planning support for large buildings. This includes resources and tools to support tenant engagement and

demonstrating low-carbon solutions through challenges and case studies. The State should develop case studies showing the feasibility, performance, and costs for three paths to transition to highly efficient and electrified buildings: full electrification, phased electrification, and electrification readiness. The State should support new public-private partnerships or local government entities (such as the NYC Accelerator) to work with building owners and assist with access to useful resources and guidance, where appropriate in coordination with the State's regional Clean Energy Hubs.

### *B10. Support Innovation*

For nearly all buildings in New York, technologies exist today that can dramatically reduce the building's energy use and, with zero-emission electricity, decarbonize the building. However, ongoing innovation with respect to technology, design and planning, and business models is needed to reduce the cost and increase the value of such upgrades in order to make their value proposition competitive with conventional building systems. RD&D also should be pursued to develop and deploy specific technologies, such as long-duration energy storage and ultra-low GWP alternatives to HFCs, including natural refrigerants, spray foam insulation, HVAC, water heating, and refrigeration technologies. In these areas, federal government RD&D funding and leadership is critical.

Complementary RD&D investment by New York in building decarbonization solutions offers multiple benefits. These include a strong multiplier for jobs and economic development, in-state demonstration projects and case studies for emerging technologies in prevalent building types, increased resilience of New York's buildings stock, and demonstration projects that are located in and benefit Disadvantaged Communities. The State should continue to support RD&D and help to bring new companies and manufacturers to New York that offer innovative solutions for highly efficient, electrified, and resilient buildings; for grid-interactive buildings; and for reducing embodied carbon in buildings.

#### Components of the Strategy

NYSERDA and ESD should lead the State's RD&D investments in coordination with Regional Economic Development Councils (REDCs) and local economic development agencies (as critical partners to assess innovation opportunities), SUNY, DEC, DPS, and the utilities.

- **Leverage federal resources:** The State should advocate for, and leverage, federal and national laboratory resources focused on identifying and commercializing advancements in technologies for building decarbonization and building resilience.

- **Scale up tech transfer:** The State should scale up resources to identify and promote technology transfer for innovative building decarbonization technologies and design approaches that are in use internationally and could be transferred to the New York market. For example, key areas for tech-transfer support include adapting technologies for U.S. and New York standards, in-state demonstrations, market research, partnering with New York entities, and manufacturing assistance.
- **Attract and expand in-state businesses, manufacturing, and economic development:** As discussed in *Chapter 14. Industry*, the State should continue to develop an in-state supply chain of green economy businesses and manufactures by offering economic incentives such as loans, grants, tax credits, technical assistance programs, and access to venture capital investments. These incentives should attract, expand, and retain green economy businesses as well as identify and advance in-state economic opportunities, for example to take advantage of production line re-purposing or attract green manufacturing to legacy/rust belt cities and Disadvantaged Communities.
- **Support minority- and women-owned and socially responsible business enterprises:** The State should provide support and outreach for MWBEs, cooperatives, and B Corps, including dedicated access to expert advisory services, internships, fellowships, board placement in innovative companies, and access to venture capital for underrepresented women and minority entrepreneurs, via New York Ventures.
- **Support NextGen building decarbonization solutions:** The State should continue to support RD&D, demonstrations, and technology transfer and commercialization for next generation HVAC systems, building envelopes, and design approaches that meet technical needs, deliver high performance, and lower costs. This includes continued improvement in cold climate performance across a range of heat pump products and sizes; improved domestic hot water heat pump technologies; solutions for harder-to-electrify buildings, including those on the Con Ed steam system; community thermal loops; advanced heat recovery and ventilation; improved thermal storage for HVAC applications; innovative materials, construction approaches, and manufacturing methods that improve building envelopes; and other technologies.
- **Support NextGen grid-interactive buildings solutions:** The State should support RD&D, demonstrations, technology transfer and commercialization, and development of standards across manufacturers and equipment for Grid-Interactive Efficient Buildings to deliver energy efficiency, load flexibility, and modulation capabilities that contribute to efficient grid management and grid reliability. The State should support the development of market signals, including revenue streams for Grid-Interactive Efficient Buildings, via analysis of opportunities

to provide grid services and electric/thermal services to neighboring buildings, assessment of market mechanisms for supporting desired policy outcomes, and pilots and demonstrations to inform rulemaking and ratemaking.

- **Support RD&D for alternative fuels:** The State should assess and then support RD&D needs with respect to the potential for some use of alternative fuels in buildings (such as renewable natural gas [RNG], green hydrogen, wood, and/or high-percentage biodiesel blends) and bioenergy with carbon capture and storage for harder-to-electrify building end uses or systems, which may include campuses with district energy systems. This research should account for impacts on not only the buildings sector, but the industrial, transportation, agriculture, waste, and power sectors, which could benefit from advancement of these solutions. The research agenda should include:
  - Rigorous energy, GHG, and environmental sustainability guidelines and metrics
  - Analysis of the potential air quality and health impacts and best practices to minimize these impacts, such as emissions control technologies, as well as mitigating localized impacts in Disadvantaged Communities
  - Life cycle GHG accounting, with strong preference given to zero- or negative-emission sources
  - The safety of green hydrogen
- **Support RD&D for building resilience:** The State should assess and then support RD&D needs with respect to building resilience as it looks toward both widespread building electrification and more frequent extreme weather and chronic changes to the climate. The State should research, develop, and pilot grid-independent, non-fossil fuel approaches for heating and cooling buildings during prolonged power outages, such as long-duration thermal storage, GSHP plus battery systems, and passive cooling approaches. Related RD&D investments (also discussed in *Chapter 13. Electricity*) include the flexibility and resilience of the electrical system and long-term energy and thermal storage solutions.

### *B11. Reduce Embodied Carbon from Building Construction*

A specific area for RD&D and for the State to lead by example is to reduce the embodied carbon associated with building construction, which describes all GHG emissions that result from the mining, harvesting, processing, manufacturing, transportation, and installation of the products and materials that are used in buildings, as well as end-of-life emissions associated with the disposal of those materials. The most impactful way to reduce embodied carbon is to reuse existing buildings where practical, rather than demolishing and constructing anew. When new construction or renovation occurs, smart and integrated

building design processes can significantly reduce embodied carbon at little-to-no added cost of construction. Moreover, in-state manufacturing can grow to produce the low-carbon alternative products. However, there is currently a broad lack of awareness in the industry of embodied carbon impacts from products in use in buildings, including among designers, contractors, and manufacturers.

To lower the embodied carbon of products and materials used in the buildings sector, New York should establish procurement requirements and design specifications for State-funded projects, building on the framework established in Executive Order 22 directing the GreenNY Council to issue operational directives and guidance for common construction materials to be used in projects using the state procurement process. To lower emissions associated with concrete use in buildings, the State should build on the elements of the Low Embodied Carbon Concrete Leadership Act of 2021, directing the Office of General Services to establish a stakeholder group to set guidelines for state agency procurement of low-carbon concrete.

The State should further take actions to create broad carbon literacy regarding the impact of construction materials as well as support education, building reuse, building de-construction and material reuse, RD&D, and in-state manufacturing of alternative products. These efforts also will increase industry attention to carbon-sequestering products, such as hempcrete and sustainable wood products like mass timber. Some of the components in this strategy relate closely to those presented in *Chapter 14. Industry* (Strategy I2) and *Chapter 15. Agriculture and Forestry* (Strategy AF19).

### Components of the Strategy

Interagency coordination through the GreenNY Council should include DASNY, DEC, New York State Office of General Services (OGS), NYPA, NYSERDA, DOS, ESD, and other agencies.

- **Lead by example in State projects:** Pursuant to the Low Embodied Carbon Concrete Leadership Act and Executive Order 22, the State should continue to drive embodied carbon reductions through design and procurement in State-funded new construction projects.
- **Make embodied carbon transparent:** In design specifications, the State should require Environmental Product Declarations for structural building materials where available and require the use of available modeling software and design tools for calculation of the project's embodied carbon budget. The State, through the GreenNY Council, should adopt methodologies for calculation of carbon reduction, including use of a standardized database of values to support analysis for calculation of carbon emissions for use in environmental product declarations. The

methodologies, database, and analyses should leverage the efforts of the federal Buy Clean Initiative and Inflation Reduction Act directives for federal agencies to establish consistency and allow for a like for like comparison across different building materials.

- **Follow lower-carbon specifications:** The State should require that State-funded projects follow lower-carbon specifications (see GreenNY) for the most carbon intensive construction materials and products (such as concrete, foam insulations, glass, and window units).
- **Set reduction targets for projects:** Subsequently, the State should set a target embodied carbon reduction level for projects that is below the established mean embodied carbon budget, as illustrated over the previous years.
- **Incorporate embodied carbon budgets into permitting:** The State should require an embodied carbon budget to be submitted as part of the permit process for all commercial and institutional new construction (and additions and alterations as applicable), immediately for State entities and no later than 2025 for local government entities. The State should provide funding for training and resources for designers and for State and local permitting entities to check carbon budgets for completeness at first and then for accuracy as the market improves in its abilities.
- **Encourage building reuse:** The State should identify and pursue financial incentives, changes to building codes, and other strategies to encourage building reuse, beginning in urban centers that are returning vacant buildings to use. Maintaining the existing building facade and architectural style can be an additional benefit to the embodied carbon reduction. Consistent with *Chapter 16. Waste*, this would include State support for local communities to establish and expand material reuse and exchange centers, as well as training for local crafts and trades people, to encourage the reuse, retrofitting, and repair of existing buildings and building systems and the deconstruction and reuse of building materials.
- **Support RD&D:** The State should support RD&D, demonstration projects, and technology transfer and commercialization for enhanced low-embodied carbon construction, including preference for reuse of existing buildings, as well as showcase low-embodied carbon designs and undertake industry outreach.
- **Expand in-state manufacturing for products:** The State should provide economic incentives and technical assistance to expand in-state manufacturing and assembly for products that are lower in embodied carbon or made of carbon sequestering materials (also known as biogenic or agriculture-based materials). ESD, the New York State Wood Products Development Council (WPDC), SUNY College of Environmental Science and Forestry (ESF), and DEC are well-positioned to provide and coordinate assistance.

- **Incorporate embodied carbon specifications into incentive programs:** In the design of energy efficiency incentive programs, the State should incorporate lower-carbon specifications for the most carbon intensive products (such as foam insulations in homes).
- **Leverage federal efforts and policy development:** The Inflation Reduction Act directs the EPA to develop a program to support the development, enhanced standardization and transparency, and reporting criteria for environmental product declarations for construction materials and products, through offering grants and technical assistance to manufacturers. New York should participate in the federal Buy Clean state government partnership effort in order to expand markets for clean manufacturing and low-carbon materials across the U.S. To assist with standardization and methodological consistency, New York should leverage tools being developed by the federal government, such as the U.S. Department of Energy's Building Technology Office, for life cycle analysis and standard setting for specific products.

### *Transition from Hydrofluorocarbons*

### *B12. Advance a Managed and Just Transition from Reliance on Hydrofluorocarbon Use*

HFC use is currently widespread in refrigeration and HVAC equipment, including in heat pumps that are being recommended to electrify space conditioning and water heating and in foams that provide insulation for higher efficiency buildings. New York State agencies should continue to coordinate with U.S. Climate Alliance states on HFC reduction policies and ensuring an effective phasedown of HFCs. In 2020, DEC adopted the 6 NYCRR Part 494 regulation as a first step in reducing the use of high-GWP HFCs in New York. In 2022, DEC began stakeholder outreach on a rulemaking to expand Part 494 in response to the draft Scoping Plan.

#### Components of the Strategy

- **Provide education and training:** The State should provide resource toolkits, programs, and incentives that make low-GWP refrigerant technologies and low-GWP alternatives available and affordable, including a focus on natural refrigerants. NYSERDA should support design professional and workforce training and education, including in Registered Apprenticeship programs, around low-GWP refrigerants and alternatives, including natural refrigerants, in building equipment and in building/construction spray foam. DEC should promulgate regulations regarding proper disposal of HFCs already in use in existing equipment and such regulations should be supported by training installers and contractors on handling, equipment maintenance, and disposal protocols.

- **Update regulations, codes, and standards:** As soon as possible, the State should update relevant codes, including the mechanical code, to allow the use of low-GWP alternatives for HFCs in relevant building equipment. DEC should promulgate regulations requiring reclamation or destruction of refrigerants from appliances at end-of-life, with verification and reporting, and require leak detection for certain commercial refrigeration. In addition to education and training, the State should provide economic support (such as, incentives to purchase leak detection and reclamation equipment, or compensation for refrigerant reclamation) to aid local industry with this transition.
- **Support the HFC phase-out in food stores:** Supermarkets are the largest source of HFC emissions in New York. There are natural alternatives available today that not only provide significant GHG reduction benefits but are also more efficient, do not contain fluorinated chemicals, and have a lower total cost of ownership. The key barrier to wider adoption is the high cost of installation, which may be prohibitive for small businesses and for stores in Disadvantaged Communities. NYSERDA, DPS, and DEC should coordinate to develop incentives such as utility rebates and grant programs to support the adoption of natural refrigerants in food stores. Incentives are particularly needed to fund a substantial portion of the installation of new equipment in existing stores in Disadvantaged Communities or stores operated by independent companies or small chains, to enable food stores to phase out HFCs without impacting LMI consumers or negatively affecting food security.
- **Phase out high-GWP HFCs:** DEC should expand the scope of 6 NYCRR Part 494, which prohibits certain HFCs in refrigerator/freezers, chillers, commercial refrigeration, and aerosols/foams/solvents end uses, including through the establishment of a GWP threshold that decreases over time as low and ultra-low GWP options become available and addressing leakage in existing equipment during the transition. DEC should align New York policy with anticipated federal (EPA) policy measures to meet HFC reduction requirements as well as with other U.S. Climate Alliance states, to send a strong market signal to manufacturers and industry while mitigating costs of the transition.
- **Research health effects and environmental impacts:** The State should support further research into known data gaps, including an analysis of typical leak rates and charge size in heat pump technologies and research into long-term health effects of exposure to new HFC-alternative chemicals in building materials.
- **Support RD&D:** The State should continue to support demonstration projects for low and ultra-low GWP refrigerants in HVAC and hot water systems and for refrigerant leakage detection and reduction strategies. The State should develop case studies in refrigerant management and

alternatives to HFCs, including natural refrigerants, showing the safety, performance, and cost impacts.

**LOCAL LAW NO. ____ OF 2023**

**CITY COUNCIL**
**CITY OF BEACON**

# LOCAL LAW TO CREATE CHAPTER 106, ARTICLE V OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to create Chapter 106, Article V of the Code of the City of Beacon to require the electrification of residential and commercial buildings.

**BE IT ENACTED** by the City Council of the City of Beacon as follows:

**Section 1.** Chapter 223, Article V of the Code of the City of Beacon entitled "All-Electric Buildings" is hereby created as follows:

## Article V All-Electric Buildings

### § 106-30 Intent and purpose; findings; authority

A. Intent and purpose. It is the policy of City of Beacon and State of New York to achieve energy efficiency and renewable energy goals, reduce greenhouse gas emissions, mitigate the effect of global climate change, and advance a clean energy economy. This article establishes a local energy code supplement for all new construction and major renovations to further these policy goals, promote the public health, safety, and general welfare and protects, secures and guarantees an individual's right to a healthy environment as required under the New York State Environmental Rights Amendment (the "Green Amendment") implemented as Article I, §19 of the New York State Constitution's Bill of Rights. The Green Amendment creates a constitutionally protected right that "Each person shall have a right to clean air and water, and to a healthful environment." This article furthers that protection by removing greenhouse gas emissions that adversely affect indoor air, outdoor air and the environment in general. It is the intent of this article to deliver measurable and long-lasting reduction in greenhouse gas emissions from all new construction and major renovations to support the goal of zero on-site greenhouse gas emissions and the state's clean energy and climate agenda, including but not limited to greenhouse gas reduction requirements set forth within the New York State Climate Leadership and Community Protection Act ("CLCPA"). The purpose of this article is to eliminate obsolete natural gas infrastructure and associated greenhouse gas emissions in new buildings where all-electric infrastructure can be most practicably integrated, thereby reducing the environmental and health hazards produced by the consumption and transportation of natural gas.

B. Findings. The City Council of the City of Beacon finds the following:

(1) Climate change is causing an increase in extreme weather events, such as storms, flooding, and heat waves that threaten human life, health communities, and critical infrastructure to the City, New York State, and across the world.

(2) There is a clear emerging international consensus that to avoid the most severe impacts of a changing climate, global warming should be limited to 1.5 degrees Celsius.

(3) Greenhouse gas emissions related to human activity are the main cause of global warming. Buildings within the City of Beacon are a significant contributor to local greenhouse gas emissions.

(4) New York State, through its CLCPA, adopted on July 18, 2019, has set ambitious goals to combat climate change through greenhouse gas reduction. The CLCPA mandates significant reductions in greenhouse gas emissions and requires that all electricity be derived from emissions-free sources by 2040. State goals are in line with the objectives of this article, including reducing emissions in buildings, electrifying space heating, water heating, and cooking systems, increasing the use of renewable energy and reducing the use of fossil fuels.

(5) On November 2, 2021, New York voters approved the Green Amendment to the New York State Constitution. The Amendment secures each person's "right to clean air and water, and a healthful environment." N.Y. Const., Art. 1, Sec. 19. The goal of the Green Amendment is to ensure government officials seek to avoid and prevent environmental harm.

(6) On December 19, 2022, the New York State Climate Action Council adopted its Final Scoping Plan to reduce New York's greenhouse gas emissions 40 percent by 2030 and no less than 85 percent by 2050. The Final Scoping Plan recommends that by 2050 85 percent of homes and commercial building space statewide should be electrified with energy-efficient heat pumps and thermal energy networks, and encourages the state and municipalities to adopt zero-emission codes and standards and require energy benchmarking for buildings.

(7) The combustion of fossil fuels in homes and other buildings decreases internal air quality and has adverse impacts on human health.

(8) Electrification has been proven to be a vital and cost-effective tool in reducing greenhouse gas emissions. According to the U.S. Energy Information Administration, buildings account for twenty-eight percent of the United States' energy use and greenhouse gas emissions.

(9) Corporations seeking approval for infrastructure to transport and distribute natural gas in New York have emphasized that the rationale for creating such infrastructure is based in part on projected increased demand for natural gas from customers in new buildings. Prohibiting the use of fossil fuels in new construction will eliminate this rationale and help achieve the greenhouse gas emission reduction goals established in the CLCPA and further New York's record as a leader in combating climate change.

(10) The most cost-effective time to integrate electrical infrastructure is in the design phase of a building project because building systems and spaces can be designed to optimize the

performance of electrical systems and the project can take full advantage of avoided costs and space requirements from the elimination of natural gas piping and venting for combustion air safety.

(11) All-electric buildings will be more durable, have lower maintenance costs, will last longer, and have eliminated risk of gas explosions and carbon monoxide poisoning.

(12) All-electric building design benefits the health, welfare and resiliency of the City and its residents.

C. Authority: Pursuant to § 11-109 of the New York State Energy Law, and subject to the provisions and requirements of that section, the City of Beacon has the power to promulgate a local energy conservation construction code that is more stringent than the Energy Conservation Construction Code of New York State (the "Energy Code") The City also has the authority to enact this law based upon Article 1, Section 19 of the New York State Constitution which guarantees each person's "right to clean air and water, and a healthful environment."

**§ 106-31 Applicability.**

A. This article provides requirements and standards that are in addition to, and shall supplement, the requirements and standards set forth in the Energy Code and in Chapter 119, Uniform Fire Prevention and Building Code, of the Code of the City of Beacon. If a requirement of this article is less stringent than that of the Energy Code in effect at the time of application for a building permit, then the more stringent Energy Code requirement shall take precedence.

B. The City shall enforce this article in addition to the City's enforcement of the Energy Code. Chapter 119, Uniform Fire Prevention and Building Code, of the Code of the City of Beacon sets forth the method for administration and enforcement of this article and establishes powers, duties and responsibilities in connection therewith, including penalties and other remedies for violations of this article.

C. The requirements of this article shall not apply to the following:

(1) The use of fossil fuels to power emergency back-up power systems;

(2) Municipal water and sewer facilities; or

(3) Any project that received site plan approval from the Planning Board prior to June 30, 2023.

**§ 106-32 Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

**COMMERCIAL BUILDING**

Any building that is not included in the definition of "residential building." Any portion of a mixed-use building used for commercial purposes shall be regulated as a commercial building.

**ENERGY CODE**

The State Energy Conservation Construction Code, as currently in effect and as hereafter amended from time to time.

**FOSSIL FUELS**

An energy source formed in the Earth's crust from decayed organic material. The common fossil fuels are petroleum, coal, and natural gas. For purposes of this article, fossil fuels shall also include common extracts, derivatives, and products of fossil fuels, including but not limited to propane, kerosene, and gasoline.

**GREENHOUSE GAS (GHG)**

Any of several gases, including carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), and fluorinated gases, that trap heat in the atmosphere.

**HEATED FLOOR AREA**

An area or room that is enclosed within the building thermal envelope and is directly or indirectly heated using fossil fuel, electricity, or biomass as the energy source. Spaces are indirectly heated where they connect through openings with heated spaces, where they are separated from heated spaces by uninsulated walls, floors or ceilings, or where they contain uninsulated ducts, piping or other sources of heating using fossil fuel, electricity, or biomass.

**MAJOR RENOVATION**

Any construction or renovation to an existing structure other than a repair or addition, where the work area exceeds 75% of the heated floor area and involves the replacement or new installation of a heating or hot water system (e.g., boiler, furnace, or other major system). Changes to ventilation and air conditioning systems are not considered renovations of the heating system.

**MIXED-USE BUILDING**

Any building in which a portion of the use is residential, and a portion of the use is commercial.

**NATURAL GAS INFRASTRUCTURE**

Fuel gas piping, other than service pipe, in or in connection with a building, structure or within the property lines of premises, extending from the point of delivery at the gas meter.

**NEW CONSTRUCTION**

Site preparation for, and construction of, entirely new structures, excluding additions and renovations.

**RESIDENTIAL BUILDING**

Any building covered by the Residential Code of New York State, as well as any building that is classified in accordance with Chapter 3 of the Building Code of New York State in Group R-2, R-3, or R-4, including accessory dwelling units. Any portion of a mixed-use building used for residential purposes shall be regulated as a residential building.

**§ 106-32 All-electric building requirements.**

A. Effective on January 1, 2024, no building permit application shall be accepted by the Building Department and no building permit issued for new construction or major renovations of residential buildings which requires the use of fossil fuels to power any equipment or building systems therein, including space heating, water heating, cooking, and clothes drying.

B. Effective on January 1, 2024, no building permit application shall be accepted by the Building Department and no building permit issued for new construction or major renovations related to any portion of a mixed-used building used for residential purposes which requires the use of fossil fuels to power any equipment or building systems therein, including space heating, water heating, cooking, and clothes drying.

C. Effective on January 1, 2027, no building permit application shall be accepted by the Building Department and no building permit issued for new construction or major renovations of commercial buildings which requires the use of fossil fuels to power any equipment or building systems therein, including space heating, water heating, cooking, and clothes drying.

D. Effective on January 1, 2027, no building permit application shall be accepted by the Building Department and no building permit issued for new construction or major renovations related to any portion of a mixed-used building used for commercial purposes which requires the use of fossil fuels to power any equipment or building systems therein, including space heating, water heating, cooking, and clothes drying.

E. All plans submitted in connection with new construction subject to the provisions of this article shall, as applicable, include notes and drawings to show the removal of petroleum tanks and demonstrate that any tank removed was appropriately closed in accordance with state regulations. All plans submitted in connection with new construction subject to the provisions of this article shall, as applicable, include notes and drawings to show the removal of natural gas infrastructure and demonstrate that such natural gas infrastructure was capped, and appropriate details shall be noted on the plan if such natural gas infrastructure is required to support an emergency back-up generator.

**§ 106-33 Hardship exemption.**

A. An applicant whose building permit application has been denied may apply to the Zoning Board of Appeals for a hardship exemption to obtain relief from the requirements of this article. Upon receipt of an application for relief, the Zoning Board of Appeals shall, within 45 days thereafter, hold a public hearing. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2B.

B. At the public hearing, the Zoning Board of Appeals may hear testimony and entertain the submission of written evidence from the applicant and/or the public.

C. To obtain a certificate of hardship, the applicant must prove the existence of a hardship by establishing that compliance with this article is financially, technically or physically infeasible.

D. The Zoning Board of Appeals shall make a decision within 30 days of the conclusion of the hearing on the application. The Board's decision shall be in writing and shall state the reasons for granting or denying the hardship application.

E. Notwithstanding any granted hardship exemption, all new construction and major renovations shall be required at a minimum to have sufficient electric capacity, wiring and conduit to facilitate future full building electrification.

**Section 2.** Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

**Section 3**. 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 4**. Effective Date

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State. The City shall file a copy of this local law with the State Fire Prevention and Building Code Council within thirty (30) days after promulgation or adoption of this Local Law. The City may enforce this Local Law until and unless the State Fire Prevention and Building Code Council denies the more stringent local energy code standards set forth in this Local Law.

**City of Beacon Planning Board Agenda**
**02/15/2023**

**Title:**

Certificate of Appropriateness - 259 Main St; Signage

**ATTACHMENTS**

259 Main Sign Permit App.pdf

259 Main ARB App.pdf

# BUILDING DEPARTMENT
# City of Beacon

**Approved:** _____ 20___
**Disapproved:** _____ 20___

_____
**Building Inspector**

## *Application for Sign Permit*

**Date** 01/10/23

**Address of Sign** 259 main street Beacon ny, 12548

**PROPERTY OWNER**

Name Angel H Rodriguez. Phone 603-674-5533
Address 165 ward street montgomery ny, 12549.

**BUSINESS OWNER**

Name of Owner Angel H Rodriguez. Phone 603-674-5533
Name of Business: Healthy in color
Type of Business: Juice/salad bar
Address 259 main street Beacon ny, 12508

**SIGN COMPANY**

Name Superior Sign service, inc. Phone 845-227-5928
Address 218 ny-82, Hopewell Junction, ny 12533

**ELECTRICIAN – (For Illuminated Signs)**

Name _____ Phone _____
Address _____

**TYPE OF SIGN:**

_____ Ground ($25) __X__ Wall ($15) _____ Temporary Sign ($10)

Sign Content: Healthy in color; Healthy eating, Healthy lifestyle.
Height of sign (if applicable) 8 ft Sign Dimensions 32' in x 32 in.
Type of materials to be used: durabond aluminum.
Means of anchoring: ~~Iron~~ Iron

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances and regulations.

_____
(Signature of Owner)

# APPLICATION PROCESSING RESTRICTION LAW
## Affidavit of Property Owner

Property Owner: Angel H Rodriguez.
**(Applicant)**
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

_____

_____

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

_____

_____

_____

_____

Applicant Address: _____
Project Address: _____
Project Tax Grid #: _____
Type of Application: _____

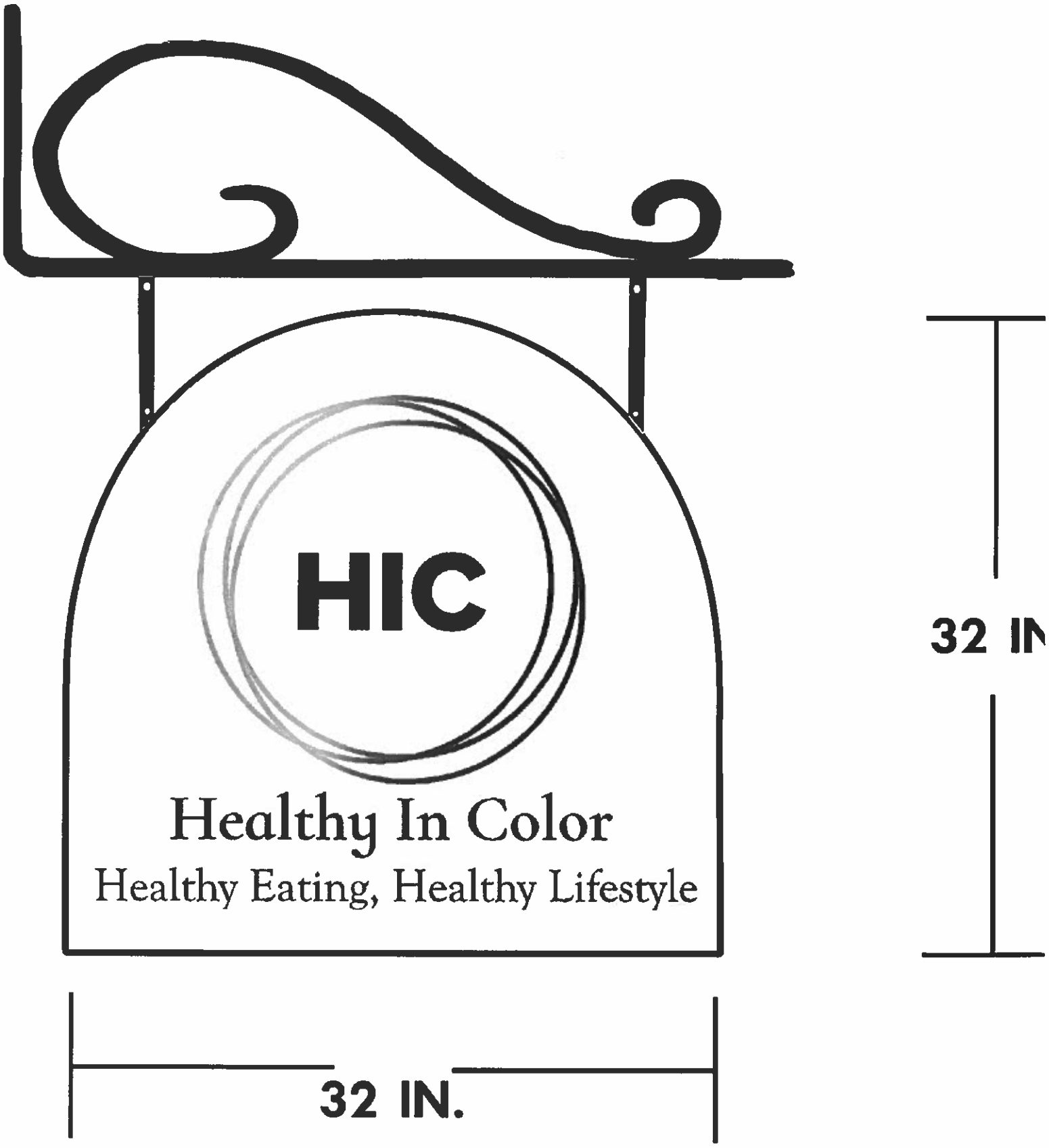
*** Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent interest in a corporation or partnership or other business.**

I, Angel H Rodriguez., the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true. (Check statements that are **true**)

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

_____
Signature of Owner

_____
Title if owner is corporation


HIC
Healthy In Color
Healthy Eating, Healthy Lifestyle
32 IN
32 IN.

670

HIC

Healthy In Color

Healthy Eating, Healthy Lifestyle

32 IN.

32 IN.




671

3

32 IN

32 IN.

# ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 01/25/2023

Project Address: 259 main street Beacon ny, 12508

Project Architect/Engineer: Superior Sign Service inc.

Owner/Builder: 26 EAST MAIN STREET, LLC

Contact Phone No.: 603-674-5533 Email: Healthyincdan@gmail.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials: the material is durabond aluminum, and we are going to use the colors of the rainbow and the name of the company: Healthy in color.

Siding: Brick

Roofing: flat

Windows: Color: _____ Type: plate glass

Trim: Wood

Garage Door: n/a

Stone/Brick: _____

Signature of Owner 845-549-4278

**Applications for sign approval must also submit a sign permit application & supporting documents**

FOR OFFICE USE ONLY:

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

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

_____

_____

FEE: $100.00

**City of Beacon Planning Board Agenda**
**02/15/2023**

**Title:**

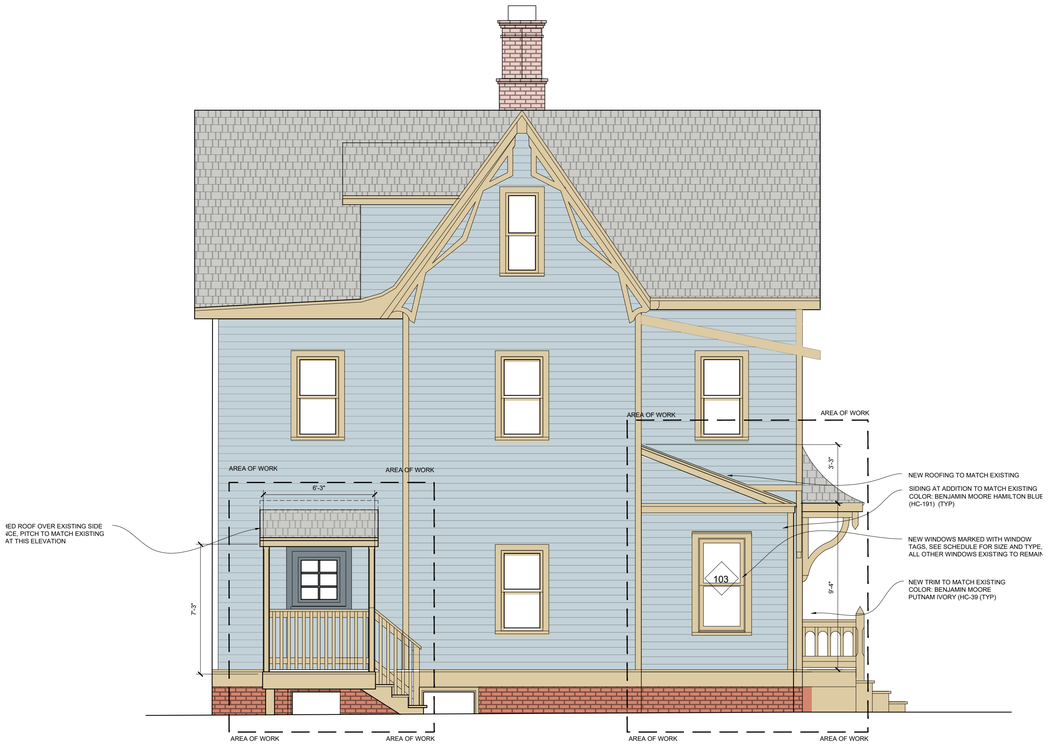
Certificate of Appropriateness - 9 Rombout Ave; Change facade color

**ATTACHMENTS**

9Rombout_RevisedElevations_230131-24x36 ARB OPTION 1.pdf

L230131_Amanda_Architectural Review Board_9 Rombout Avenue.pdf

M.Elevation-Approved_PREVIOUSLY APPROVED.pdf




2 Elevation: Side

1/4" = 1'-0"




1 Elevation: Front

1/4" = 1'-0"

# Proposed Elevations
# Architectural Review Board Application

*Owner:*
**Ilinca Bartolomeu**
9 Rombout Avenue
Beacon, New York 12508

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

**9 Rombout Avenue**
Beacon, NY
Scale: 1/4" = 1'
July 26, 2022

**ARYEH SIEGEL**
ARCHITECT

**Amanda Caputo**
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

**Re: 9 Rombout Avenue**
*Architectural Review Board Application*

January 31, 2023

Dear Amanda,

This project was previously approved by the ARB in July of 2022. The owner wants to make some changes to the design. The approved and newly proposed versions are enclosed.

Please find enclosed:

- (5) sets of Sheet 1– PREVIOUSLY APPROVED VERSION
- (5) sets of Sheet 1 – PROPOSED VERSION
- (1) Architectural Review Board Application
- Check for Fee
- CD-ROM

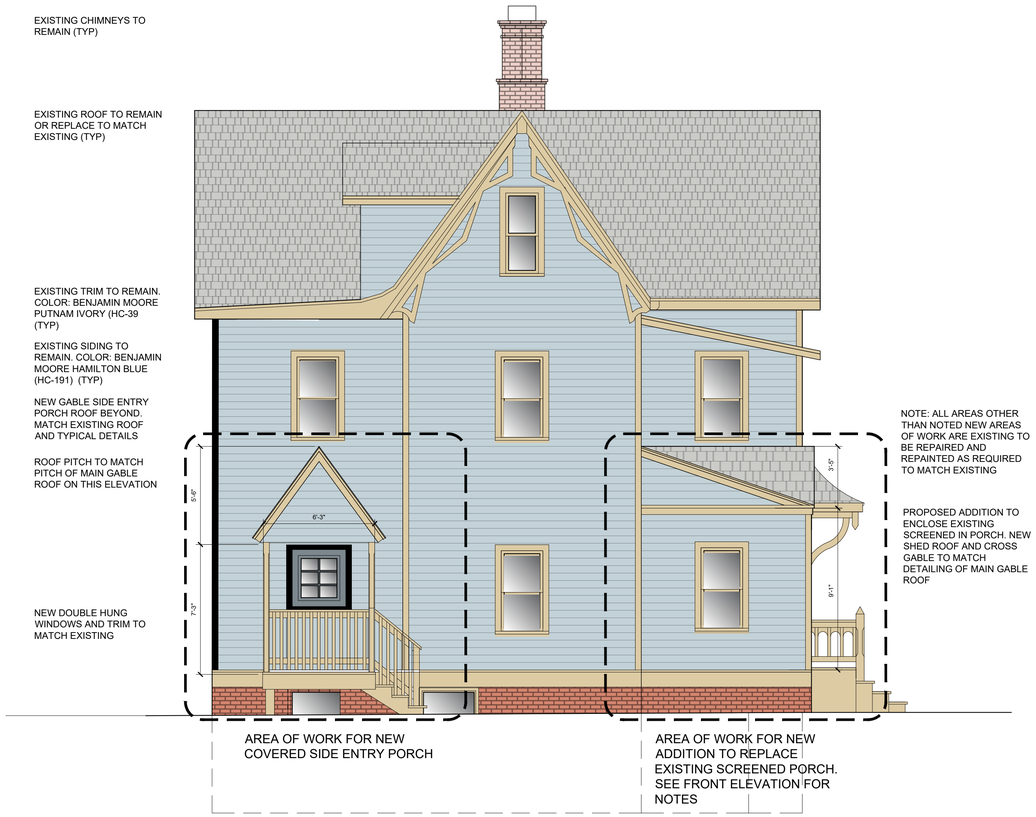
Thank you. Please let me know if you have any questions.

Sincerely,



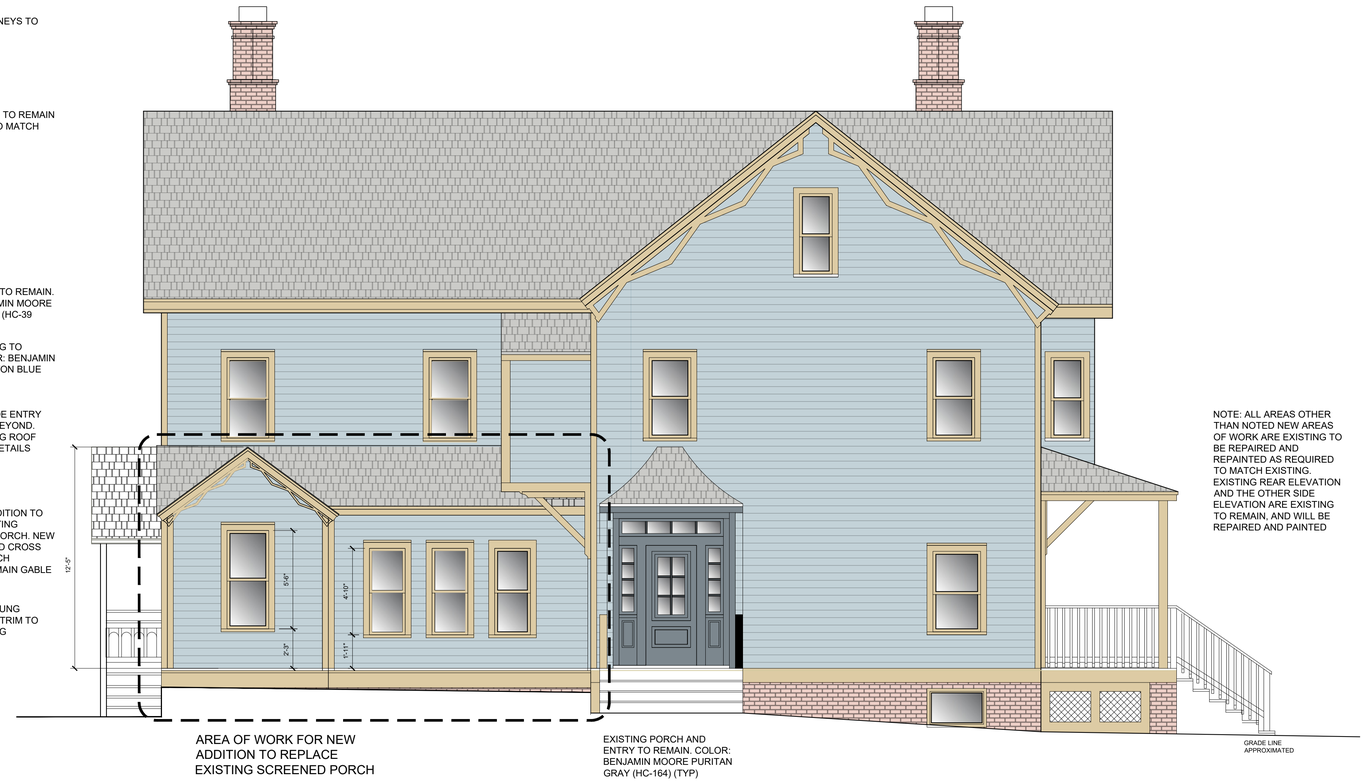
Aryeh Siegel
*Aryeh Siegel, Architect*

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




2 Elevation: Side

1/4" = 1'-0"




1 Elevation: Front

1/4" = 1'-0"

# Previously Approved Elevations
# Architectural Review Board Application

*Owner:*
**Ilinca Bartolomeu**
9 Rombout Avenue
Beacon, New York 12508

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

**9 Rombout Avenue**
Beacon, NY
Scale: 1/4" = 1'
July 26, 2022