COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

April 11, 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 (adjourned until May 9, 2023 at the request of the applicant)
2. Public Hearing on application for Subdivision Approval, 3-lot residential, 44 Kent Street, submitted by Hardy Homes, LLC
3. 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
4. Continue review of application for Site Plan Approval, 3-story Retail/Commercial, 536 Main Street, submitted by HRSM LLC
5. Continue review of application for Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 152-158 Fishkill Ave, submitted by 152-158 Fishkill LLC

Miscellaneous Business

1. Appointing Planning Board members to serve on the Architectural Review Board Subcommittee

Architectural Review

1. Certificate of Appropriateness - 456 Main Street; Signage
2. Certificate of Appropriateness - 456 Main Street; Facade
3. Certificate of Appropriateness - 215 Main Street; Facade
4. Certificate of Appropriateness - 215 Main Street; Sign

City of Beacon Planning Board Agenda
04/11/2023

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
(adjourned until May 9, 2023 at the request of the applicant)

ATTACHMENTS

3-31-23 1113 Wolcott Avenue Supplemental Planning Board Submission Cover Letter.pdf

Ex. A - Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated March 30, 2023.pdf

Ex. B - Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated March 30, 2023.pdf

Ex. C - Acoustical Supplemental Report # 3 prepared by B. Laing Associates, dated March 31, 2023.pdf

Site Plan Set - Special Use Permit Application - 1113 Wolcott - Sheets 1-16.pdf

1113 Woloctt Public Comment Mikkelsen.pdf

Engineer Review 1113 Wolcott 04-05-23 review.pdf

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

March 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
Streamlined Event Management & Further Reduced Hours of Operation & Event Capacity
Request for Adjournment – Application for Site Plan & Special Use Permit Approval
Premises: 1113 Wolcott Avenue, Beacon, NY 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").

At the March 28, 2023 Planning Board meeting, the Board scheduled a site visit to the Premises and the surrounding new developments that have been built around the Premises, which site visit is scheduled for April 14, 2023. Given the timing of this site visit relative to the next regularly scheduled Planning Board meeting (April 11, 2023), the Applicant respectfully requests that the Planning Board adjourn this matter from this Board's April meeting Agenda, and place it on the Planning Board's May 9, 2023 meeting Agenda for a continued Public Hearing and further review.

THE PROPOSED ADAPTIVE RE-USE PROJECT – ADDITIONAL SITE PLAN REFINEMENTS & SUPPLEMENTAL SOUND REPORT:

The Applicant looks forward to returning to the Planning Board to discuss the additional site plan refinements detailed herein and in the enclosed Site Plan Set. Most notably, these refinements include the removal of the proposed walking path from Beekman Street to Wolcott Avenue through the cemetery as requested by the Planning Board and its consultants at the March 28th meeting.

In advance of the Applicant's return to the Board, the Applicant's sound consultant, B. Laing Associates, has also prepared a supplemental report providing responses to the applicable comments noted in the memorandum prepared by the City's Sound Consultant, The Noise

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Consultancy, LLC, dated March 24, 2023, and in response to the comments raised during the March 28th Planning Board meeting. *See* **Exhibit C** – Acoustical Supplemental Report # 3. As is further detailed therein, both the Applicant and the City's sound consultants have reached a consensus on the following:

- The City's nighttime sound standards are no longer applicable given the Applicant's proposed hours of operation; and
- Sounds generated from within the church building and on the deck at the rear of the church as well as from patron voices will comply with the City's daytime sound standards given the Applicant's proposed mitigation measures and the rectory building, which acts a noise reduction barrier.

As a further mitigation measure, the Applicant has agreed apply tongue-in-groove construction of the rough cedar sound-dampening fence to prevent the development of any weather gaps. The Acoustical Supplemental Report # 3 further demonstrates that sounds emitted from vehicles using the northern driveway as measured to the adjacent residential building will not exceed the City's daytime standards. *See* **Exhibit C**, Appendix A.

While previously stated in the Applicant's prior submissions and testimony before the Board, it is worth reiterating here—given the Board's upcoming site visit to the Premises—that the area surrounding the Premises is characterized by dense developments located along Route 9D (Wolcott), which is a heavily traveled, major "urban" arterial collector roadway. As was noted by public supporters of the Project, including those living in artist housing development closest to the existing north entry drive of the church use (West End Lofts, 1 Liam Drive) and whose porches front along Route 9D, this is a busy and corridor with vehicle noise and pedestrian traffic.

Indeed, the existing elevated sound levels attributed to this built environment have been quantified by the Applicant's sound consultant in prior submissions and, notably, attested to by several members of the public who reside in closest to the Project at the March 28, 2023 meeting. The Applicant respectfully submits that the forgoing and the previously submitted acoustical reports demonstrate that the proposed mitigation measures, combined with the existing built environment surrounding the Premises confirm that the Project will not result in any potentially significant adverse environmental impacts.

RESPONSE 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

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memoranda prepared by the City's Engineering Consultant, Lanc & Tully, dated March 10, 2023 (the "Engineering Comments Memorandum"); the City's Planning Consultant, John Clarke Planning and Design, dated March 10, 2023 (the "Planning Comments Memorandum"); and the City's Sound Consultant, The Noise Consultancy, LLC, dated March 24, 2023:

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated March 30, 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 March 30, 2023 (the "HLD Response to Comments Memorandum"). *See* **Exhibit B** – HLD Response to Comments Memorandum; and
- Acoustical Supplemental Report prepared by B. Laing Associates, dated March 31, 2023. *See* **Exhibit C** – Acoustical Supplemental Report #3.

UPDATED FULL SITE PLAN SET:

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 March 30, 2023, numbered and titled as follows:[1]

- 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;[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;

[1] Note: This submission includes physical copies of the Sheets 1, 2, 9, 10, 12, and 13, reflecting the removal of the walking path. Physical copies of the full Site Plan Set will be provided in a forthcoming submission.

[2] Note: The current Site Plan Set reflects the previously proposed 180 maximum capacity seating in the conference/event space. The Applicant is currently revising the seating arrangements and attendant restrictions to reflect the proposed 150 maximum capacity.

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- 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 March 30, 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 March 30, 2023, providing responses to the Engineering and Planning Comments Memoranda; and

Exhibit C: Acoustical Supplemental Report # 3 prepared by B. Laing Associates, dated March 31, 2023, providing responses to the Sound Comments Memorandum.

The Applicant looks forward to continuing its review of the Project with the Board at the May 9th 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

March 30, 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 March 10, 2023. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated March 10, 2023.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged.

2. Comment acknowledged.

3. Comment acknowledged. The electronic files contained the tables and schedules, but there was a printing problem that has been corrected.

4. Sheets 6 & 7 will be modified to reflect the 150 person maximum capacity.

5. The cemetery trail and associated work has been removed from the plans.

6. Comment acknowledged.

7. Comment acknowledged.

8. Comment acknowledged.

Lanc & Tully Comment Responses:

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

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Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

Sheet 1 of 16 - Site Plan

1. Comment acknowledged. The electronic files contained the tables and schedules, but there was a printing problem that has been corrected.

2. Note 5 has been revised to reflect the café being closed when there are more than 100 attendees, per the management plan.

3. Comment acknowledged. A note will be added to the plan stating that the applicant shall comply with the final Traffic and Parking Management Plan, once that plan has been accepted by the Planning Board.

4. Dimensions have been corrected.

Sheet 2 of 16 - Existing Conditions & Demolition Plan

1. The stockade fence details have been revised to show post spacing and fence material. This fence does not match the acoustic fence.

Sheet 3 of 16 - Existing Conditions & Demolition Plan

1. Callouts on the right side of the sheet have been corrected.

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

March 30, 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 March 10, 2023 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. Cuddy & Feder (C&F) and Colliers Engineering & Design (CED) have responded to certain John Clarke Planning and Design March 10, 2023 comments, Lanc & Tully comments and The City of Beacon Traffic Safety Committee's February 24, 2023 comment memorandum under separate cover.

John Clarke Planning and Design's March 10, 2023 Comment Letter

Comments and Recommendations

1. Comment noted.
2. Comment noted.
3. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.
5. The path through the cemetery has been removed from the proposal.
6. Comment noted.
7. Comment noted.

8. Comment noted.

Lanc & Tully March 10, 2023 Comment Letter

General Comments

1. Comment noted. A stormwater maintenance and easement agreement will be provided to the Planning Board Attorney and City Engineer in a future submission after SEQR is closed.
2. The plans have been updated to include the noise mitigation measures that are outside the building.

Sheet 1 of 16 – 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 2 of 16 – Full Site Plan

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

Sheet 3 of 16 – Existing Conditions and Demolition Plan

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

Please find five (5) hard copies of the revised site plan sheets 9, 10 and 12 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 a revised sound study report from B. Laing Associates in response to the Planning Board's sound consultant's comments. We look forward to discussing this project at your April 11, 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)

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March 31, 2023

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

Re: Acoustical Supplemental Report #3[1] – 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 attachments are submitted in response to the comments contained in the March 24, 2023 letter prepared by the City's Sound Consultant, The Noise Consultancy, LLC, ("City Sound Response 3") and interactive testimony at the March 28, 2023 Planning Board Public Hearing. The project Site for the proposed adaptive re-use is located at 1113 Wolcott Avenue in the City of Beacon, New York (the "Site").

1.0 MONITORING

B. Laing Associates, Inc. has not conducted further sound monitoring of the project site for the proposed adaptive re-use located at 1113 Wolcott Avenue in the City of Beacon, New York. We reiterate that 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. Townhouse/apartment buildings exist to the Site's immediate southwest and northeast, along Wolcott Avenue (NYS Route 9D).

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). As such, residences and proposed project Site adjacent to it experience much higher sound levels in the existing condition than those fronting on a "typical" residential roadway. 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]

[1] B. Lang Associates, Inc. has provided reports and calculations dated January 31 and February 28, 2023.
[2] Notably, the results of the noise sampling conducted along Wolcott Avenue (Location 1), demonstrate that the existing conditions (63.6 dB(A) Peak PM and 59.8 dB(A) post-10 PM) on the Site which already *exceed* the City's *residential* daytime sound level limit of 55 dB(A). *See* City Code § 149-10.B.

2.0 GENERAL

As a results of prior B. Laing Associates' calculations and explanations and comments contained in the March 24, 2023 letter prepared by the City's Sound Consultant, The Noise Consultancy, LLC, and interactive testimony at the March 28, 2023 Planning Board Public Hearing, we have reached a resolution on all but one matter relating to the City of Beacon Code ("City Code"), Chapter 149: Noise standards. These areas of agreement are as follows:

1. The reduction in venue hours is a positive, mitigating factor and renders the City's nighttime standard "moot" per the City Sound Response 3, Page 2, paragraph 2.
2. Sound generated inside the venue itself will meet the City's daytime standard of 55 dB(A) at the adjacent property lines as no longer commented upon in City Sound Response 3 and agreed to in the March 28, 2023 hearing testimony.
3. Sound from the western deck will meet the City's daytime standard of 55 dB(A) at the adjacent property lines per City Sound Response 3, Page 4, Brick Wall Faux Windows, and agreed to in the March 28, 2023 hearing testimony.
4. Item 3 above also includes the HVAC units (to be placed below the deck). Fencing around any other HVAC units will be a minimum of one foot above their exhausts per City Sound Response 3, Page 4 and B. Laing Associates' February 28, 2023 Response 3, Item 3.0 A.
5. "The hotel building will serve as an effective acoustical barrier for sound generated mid-site as received at the West End Lofts." City Sound Response 3, Page 4, General Comments and agreed to in the March 28, 2023 hearing testimony.
6. Patron voices on the Site will likely comply with the City's daytime standard of 55 dB(A) and patron voices off-site are not subject to regulation under Chapter 149 of the City Code per City Sound Response 3, Page 4, General Comments.[3]
7. Tongue-in-groove construction of the rough cedar sound-mitigating fence is recommended (Per City Sound Response 3, Page 2, Paragraph 6) and the Applicant agrees to install same to prevent the development of weather gaps.

3.0 NORTHERN FENCE BARRIER INSERTION LOSSES

Vehicles using the existing, northern driveway are not a new sound category and are un-mitigated at present. *See* Section 4.0 below.

A 6 foot high, rough cedar, tongue-in-groove fence is proposed for this location. City Sound Response 3, Page 2, Barrier Insertion Loss and in the March 28, 2023 hearing testimony requested further calculations and modeling of the expected sound levels at the upper windows of the West End Loft's southernmost

[3] This same condition applies when vehicles end their transit of the northern driveway and are prepared to enter and accelerating onto Route 9D; that is, they will be within the NYS Route 9D ROW and so, are to be considered normal traffic flow. It should be further noted that the nearest corner of the West End Apartment buildings to that accelerating vehicle(s) contains the stairwell and not living space within any apartment (a picture of same was entered into the record at the March 28, 2023 hearing and is included in the enclosed Appendix).

wall. Further, a line-of-sight drawing for these upper windows was requested. These are provided in Appendix A of this Report.

The City Sound Response 3 relies on the FHWA Transportation Noise Model Technical Manual ("Manual") to guide sound source levels for vehicles which will be using (and now use) the northern driveway. Page 67 of the Manual shows A-Weighted Noise Emissions at cruise throttle for automobiles and trucks. The sound levels are dominantly determined by the speed. Speeds on this 12 foot wide, single lane, relatively level driveway will be approximately 5 miles per hour. At this speed, automobiles have a sound emission level of approximately 50 dB(A). This level will already be below the City's 55dB(A) daytime standard.[4]

However, the site will likely result in 5 to 6 medium trucks (e.g., vans or panel vans, etc..) delivering supplies to the venue and hotel per day. Again, speeds on this 12 foot wide, single lane, relatively level driveway will be approximately 5 miles per hour. At this speed, medium trucks have a sound emission level of approximately 68 dB(A).[5] Emissions from these vehicles will come from lower subsource(s) – tires and exhausts (which are calculated as occurring 3 feet above ground level) and from an upper subsource – the engine compartment (which are calculated as occurring 5 feet above ground level) [6]. The lower sound subsources will be well intercepted by the proposed 6 foot fence for all receptors north of the fence.

The upper subsound source at 5 feet above ground level will have a direct line-of sight to the upper stories on West End Lofts' southern wall (*See* diagram in Appendix A) and, as such, the fence will only act as a barrier to the lower sound sources. The Manual establishes the lower subsource(s) produce 65% of the sound energy emitted from trucks, while the upper subsource produces only 35%. This means the lower subsource(s) accounts for 27.3 dB(a), when factoring in absorption and sound interception, and the upper subsource 23.8 dB(A) of the overall truck sound emissions, for a total of 51.1 dB(A) when measured at the second floor windows of the West End Loft's southernmost wall. Similarly, when measured at the third floor windows, the lower subsource(s) accounts for 30.1 dB(A) and the upper subsource 23.8 dB(A), totaling 53.9 dB(A). Accordingly, noise emitted from a truck exiting the northern driveway on the Site will be below the City's daytime standards when measures at the upper stories of the West End Loft building. Both will be below the City's 55 dB(A) daytime standard[7].

4.0 Generalized 'Impacts" vs. Existing Conditions.

Existing sound sources from NYS Route 9D and the Site are *not* mitigated at present. Indeed, the southern wall of the West End Lofts already exceeds the 55 dB(A) daytime standard [at 55.1 dB(A) per Location 2 in the site monitoring], without any traffic on the northern driveway.

[4] Indeed, even automobiles travelling 10 miles per hour will be below the daytime standard.
[5] Notably, even medium trucks travelling at 10 miles per hour have a sound emission level of 68 dB(A).
[6] It is worth noting that the increasing occurrence of electric-powered vehicles is decreasing to zero the engine and exhaust sound emission sources of these vehicles and lowering engine and exhaust sound emission sources of the general vehicle fleet over time.
[7] The currently modeled results are remarkably similar to the 50-54 dB(A) which resulted from the B. Laing Associates' spreadsheet calculations provided to the Planning Board at the March 28th hearing.

Vehicles using the existing, northern driveway are not a new sound category. This has been stated by the Applicant, B. Laing Associates, City Sound Response 3, top of Page 3, the immediate neighbor in Building 1 of the West End Lofts and the neighbor directly across from this driveway along Route 9D during the March 28, 2023 hearing testimony[8]. This is further supported by the fact that Sunday services continue at the Site and the Site could house a re-established religious organization(s) with occupancy of over 300 persons. These organizations would also generate deliveries of varying sorts and cause an equal or increased number of medium-sized trucks on the Site as delivery vehicles.

The West End Lofts and southerly River Ridge properties also generate a number of medium trucks (e.g., vans or panel vans, etc.) delivering supplies, packages or repair-construction personnel and equipment to those residents per day. In the case of the West End Lofts, an easterly travel lane in the multi-unit paring lot is some 25 feet from the western wall and windows of units in Building 1. The sound sources from these vehicles, in a manner virtually identical to the existing condition at northern Site driveway, is un-mitigated. Thus, the 68 dB(A) sound emission sources as modeled above (and specified in the FHWA Transportation Noise Model Technical Manual, page 67) would carry to the West End Lofts' western wall and windows unabated at all levels.

Finally, as to the eastern walls of the adjacent, northerly West End Lofts and adjacent, southerly River Ridge properties (i.e., the walls which front on NYS Route 9D), the monitoring of the existing condition of the NYS Route 9D ROW-Site property line, yielded L_{max} levels of 77.6 dB(A) in the peak PM and 75.2 dB(A) after 10 PM, well above the City's standards and representative of the "urban" arterial collector nature of Route 9D. Accordingly, the project will not materially affect the sound levels on Route 9D. [9]

6.0 CONCLUSION

As provided in B. Laing Associates, Inc.'s January 31, 2023 and February 28, 2023 Acoustical Reports and as is more fully detailed in the above Supplemental Acoustical Report # 3, it is our professional opinion that the project 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

[8] The immediate neighbor's comments start at 1:43:47 in the March 28, 2023 Planning Board video posted to the City's Youtube channel. At 2:02:31, the other closest resident/home owner to the northern driveway also came to speak in support of the project.

[9] Without attenuating sound over the distances from the Route westerly 9D *sidewalks* to the westerly Route 9D ROW property lines, conversation levels were sourced at 75 to 79 dB(A). Thus, while these sounds may have varying qualities (i.e., frequency content), they are very much in the same sound power categories.

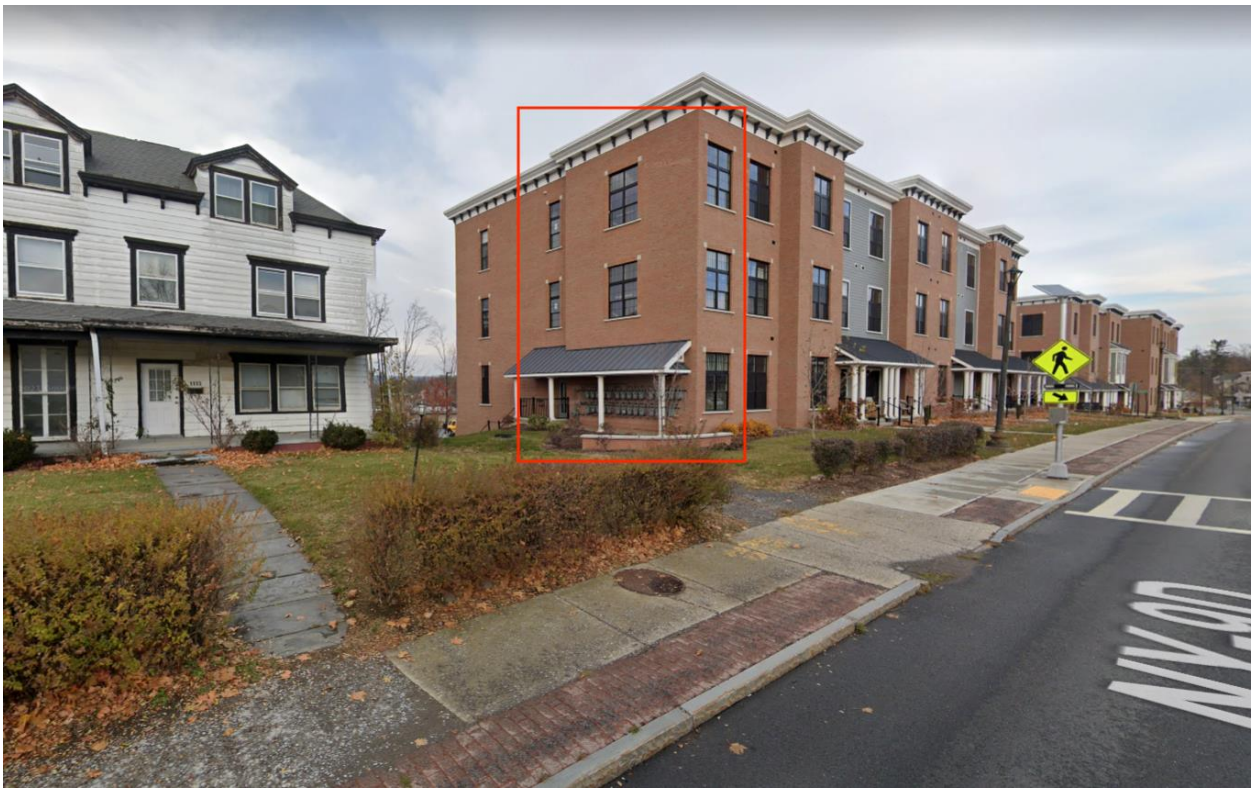
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APPENDIX A

PICTURE

and

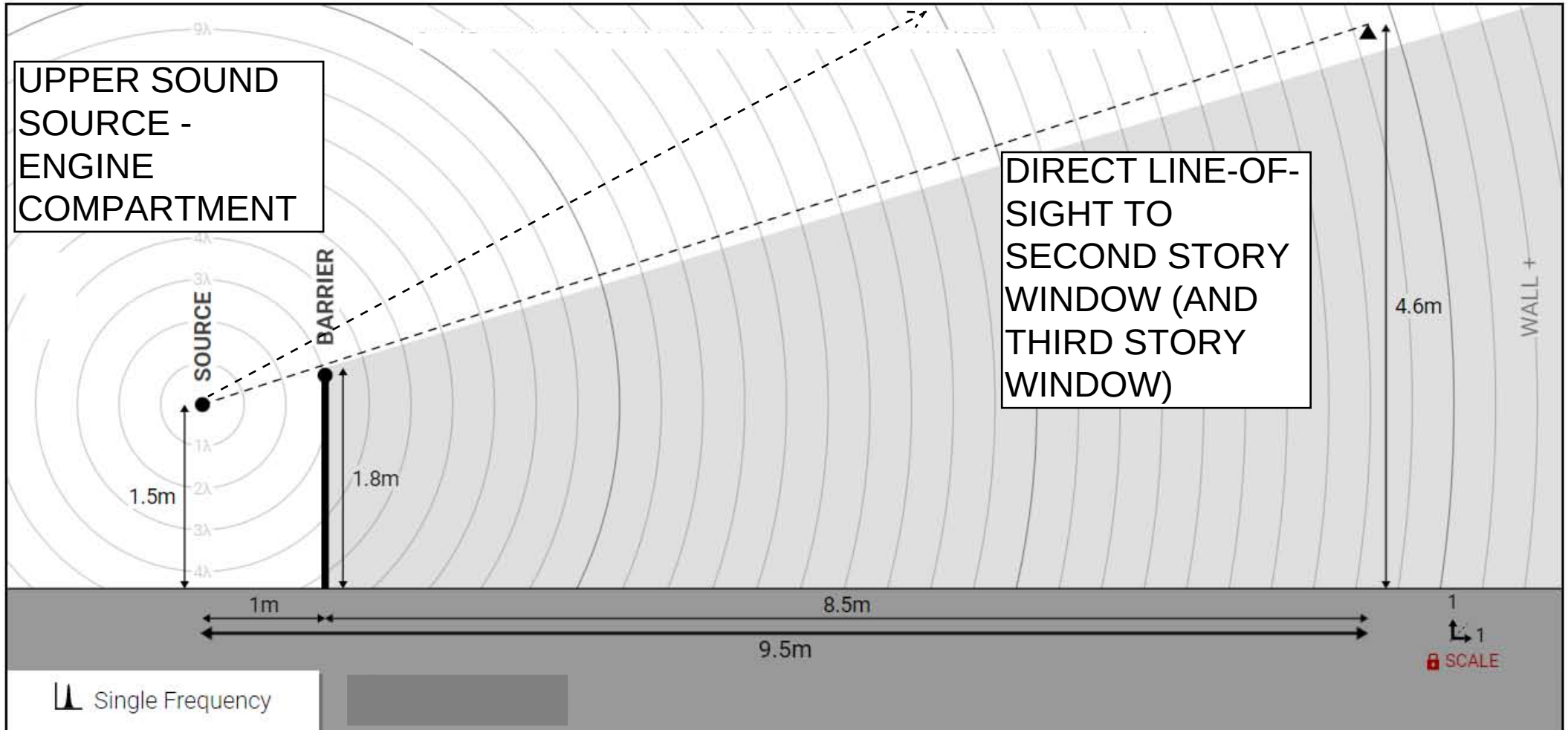
NORTHERN PROPERTY LINE MODELING AND CALCULTIONS



West End Lofts and Rectory On Site, Existing Northern Driveway Between Them and Hi-Lited Stairwell.

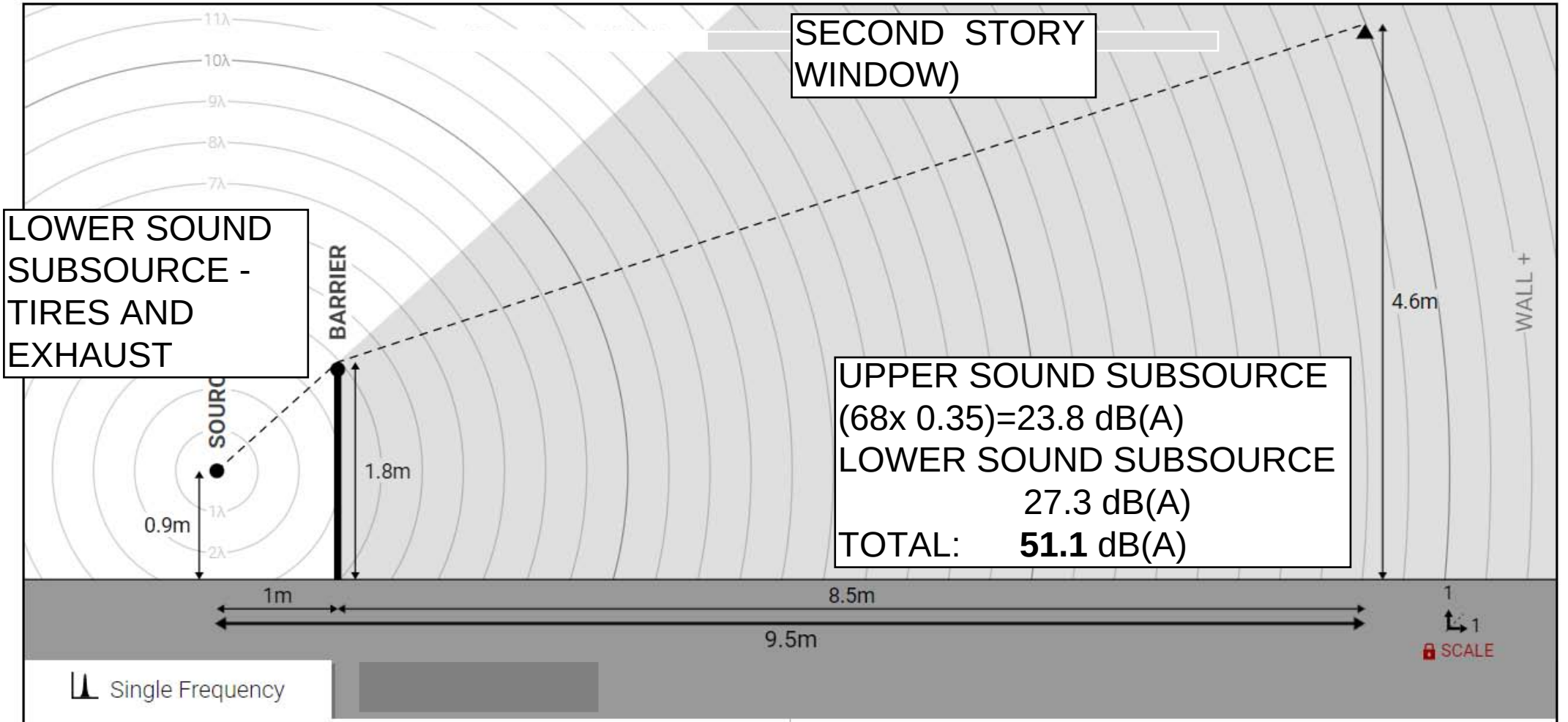
Sound Propagation Level Calculator

Interactive noise source-to-receiver diagram



Sound Propagation Level Calculator

Interactive noise source-to-receiver diagram with barrier calculations



Single Frequency

Source

Frequency: 1000 Hz

Sound Power Level: 68 dB

Receiver

Show calculation breakdown

Distance from Source: 9.5 m

Resulting Sound Pressure Level: 27.3 dB

MASE Ver. 3.6

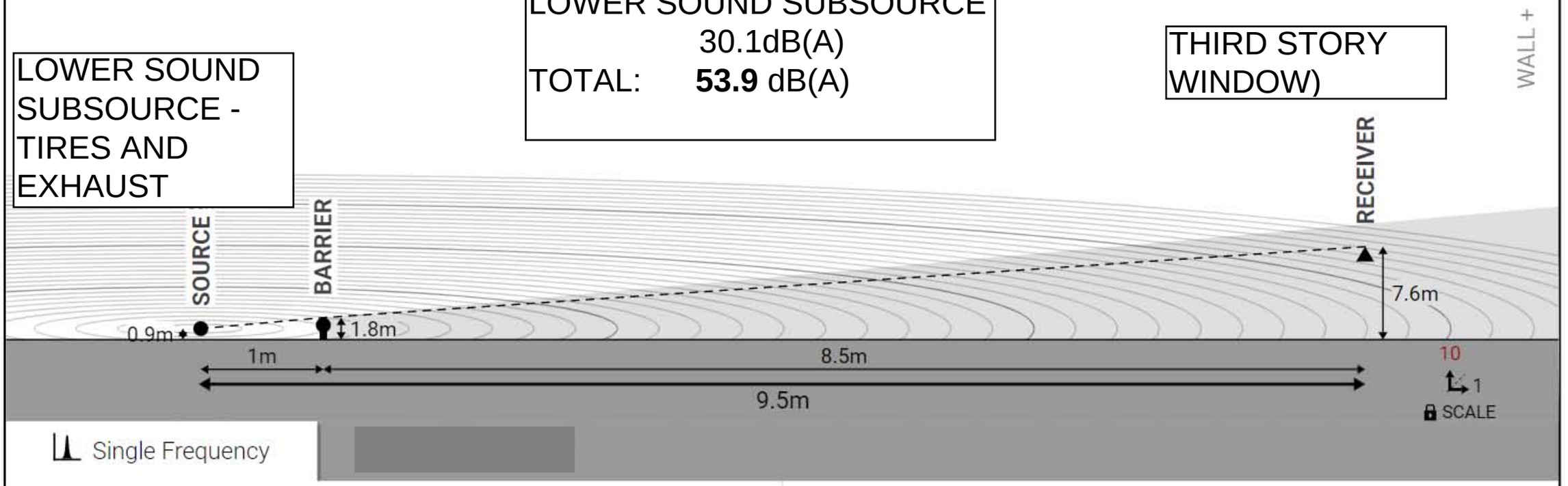
Sound Propagation Level Calculator

Interactive noise source-to-receiver diagram with barrier calculations

UPPER SOUND SUBSOURCE
(68x 0.35)=23.8 dB(A)
LOWER SOUND SUBSOURCE
30.1dB(A)
TOTAL: **53.9** dB(A)

LOWER SOUND SUBSOURCE - TIRES AND EXHAUST

THIRD STORY WINDOW)



Single Frequency

Source

Frequency: 1000 Hz

Sound Power Level: 68 dB

Receiver

Show calculation breakdown

Distance from Source: 9.5 m

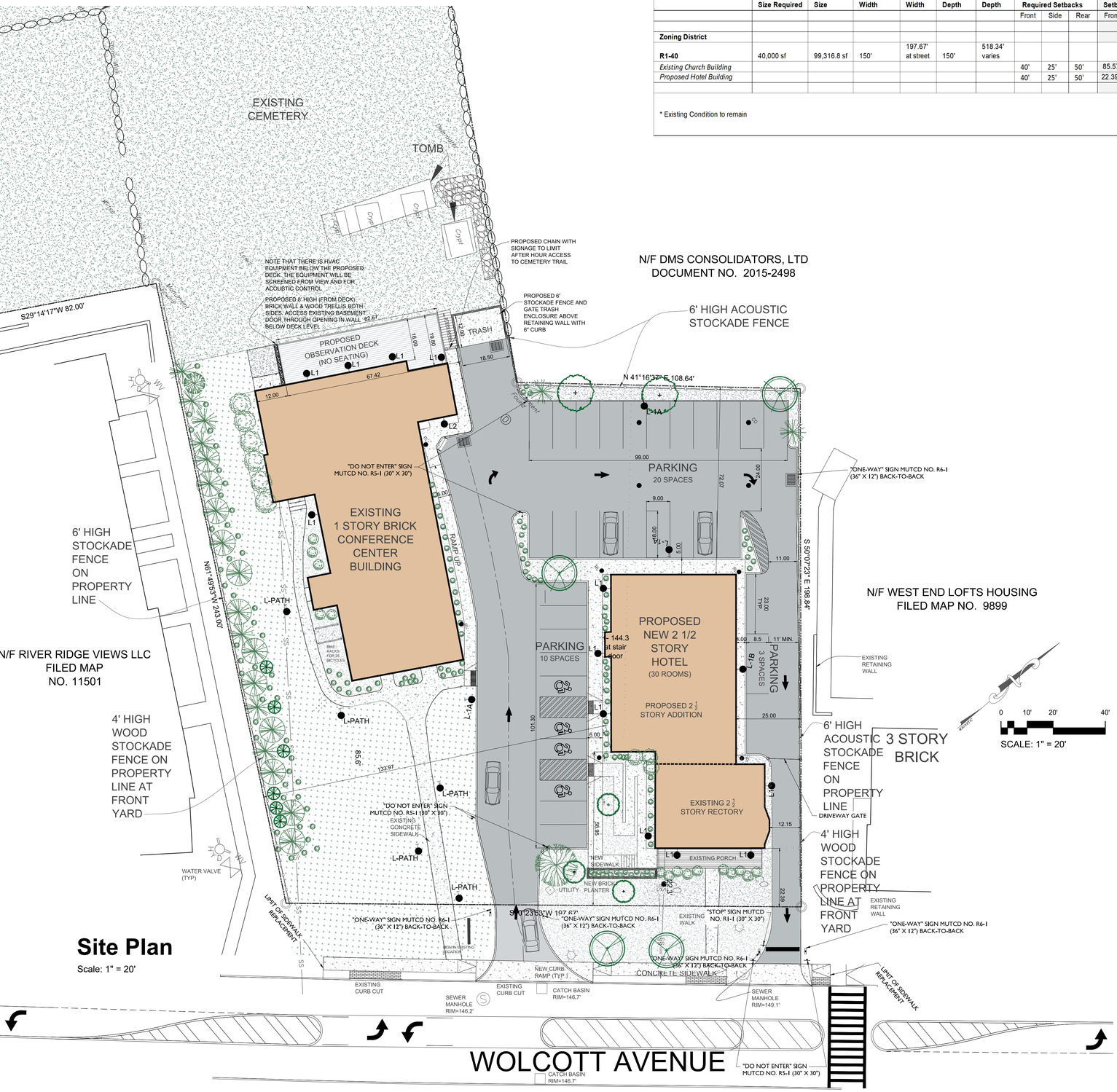
Resulting Sound Pressure Level: 30.1 dB

MASE Ver. 3.6

Bulk Zoning Regulations Table

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

* Existing Condition to remain



Site Plan

Scale: 1" = 20'



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-26-651901
Lot Area:	2.28 Acres
Building Footprint:	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 plance without seats, 1 space for each 100 square feet of floor space used for public assembly			100 occupants *(Note 5)*	25 parking spaces
Café				
1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater			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 6 employees maximum at any one time	36 parking spaces
Total Required Parking Spaces		***69 Parking Spaces***		***78 Parking Space*** *(Note 1 & Note 5)*
Total Proposed Parking Spaces				**33 Parking Space**

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. Hours of Operation: Conferences/events on Friday, Saturday, Holiday Eves shall end at 8:30pm. Conferences/events on Sunday, Thursday, and Holidays preceding workdays events shall end at 7:30 pm. The café shall be open 7:00am – 8:30pm on Sunday – Thursday and 7:00 am to 9:00 pm on Friday and Saturday. The Hotel shall operate 24 hours per day, 7 days a week, 365 days a year.
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 a conference/event with more than 100 people. In those cases, the seating at the rear of the Conference/Event Space will be opened to a maximum seating capacity of 150 people. If there is an event with fewer than 100 people, the upper 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 150 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 100 occupants.
7. The Applicant and project shall comply with the final approved version of the Traffic and Parking Management Plan, as prepared by Colliers Engineering & Design.

REVISIONS:			
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Sheet 12 of 16	Site Construction Details
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Sheet 14 of 16	Water & Sewer Construction Details
Sheet 15 of 16	Erosion & Sediment Control Details
Sheet 16 of 16	Work Zone Traffic Control Plan

Special Use Permit Application

Sheet 1 of 16 - Site Plan

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

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

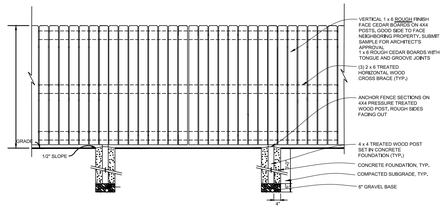
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

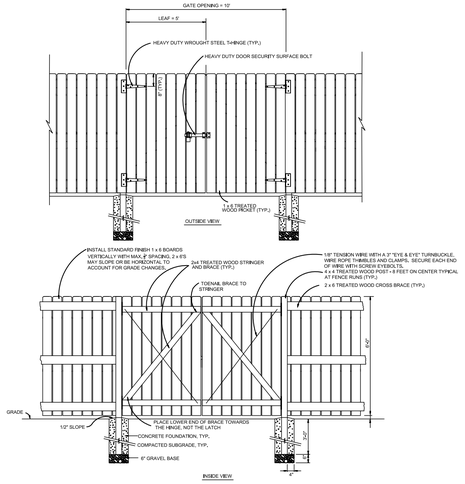
1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 20'
June 29, 2021

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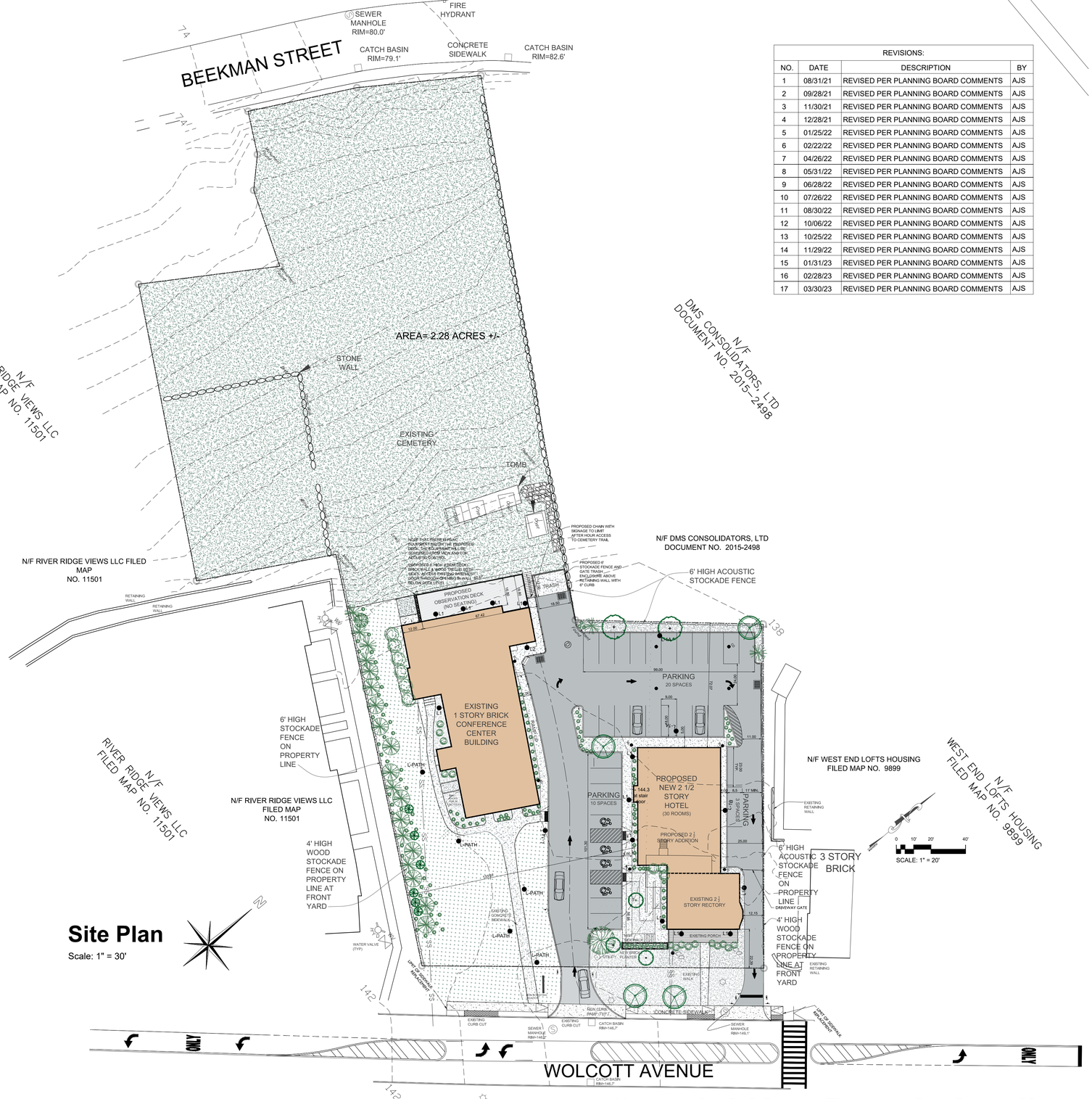


ACOUSTIC WOOD FENCE DETAILS

Acoustic Fence Details



Stockade Fence Details



Site Plan

Scale: 1" = 30'

Special Use Permit Application

Sheet 2 of 16 - 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
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DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

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17	03/30/23	NO CHANGE	AJS

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

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 +/-
STONE WALL
TOMB
N 41°16'37" E 108.64'
25.1'
GARBAGE
CONCRETE SIDEWALK
S 50°07'23" E 198.84'
RETAINING WALL
3 STORY BRICK
GRAVEL PARKING
REMOVE EXISTING GRAVEL DRIVEWAY
REMOVE EXISTING STAIR AND PORCH
2 STORY FRAME
15.7'
BLACKTOP PARKING
1 STORY BRICK CHURCH
REMOVE EXISTING ADDITIONS TO BUILDING
REMOVE EXISTING WALK
22.3'
UTILITIES
CONCRETE SIDEWALK
AREA OF SIDEWALK REPLACEMENT
SEWER MANHOLE RIM=149.1'
REMOVE EXISTING SHRUBS (TYP)
LIGHT POST (TYP)
EXISTING SIGN
S 40°23'55"W 197.67'
WOLCOTT AVENUE
CATCH BASIN RIM=146.7'
FIRE HYDRANT (TYP)
SEWER MANHOLE RIM=146.2'
CATCH BASIN RIM=146.7'
WATER VALVE (TYP)
REMOVE BLACKTOP DRIVEWAY
85.6'
CONCRETE SIDEWALK
N 61°49'53"W 243.00'
28.7'
S 29°14'17"W 82.00'
N 61°04'53"W 174.76'
N 32°45'07" E 82.36'
N68°54'53"W 46.42'
RETAINING WALL
2 STORY FRAME

Site Plan

Scale: 1" = 20'

Special Use Permit Application

Sheet 3 of 16 - 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:
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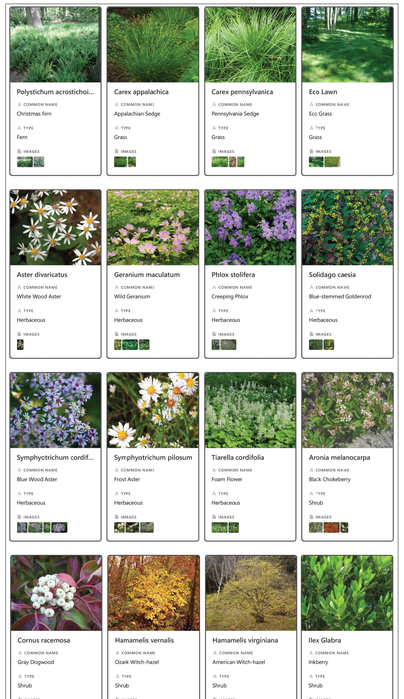
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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)

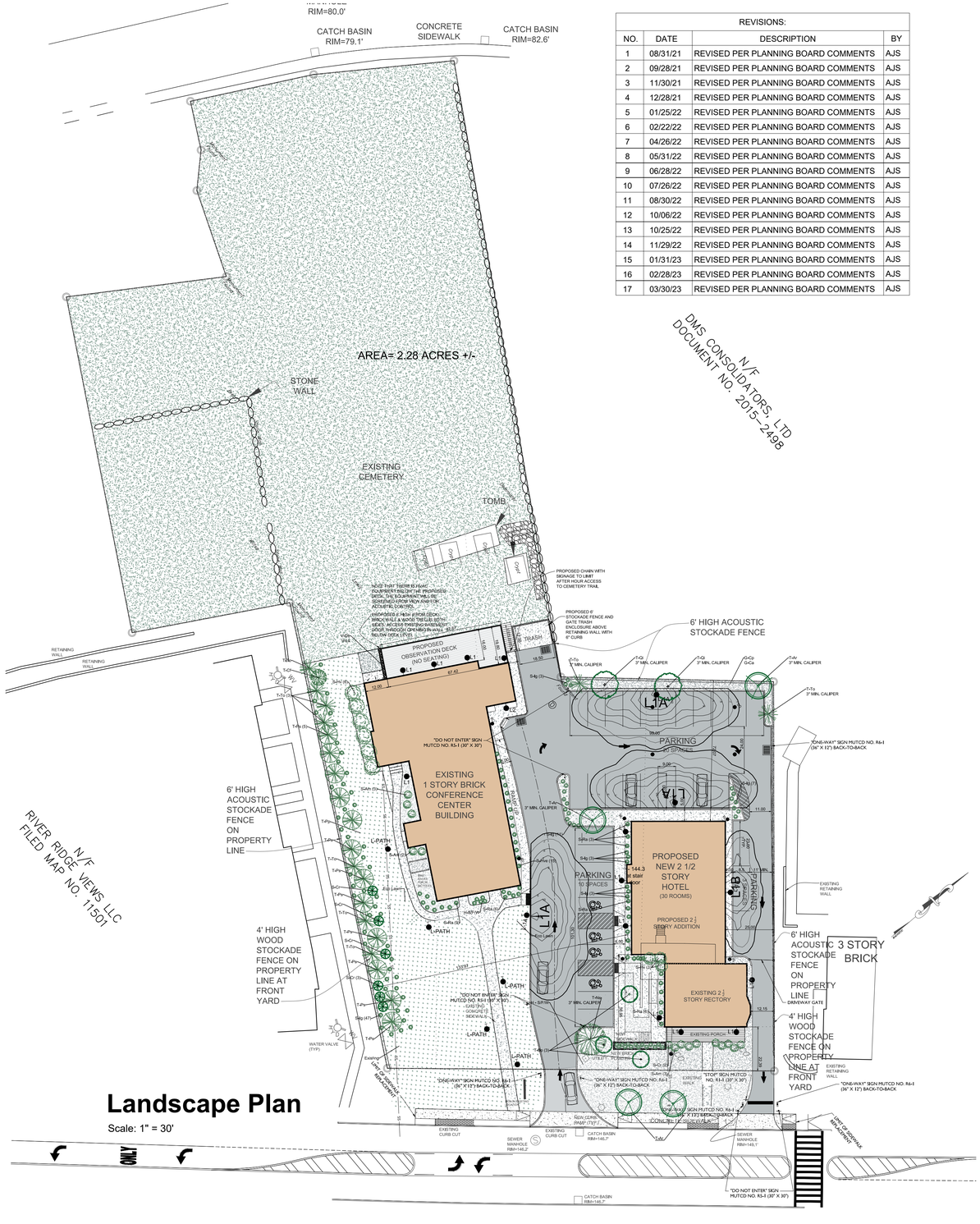
VOLT Estate Colonial Brass Path Light. 25 watt, 2700K, COLOR: BRASS, OR APPROVED EQUAL. DARK SKY COMPLIANT. CRI 80-100 RANGE.30" HIGH POST MOUNTED. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

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.



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



Landscape Plan

Scale: 1" = 30'

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Special Use Permit Application

Sheet 4 of 16 - 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:
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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"



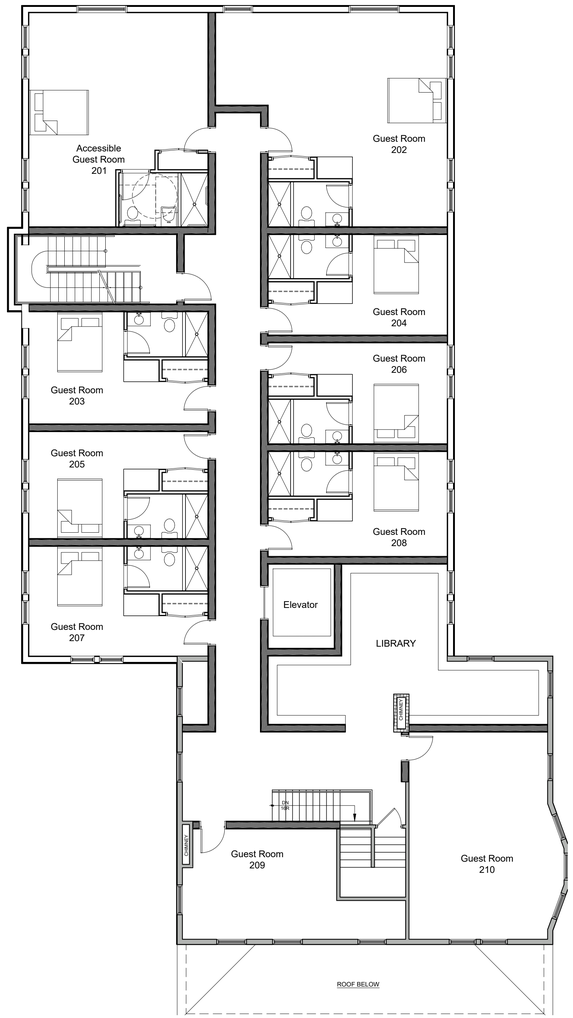
Elevation: Front - Facing Wolcott

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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17	03/30/23	NO CHANGE	AJS

Special Use Permit Application

Sheet 5 of 16 - Hotel Plans & Elevations

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

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

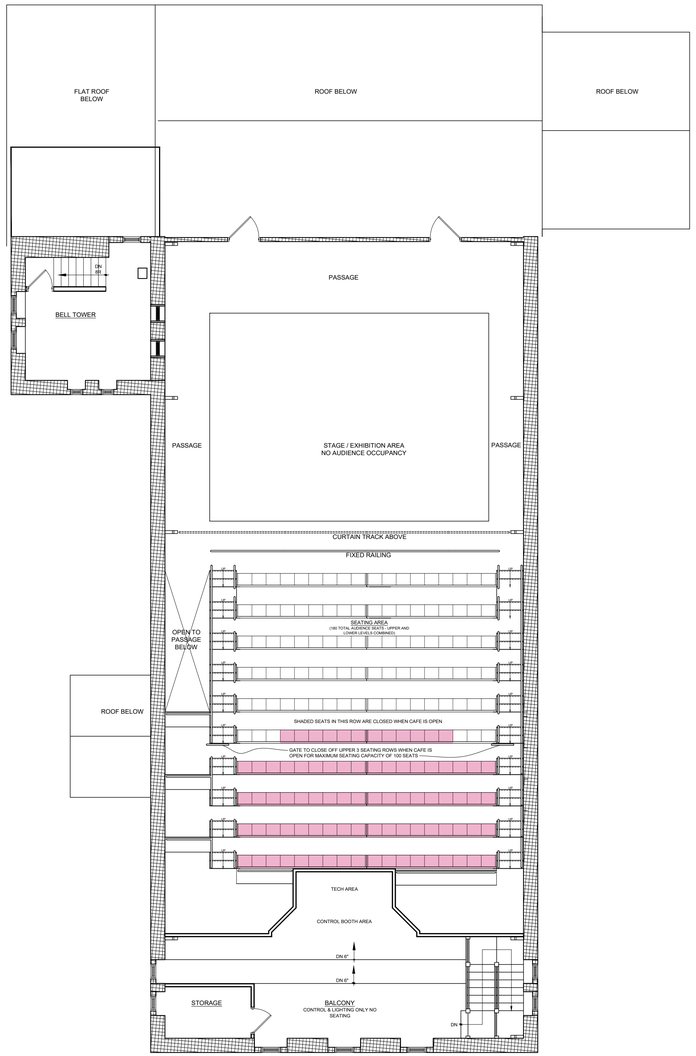
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

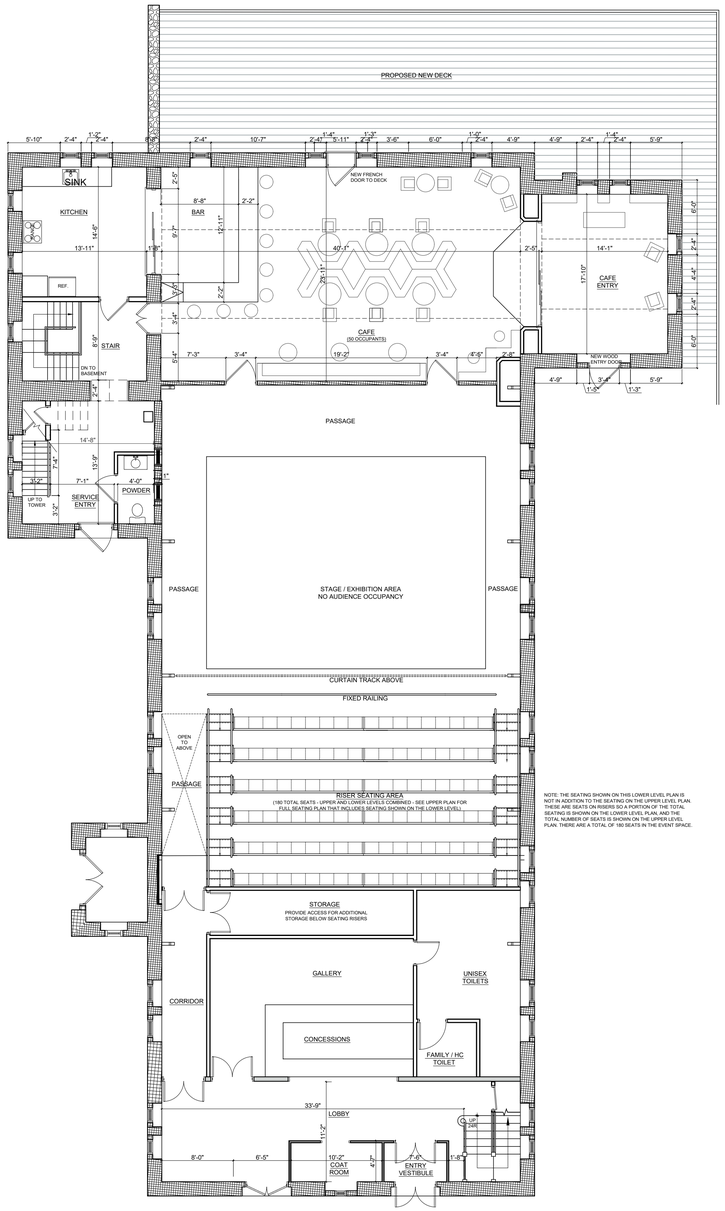
1113 Wolcott Avenue
Beacon, New York
Scale: AS NOTED
April 29, 2021

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Upper Level Plan: Conference Center: Stage and Seating Configuration

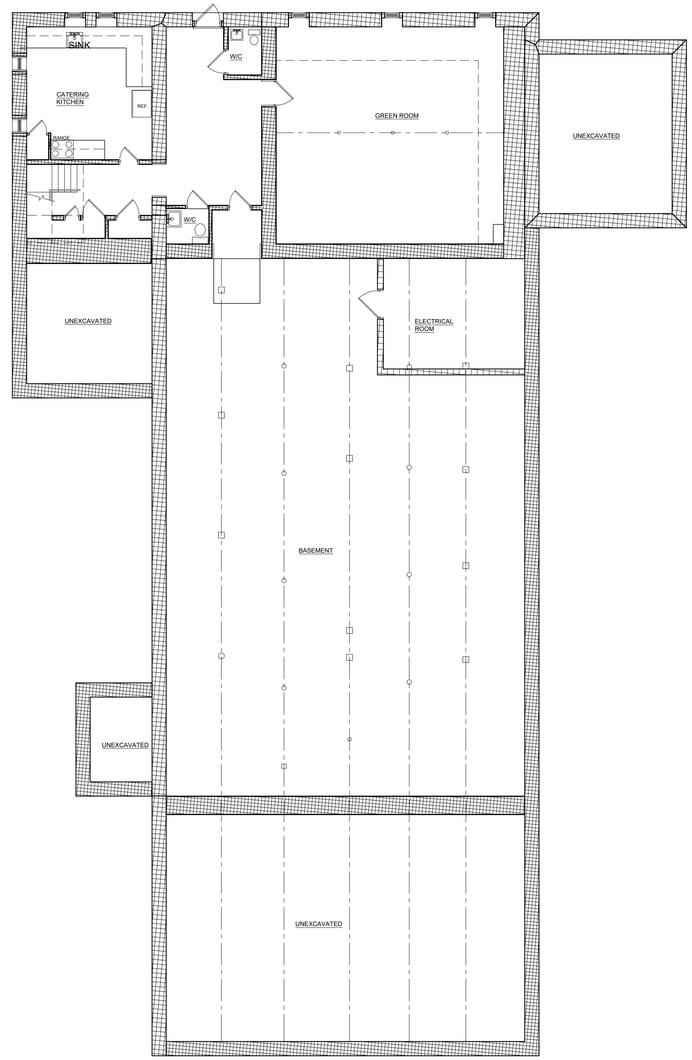
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NOTE: THE SEATING SHOWN ON THIS LOWER LEVEL PLAN IS NOT IN ADDITION TO THE SEATING ON THE UPPER LEVEL PLAN. THESE ARE SEATS ON RISERS SO A PORTION OF THE TOTAL SEATING IS SHOWN ON THE LOWER LEVEL PLAN, AND THE TOTAL NUMBER OF SEATS IS SHOWN ON THE UPPER LEVEL PLAN. THERE ARE A TOTAL OF 180 SEATS IN THE EVENT SPACE.

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 16 - 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

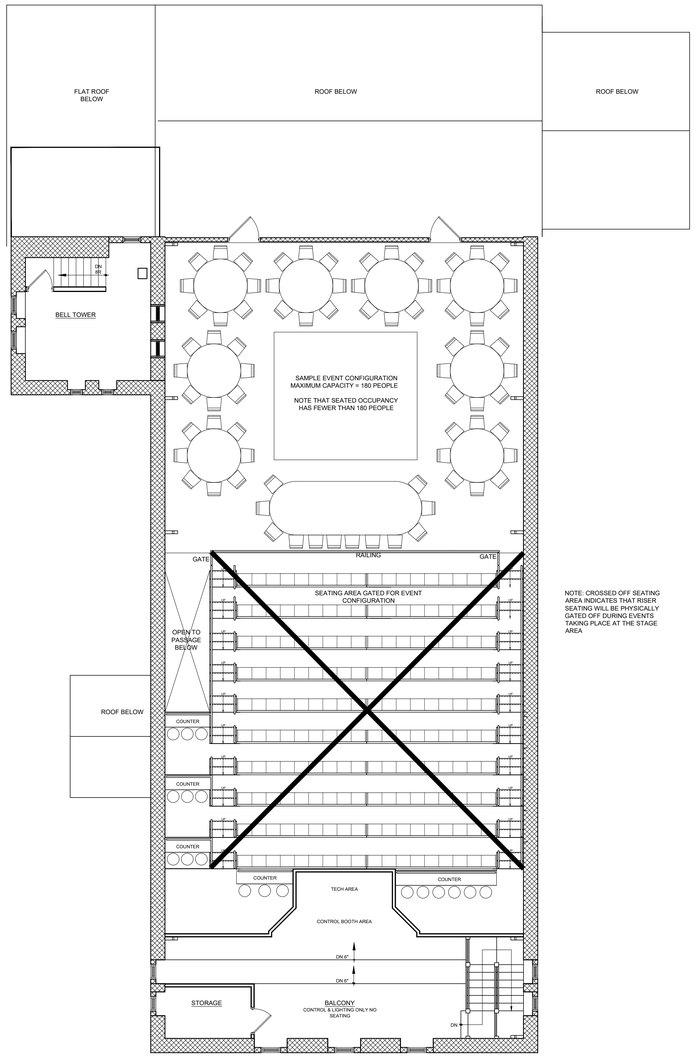
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Landscape Designer:
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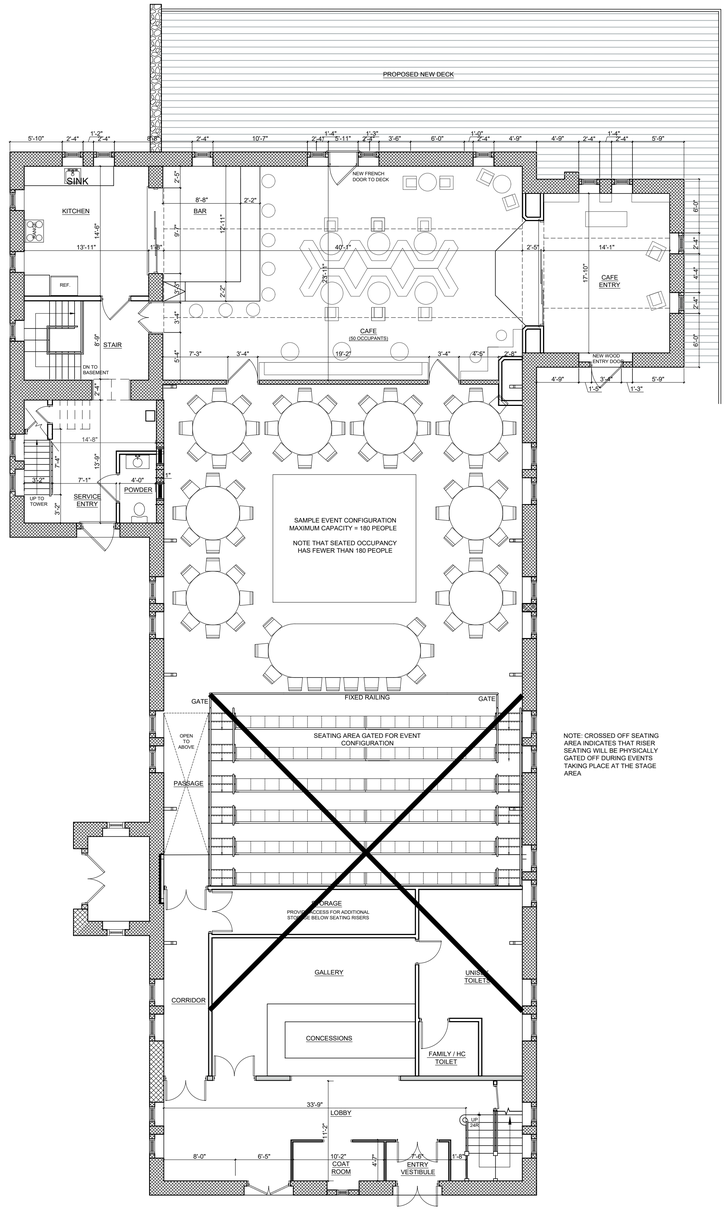
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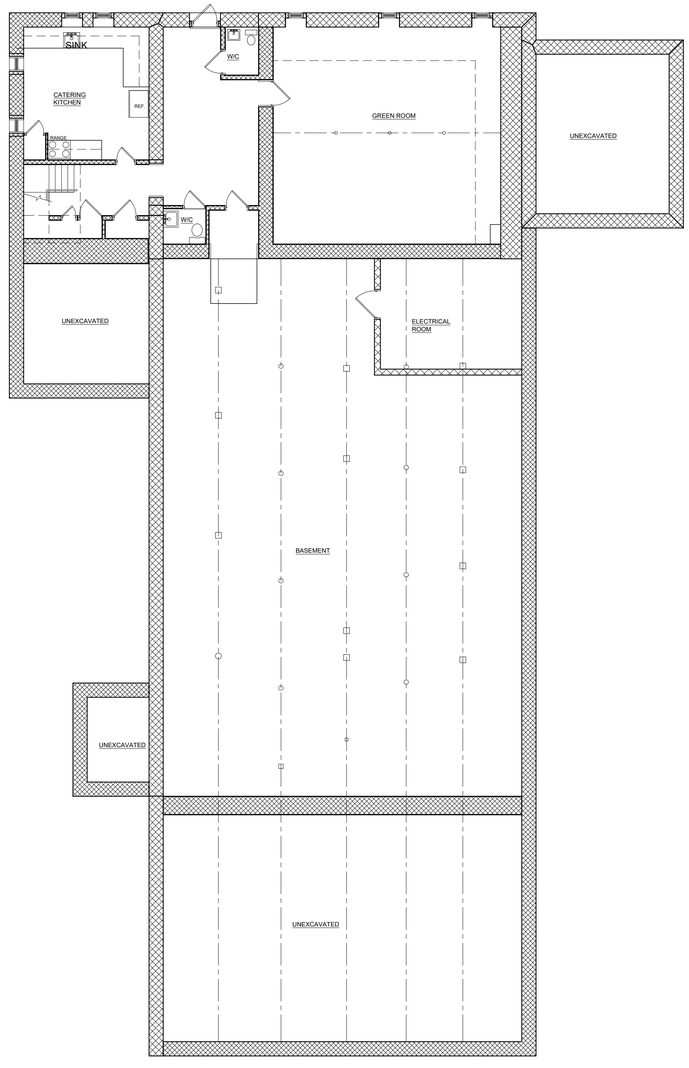
Upper Level Plan: Conference Center: Event Configuration

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 16 - Conference Center Plans - Event Configuration Option

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36 South Brett Street
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Architect:
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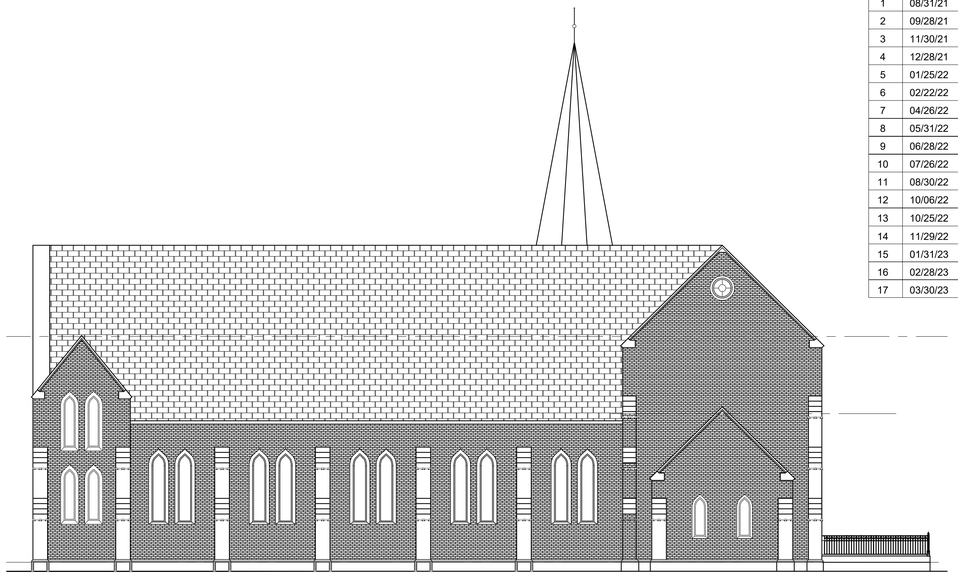
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Landscape Designer:
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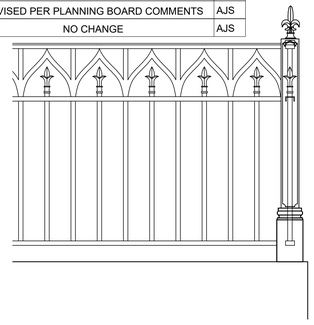
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Elevation: Conference Center Building - North

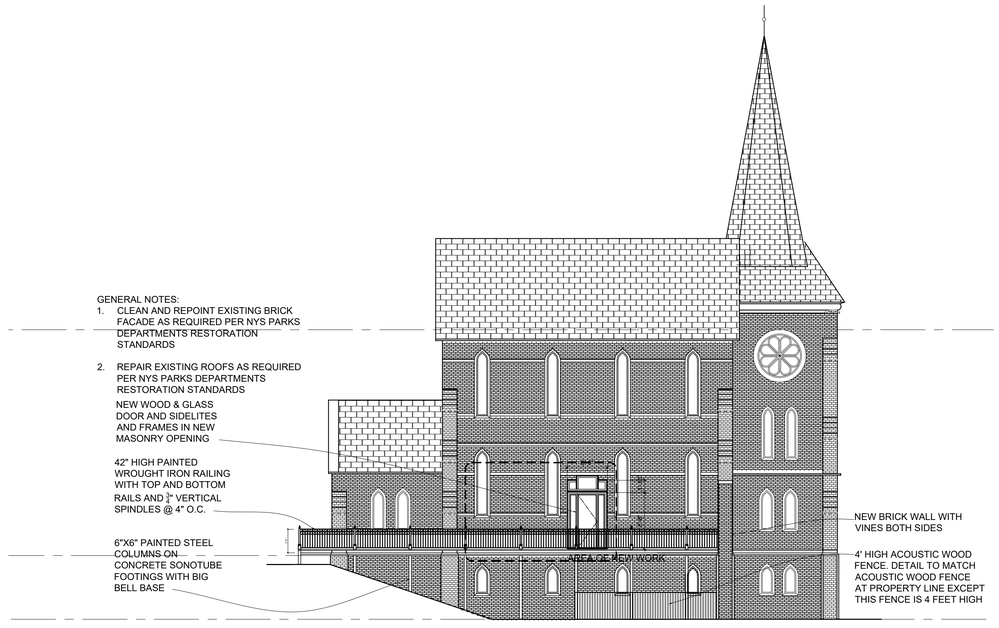
Scale: $\frac{3}{32}$" = 1'-0"



Enlarged View: Railing

Scale: 1" = 1'-0"

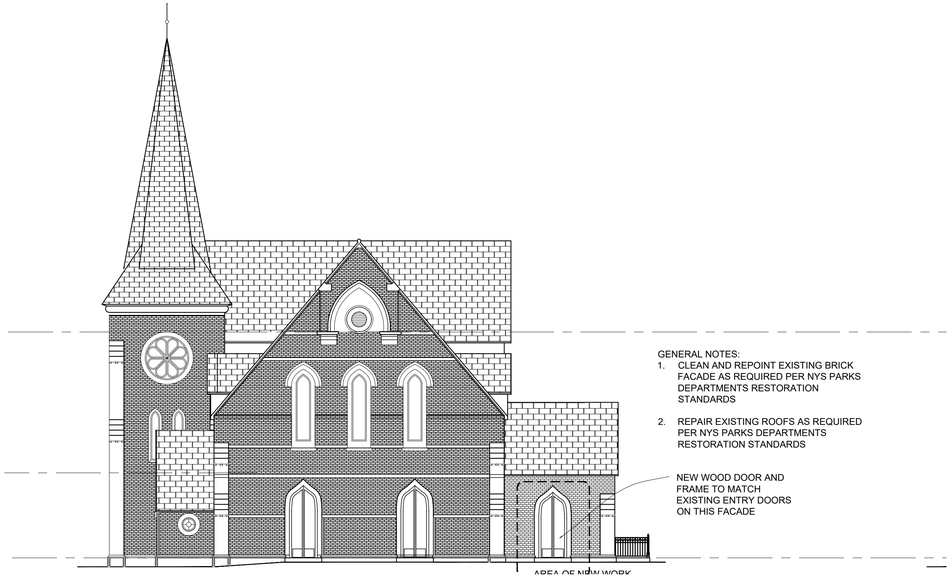
NOTE: THE RAILING CONFIGURATION WILL BE SIMILAR TO THE RAILING SHOWN, BUT MAY DIFFER IN FINAL DETAILING DEPENDING ON THE FABRICATOR SELECTED.



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 16 - Conference Center Elevations

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Beacon, NY 12508

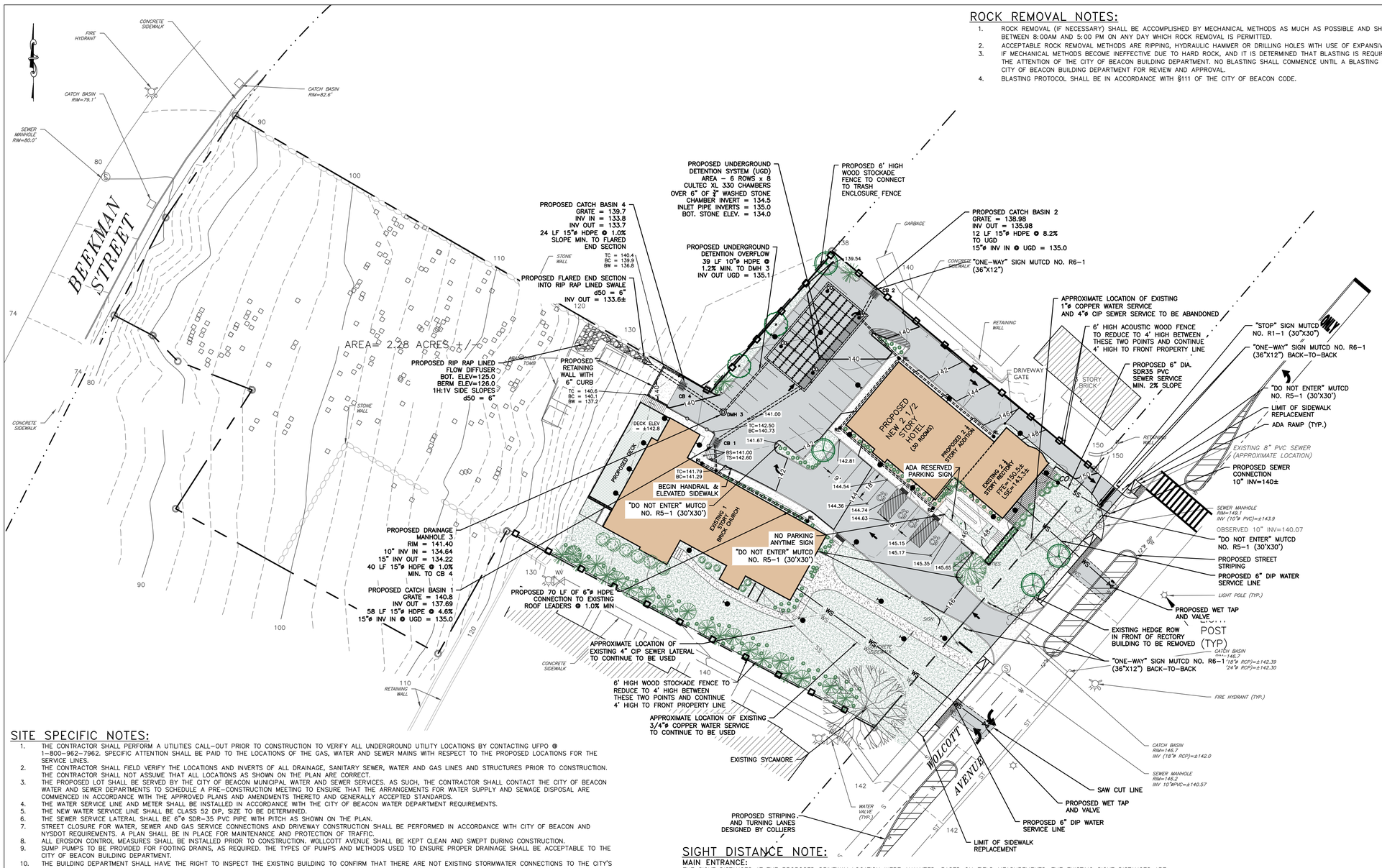
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Landscape Designer:
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April 29, 2021



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 THEM 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 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:			
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
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	14	2/28/23	UPDATED SHEET NUMBER	MAB
9	7/26/22	PER PLANNING BOARD COMMENTS	CMB	15	3/30/23	PER PLANNING BOARD COMMENTS	MAB
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. BOGDANOFF — LICENSED PROFESSIONAL ENGINEER — 084466
SEAL

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GRADING & UTILITY PLAN

1113 WOLCOTT AVENUE

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

JOB #:	2021:022
DATE:	6/29/2021
SCALE:	1" = 30'
TITLE:	GU-1
SHEET:	9 OF 16

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			
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	14	2/28/23	UPDATED SHEET NUMBER	MAB
9	7/26/22	NO CHANGE THIS SHEET	CMB	15	3/30/23	PER PLANNING BOARD COMMENTS	MAB
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				

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 · GEORGE A. BOSSHART · 084466 · LICENSED PROFESSIONAL ENGINEER
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EROSION & SEDIMENT CONTROL 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: EC-1
SHEET: 10 OF 16

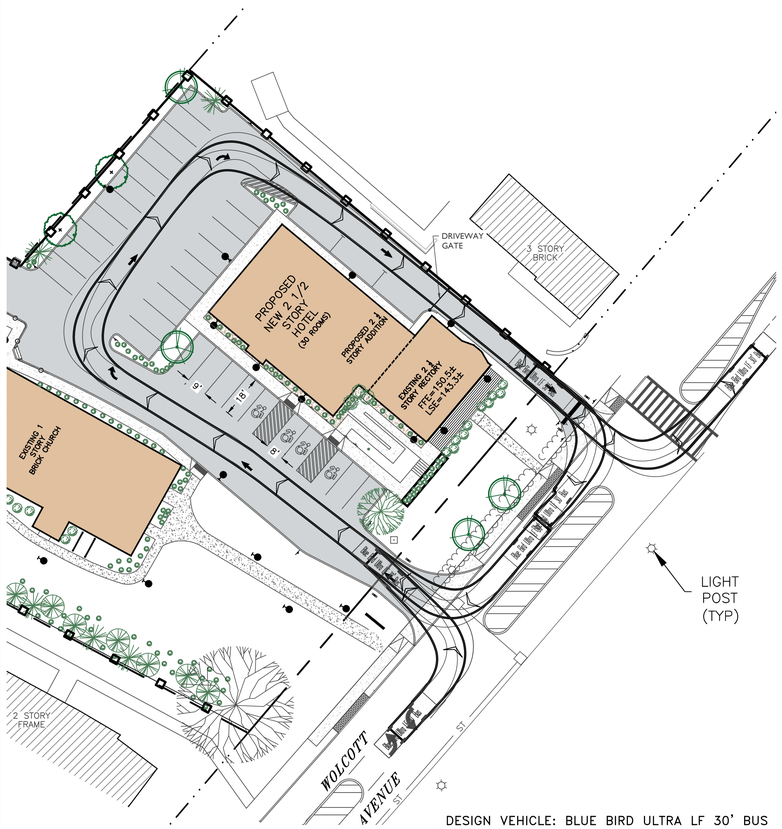
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



DESIGN VEHICLE: BEACON LADDER TRUCK

BEACON LADDER TRUCK MANEUVERING PLAN

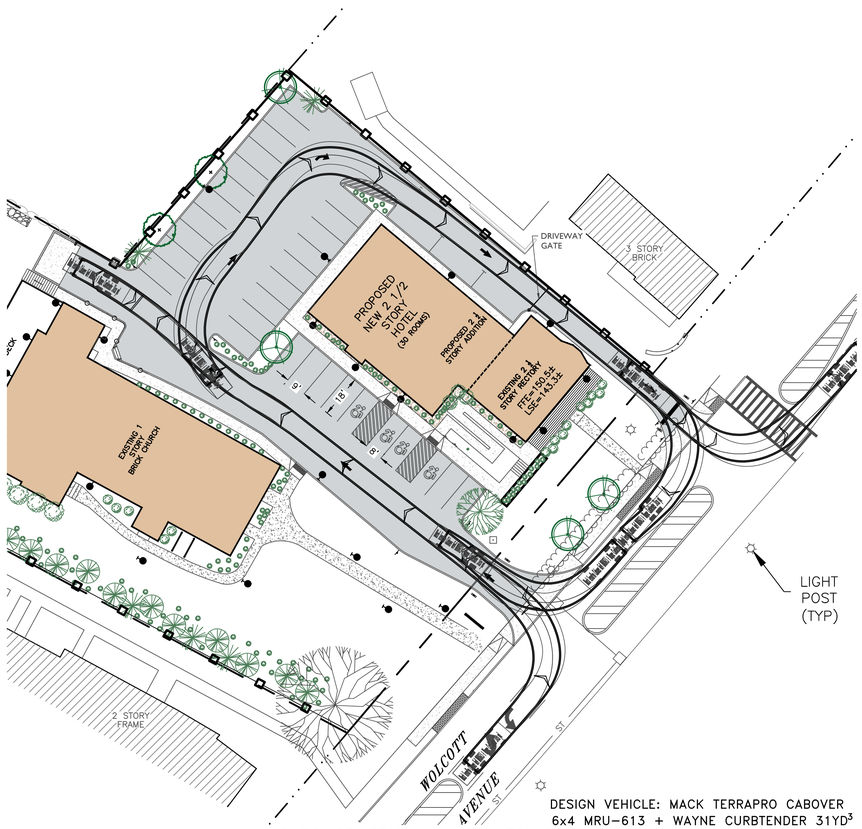
SCALE: 1" = 40'



DESIGN VEHICLE: BLUE BIRD ULTRA LF 30' BUS

SHUTTLE-BUS MANEUVERING PLAN

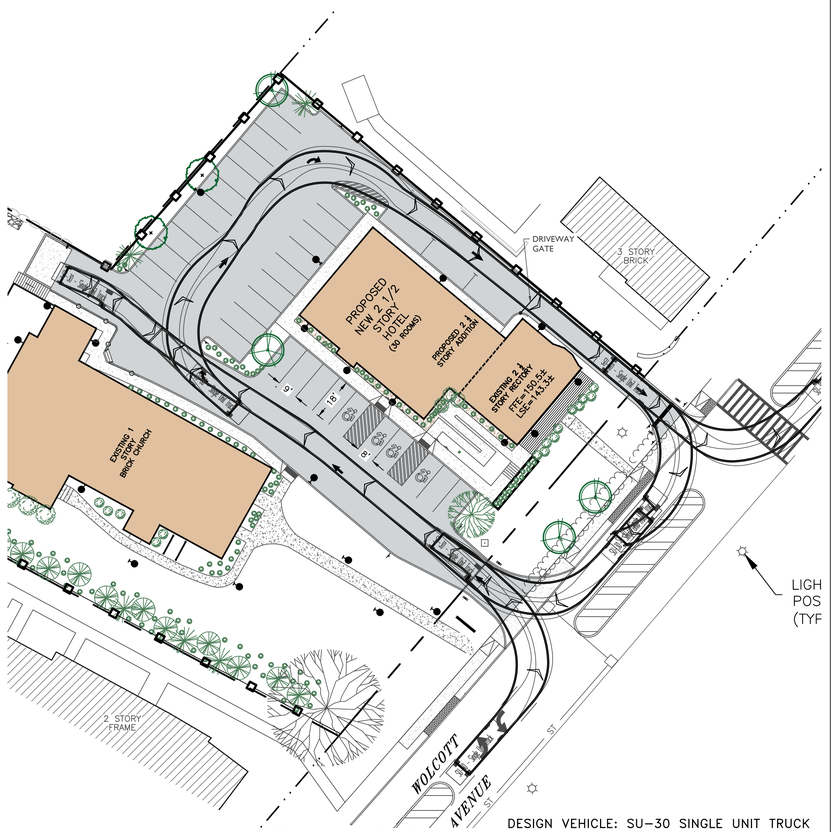
SCALE: 1" = 30'



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			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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12	2/28/23	UPDATED SHEET NUMBER	MAB				

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
LICENSED PROFESSIONAL ENGINEER
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VEHICLE TRACKING PLAN

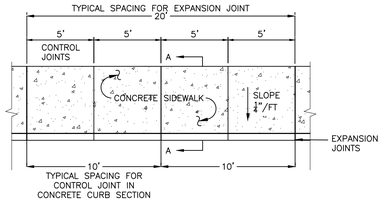
1113 WOLCOTT AVENUE

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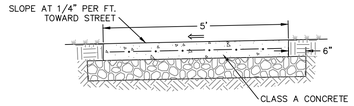
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DATE:	6/29/2021
SCALE:	1" = 40'
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SHEET:	11 OF 16

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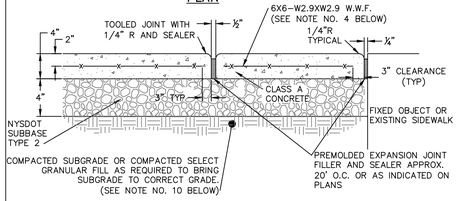
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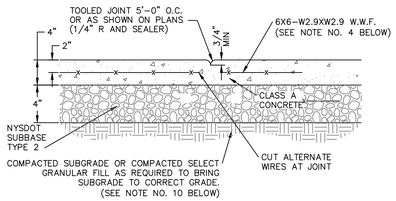
PLAN



SECTION A–A



EXPANSION JOINT

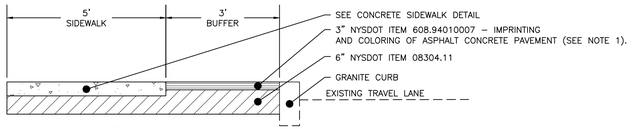


CONTROL JOINT

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.

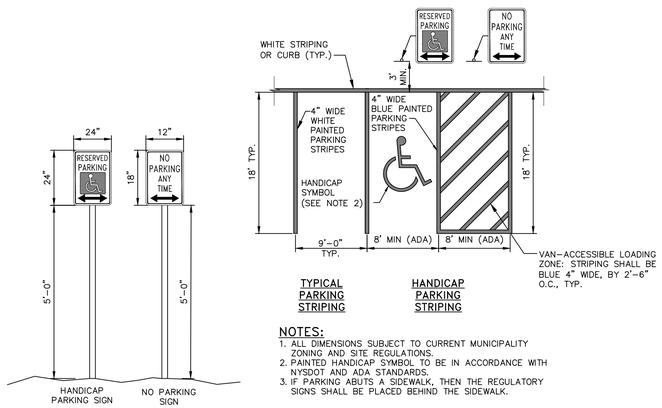
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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

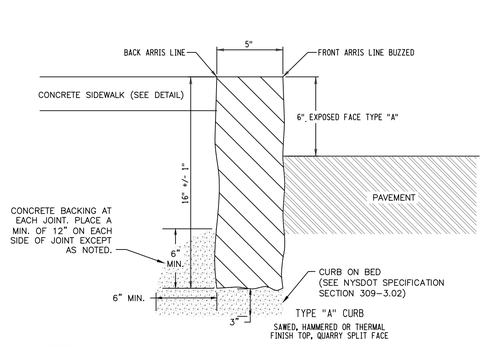


NOTES:

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.

SIGN DETAILS
NOT TO SCALE

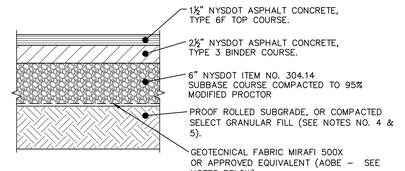
PARKING AND STRIPING DETAIL
NOT TO SCALE



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.

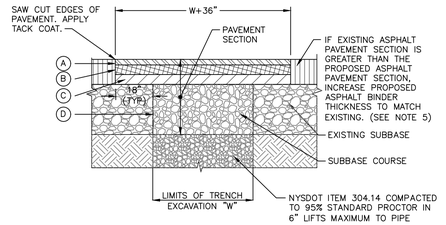
GRANITE CURB DETAILS
NOT TO SCALE



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



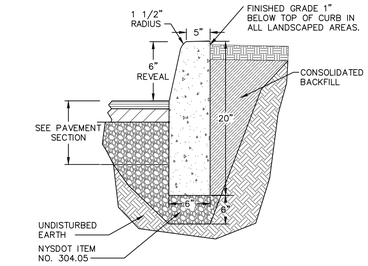
LEGEND

- (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

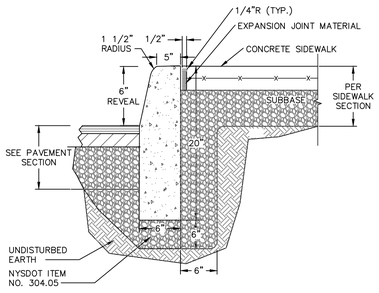
NOTES:

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



ABUTTING GRASS OR LANDSCAPE

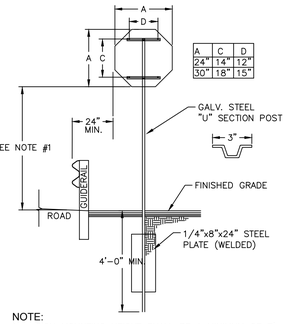


ABUTTING SIDEWALK

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.

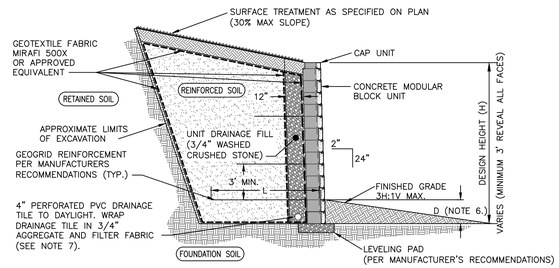
CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

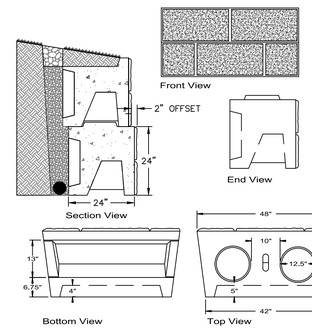


NOTE:

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





WOODARD'S CONCRETE BLOCK WALL DETAIL
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	14	2/28/23	UPDATED SHEET NUMBER	MAB
9	7/26/22	NO CHANGE THIS SHEET	CMB	15	3/30/23	PER PLANNING BOARD COMMENTS	MAB
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 · ANDREA A. BOSSONE · 084466 · LICENSED PROFESSIONAL ENGINEER

SEAL

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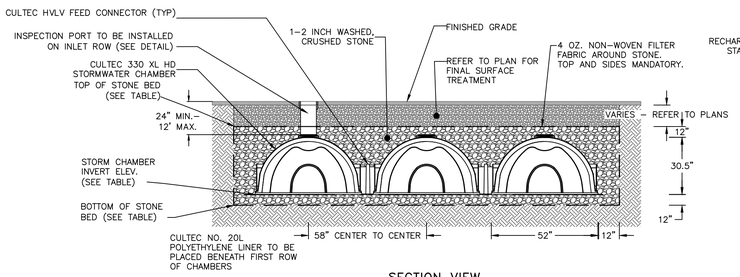
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

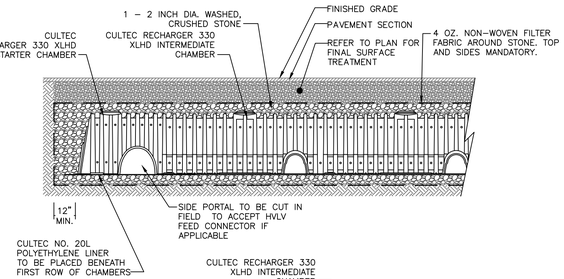
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

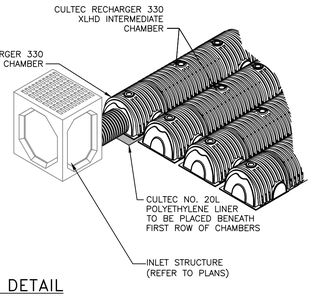
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	12 OF 16

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



SECTION VIEW

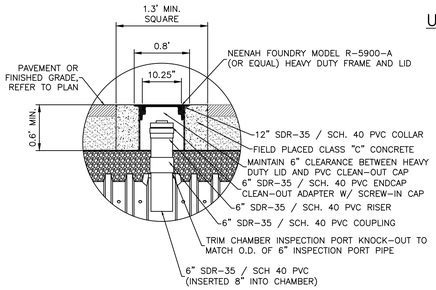




NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD 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.

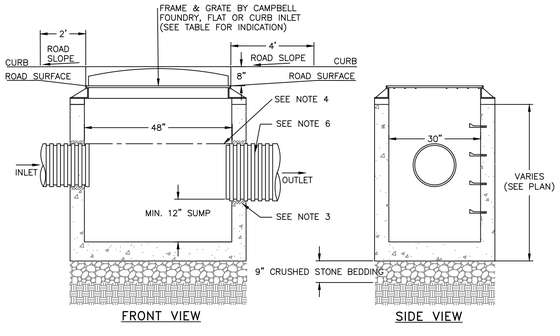
BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
134.0	134.5	137.54	1,601 S.F.	30.5'X52.5'	42

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

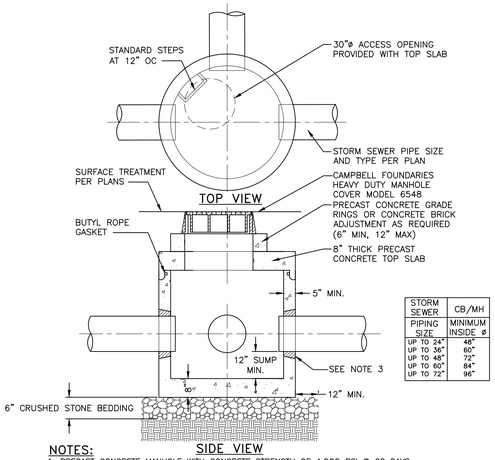


FRONT VIEW

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

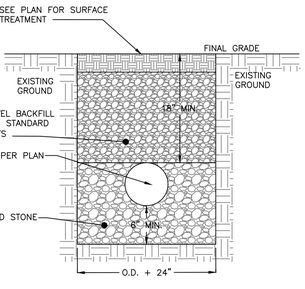


STORM SEWER	CB/MH
PIPING SIZE	MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

SIDE VIEW

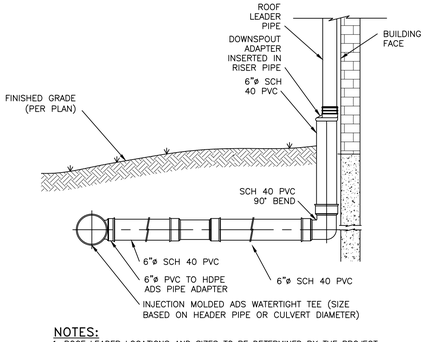
NOTES:
1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
4. CONCRETE STRUCTURE AND 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



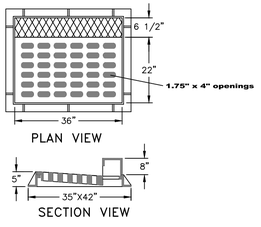
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

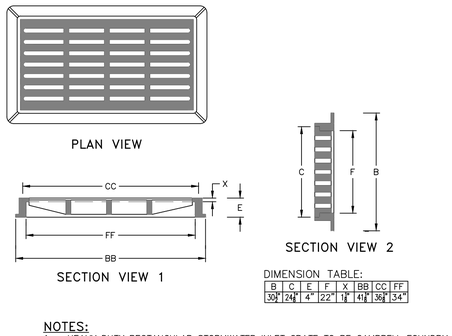


PLAN VIEW

SECTION VIEW

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

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW

SECTION VIEW 1

SECTION VIEW 2

DIMENSION TABLE:

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

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

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE

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	14	2/28/23	UPDATED SHEET NUMBER	MAB
9	7/26/22	NO CHANGE THIS SHEET	CMB	15	3/30/23	PER PLANNING BOARD COMMENTS	MAB
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

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174 MAIN ST., BEACON, NEW YORK 12508
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PH: 845–440–6926
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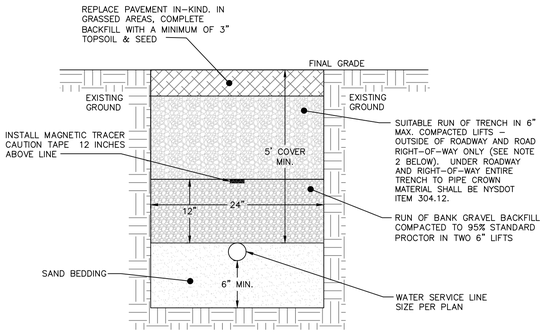
STORMWATER CONSTRUCTION DETAILS

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 16

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

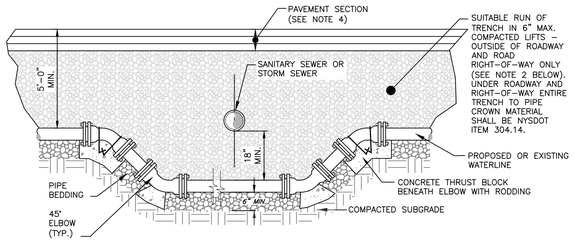


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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.

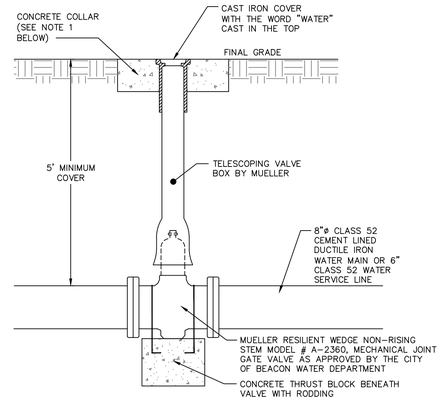
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

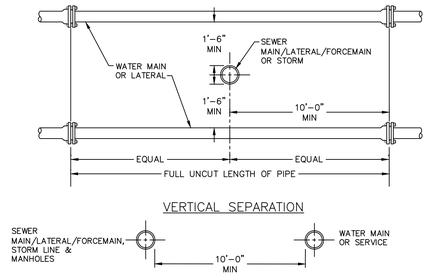
WATER LINE OFFSET DETAIL
NOT TO SCALE



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.

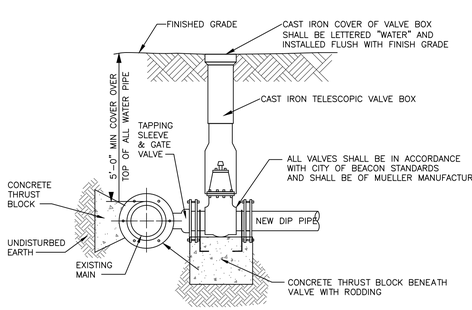
GATE VALVE DETAIL
NOT TO SCALE



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.

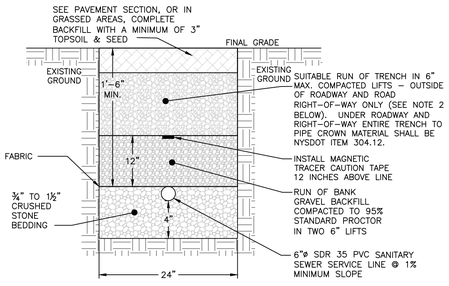
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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.

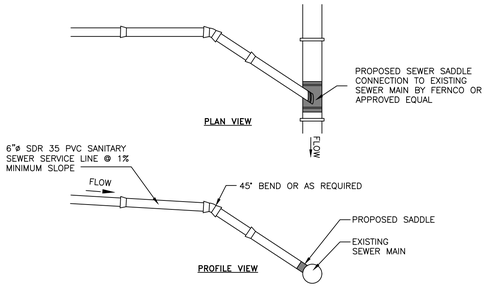
TAPPING SLEEVE DETAIL
NOT TO SCALE



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

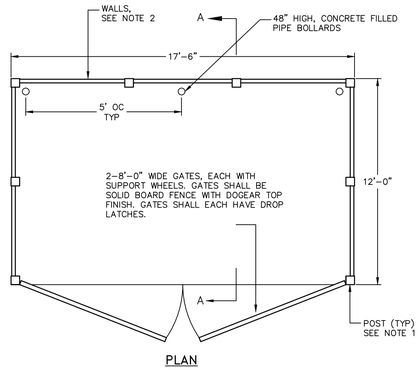
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

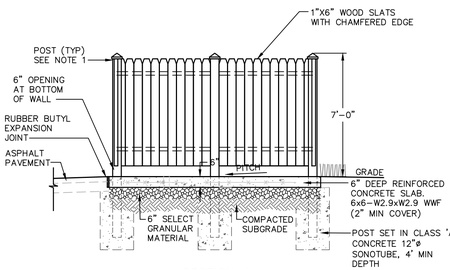
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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	14	2/28/23	UPDATED SHEET NUMBER	MAB
9	7/26/22	NO CHANGE THIS SHEET	CMB	15	3/30/23	NO CHANGE THIS SHEET	MAB
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 · WILFRED A. BOEKHOFF · 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

WATER & SEWER CONSTRUCTION DETAILS

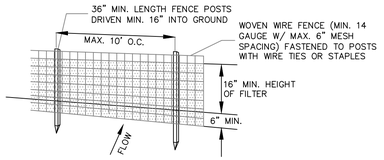
1113 WOLCOTT AVENUE

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

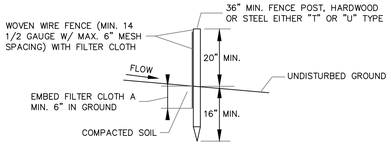
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	14 OF 16

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

EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW

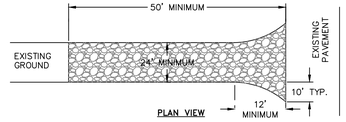


SECTION VIEW

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.

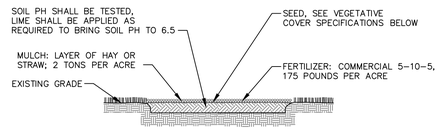
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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:

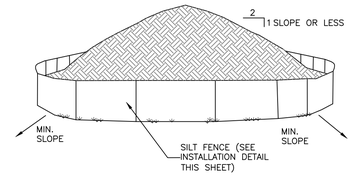
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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.

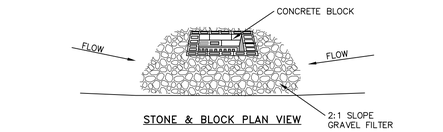
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



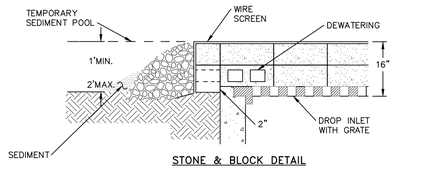
NOTES:

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.

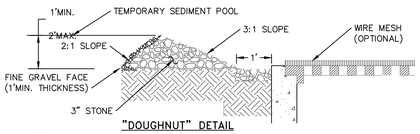
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



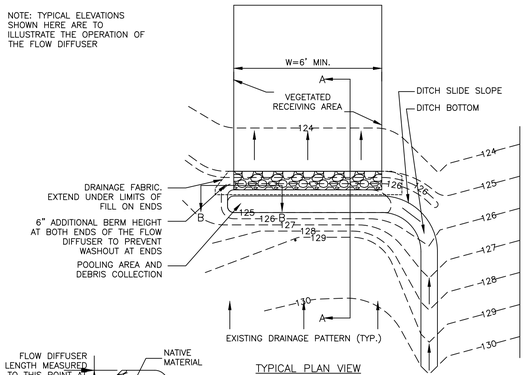
"DOUGHNUT" DETAIL

NOTES:

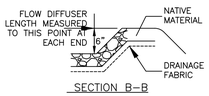
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 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

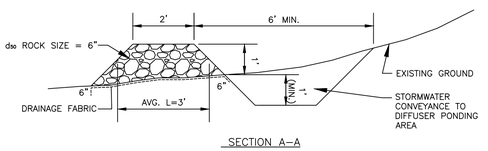
NOTE: TYPICAL ELEVATIONS SHOWN HERE ARE TO ILLUSTRATE THE OPERATION OF THE FLOW DIFFUSER



TYPICAL PLAN VIEW



SECTION B-B



SECTION A-A

DIFFUSER CALCULATIONS:

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

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

WHERE :
W = LINEAR LENGTH OF DIFFUSER ALONG CENTERLINE
Q_{10} = 10 YEAR FLOW TO THE DESIGN POINT = 1.4 CFS
q_o = 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.

FLOW DIFFUSER DETAIL
NOT TO SCALE

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	9	2/28/23	UPDATED SHEET NUMBER	MAB
4	7/26/22	NO CHANGE THIS SHEET	CMB	10	3/30/23	NO CHANGE THIS SHEET	MAB
5	10/7/22	NO CHANGE THIS SHEET	CMB				
6	10/25/22	NO CHANGE THIS SHEET	CMB				

STATE OF NEW YORK MICHAEL A. BODENSTEIN 084465 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

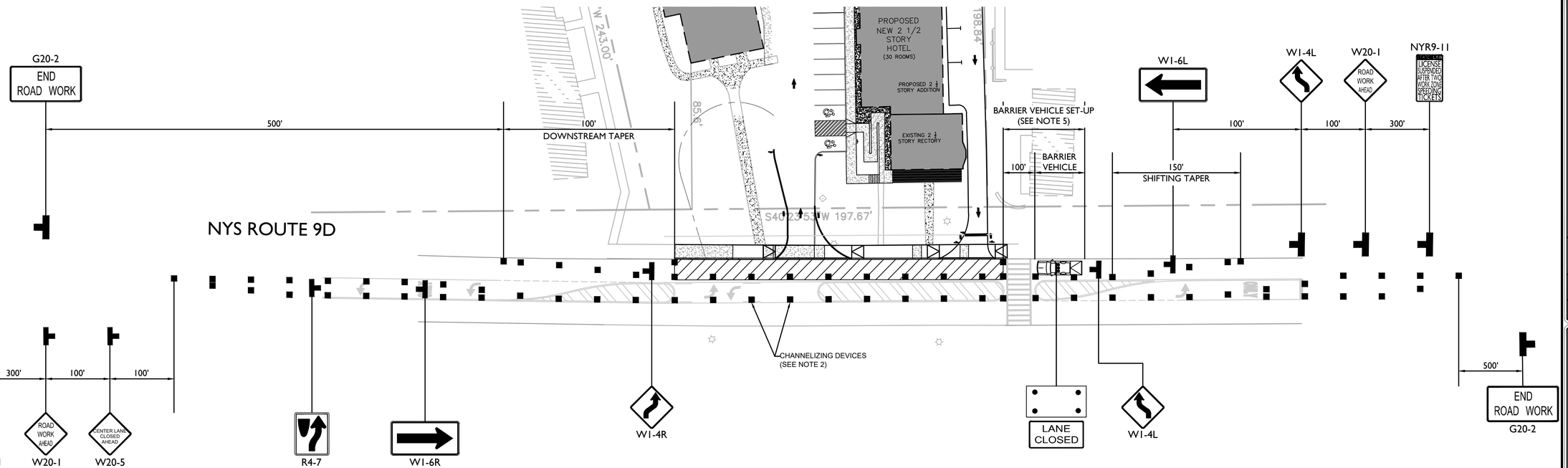
EROSION & SEDIMENT CONTROL DETAILS

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-4
SHEET: 15 OF 16

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WORK ZONE TRAFFIC CONTROL NOTES:

1. NO WORK ACTIVITY, EQUIPMENT, OR STORAGE OF VEHICLES, OR MATERIAL SHALL OCCUR WITHIN THE BUFFER SPACE AT ANY TIME.
2. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL NOT EXCEED 40' IN THE ACTIVE WORK SPACE.
3. TRANSVERSE DEVICES SHALL BE REQUIRED (AS PER 619 STANDARD SPECIFICATIONS) WHEN A PAVED SHOULDER HAVING A WIDTH OF 8' OR GREATER IS CLOSED FOR A DISTANCE GREATER THAN 1500'.
4. FOR LONG DURATION LANE CLOSURES, TEMPORARY PAVEMENT MARKINGS SHALL BE USED IN ACCORDANCE TO THE CONTRACT DOCUMENTS. ANY EXISTING PAVEMENT MARKINGS THAT ARE CONFLICTING OR MISLEADING SHALL BE REMOVED OR COVERED.
5. FOR BARRIER VEHICLE USE REQUIREMENTS SEE TABLES NY1-A AND NY2-A ON THE STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
6. WHERE THE SHIFTED SECTION IS LONGER THAN 600'. ONE SET OF REVERSE CURVE SIGNS SHOULD BE USED TO SHOW THE INITIAL SHIFT AND A SECOND SET SHOULD BE USED TO SHOW THE RETURN TO THE NORMAL ALIGNMENT. IF THE TANGENT DISTANCE ALONG THE TEMPORARY DIVERSION IS LESS THAN 600'. THE DOUBLE REVERSE CURVE SIGNS (W24-1L) SHOULD BE USED INSTEAD OF THE FIRST REVERSE CURVE SIGN (W1-4L) AND THE SECOND REVERSE CURVE SIGN (W1-4L) SHOULD BE OMITTED.
7. WHEN PAVED SHOULDERS HAVING A WIDTH OF 8' OR MORE ARE CLOSED, CHANNELIZING DEVICES SHALL BE USED TO CLOSE THE SHOULDER IN ADVANCE TO DELINEATE THE BEGINNING OF THE WORK SPACE TO DIRECT VEHICULAR TRAFFIC TO REMAIN IN THE TRAVELED WAY.
8. THE ENGINEER MAY REQUIRE THE USE OF AN ADVISORY SPEED PLAQUE (W13-1) TO SUPPLEMENT A WARNING SIGN. THE PLAQUE WILL BE USED TO INDICATE AN ADVISORY SPEED FOR THE WORK ZONE CONDITION. (IE. NARROW LANES, BUMPS, POOR ROADWAY SURFACE, LOW OR NO SHOULDER, DROP-OFFS, GEOMETRIC CONSTRAINTS, AND/OR POOR SIGHT CONDITIONS).

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Engineering & Design
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REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY

WORK ZONE TRAFFIC CONTROL PLAN

FOR

PROPHECY THEATER, LLC

1113 WOLCOTT AVENUE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
RED BANK (Headquarters)
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/18/22	J.F.M.	R.G.D.

PROJECT NUMBER:	DRAWING NAME:
21004333A	R-PL02-WZTC

SHEET TITLE:
WORK ZONE TRAFFIC CONTROL PLAN

SHEET NUMBER:
WZTC-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20210210043333A\Transportation\Plans\R-PL02-WZTC.dwg(R-PL02-WZTC By:JMcCCN

Amanda Caputo

From: Donna Mikkelsen <mikkelsendonna@gmail.com>
Sent: Monday, April 3, 2023 7:33 AM
To: Amanda Caputo
Subject: Letter to Planning Board Re: Planning Board Prophecy Theater

March 30, 2023

Dear Beacon Planning Board,

In support of the Prophecy Theater operating at the Old Dutch Reformed Church:

I live right next door to the old parsonage at West End Lofts in building 1 on 9D.

I've been there since 2019 when the Dutch Reformed Church was still operating. I've never heard anything other than the beautiful church bells ringing coming from that space and there have been parties and events over the years.
I am not concerned with the noise because I live on 9D. It is already noisy to the point where I cannot enjoy my front porch. So the noise issue to me is moot.
I am not concerned with the parking because I have parking in the back of my building and I trust people to follow instructions and park where they are allowed.

I am not concerned with crowds of people because - have you been to Beacon on the weekend? I could sit on my front porch and people watch for hours. We get tons of foot traffic from the train and they are not quiet. When I moved to that building I accepted the fact that I am living on a main road in a developing urban city. If I wanted peace and quiet I would have moved to the woods!
To clarify, the driveway that is between my building and the parsonage has been active since I've lived there. I wouldn't say it is used daily, but certainly on the weekends and I use it myself on a weekly basis. There is a newly installed pedestrian crosswalk right there so clearly the city is acknowledging the already increased foot traffic.

I am asking the planning board to think rationally and please take into perspective the historical significance of that building. It is very sad that the church could not maintain it, but how fortunate we are as a community to have a willing custodian with a great concept to maintain and sustain that building. My neighbors and I are just a little blip in the life of that building which has stood there for over 160 years. In your deliberations, please have a forward-thinking perspective. That building needs to be maintained and I cannot think of a better use of the building than for art. Beacon is an arts community. That's why I moved here. I would be so thrilled to have such a venue right next door. What an opportunity to create more jobs in the arts for local people!

I think making the Prophecy Theater (PT) end performances at 8:30 is outrageous. It is a performance space! I think Gavin and his team have been more than accommodating but this one piece I personally find ridiculous. I urge you to consider extending that to 9pm at least. I also urge you to consider what capacity is going to yield a successful venture. Again, I see PT making accommodations but honestly, it's ridiculous. We don't have many venues in Beacon that hold more than 150 people. Putting such restrictions means less ticket sales and less opportunities for the community to utilize that beautiful space for events, etc.

In regards to the cemetery, I would ask that you please consult the Cemetery Committee. Again, that cemetery holds significant historical value to this community and should be open to the public. Put a gate at either end and close it at dusk but do not miss this opportunity!!!

I am in full support of the Prophecy Theater. I think it's a great concept with community-minded folks behind it with a track record of success. What a beautiful way to keep that building alive.

Sincerely,
Donna Mikkelsen
1 Liam Drive, Apartment 202 Beacon, NY 12508

--
ambiarts.net
Instagram: @donnamikkelsen.art

LANC & TULLY
Engineering and Surveying, P.C.

April 5, 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 March 31, 2023, from Cuddy & Feder, LLP.
- Response correspondence dated March 30, 2023, from Hudson Land Design.
- Response correspondence dated March 30, 2023, from Aryeh Sigel, Architect.
- Report titled "Acoustical Supplemental Report #3 – Prophecy Theater", dated March 31, 2023 as prepared by B. Laing Associates, sound consultant for the applicant.
- Plan set titled "1113 Wolcott Avenue", with the latest revision date of March 30, 2023, with Sheets 1 through 8 of 16 as prepared by Aryeh Siegel, Architect, Sheets 9 through 15 of 16 as prepared by Hudson Land Design, and Sheet 16 of 16, 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. 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.***

2. The plans shall be updated to include detailed notes as to the proposed noise mitigation measures to be to be employed by the applicant per the Acoustical studies. This would include a note with regard to the acoustical material to be installed on the interior of the structure over the windows.

Sheet 1 of 16 – Site Plan:

1. As the trail through the cemetery has been removed from the project, are the stairs down to the cemetery still necessary?

2. The note referencing the proposed chain with signage limiting access to cemetery trail should be removed if the stairs are removed, or revised, as the trail has been removed from the project.

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 /bm

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
Bruce Flower, Building Inspector

City of Beacon Planning Board Agenda
04/11/2023

Title:

Public Hearing on application for Subdivision Approval, 3-lot residential, 44 Kent Street, submitted by Hardy Homes, LLC

ATTACHMENTS

City of Beacon_44 Kent Street Subdivision Cover Letter_2023-0330.pdf

Subdvision Plan Set_44 Kent Street_1 of 7_CV-1.pdf

Subdvision Plan Set_44 Kent Street_2 of 7_XC-1.pdf

Subdvision Plan Set_44 Kent Street_3 of 7_PL-1.pdf

Subdvision Plan Set_44 Kent Street_4 of 7_SP-1.pdf

Subdvision Plan Set_44 Kent Street_5 of 7_ESC-1.pdf

Subdvision Plan Set_44 Kent Street_6 of 7_CD-1.pdf

Subdvision Plan Set_44 Kent Street_7 of 7_CD-2.pdf

Engineer Review 44 KENT Final 04-03-23.pdf

Planner Review Kent St Sub 4.7.23.pdf

44 Kent Street Public Comment Letter Heaps.pdf

44 Kent Street - Short EAF Parts 2 & 3 (4881-2782-2683.1).pdf

44 Kent Street - Subdivision_SEQRA Negative Declaration (4891-3314-7227.2).pdf

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508 (Main Office and Mailing Address)
13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

March 30, 2023

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

Re: 44 Kent Street Subdivision
Hardy Homes, LLC. (Applicant)
44 Kent Street
Tax Parcel: 6054-21-041931, ±0.40 acre
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 enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Preliminary Subdivision Plat and Plan Set – 7 Sheets (5 copies); and

We have also transmitted electronic copies of the same to Amanda Caputo at the City of Beacon, via email: acaputo@beaconny.gov. The plans have been revised based on comment letters from the City's professional consultants. The following is a point-by-point response to each of the comments within the review letters.

Lanc & Tully's March 8, 2023 Comment Letter:

General Comments:

1. So noted. No response necessary.
2. The plan has been updated to reflect pipe sizes per the City of Beacon Water Department.
3. Maintenance and easement agreements for the proposed grading and utility easement between lots 1-3 will be prepared and provided for review as part of a future submittal.
4. Maintenance and easement agreements for the proposed grading utility easement between lots 2-3 will be prepared and provided for review as part of a future submittal.

Sheet 2 of 7:

1. Boundary and topographic survey source is shown on map reference note 1.
2. The applicant intends to build houses without basements on these lots. The existing sanitary service line is beneath the existing basement, and there are no anticipated issues tying into that line in terms of elevation. However, a note has been added stating that the contractor shall verify the slope on the existing pipe once it is unearthed.

Sheet 3 of 7:

1. The easement notes have been corrected.
2. The subdivision plat is compliant with the requirements denoted in Section 195-29B of the City Code.

Sheet 4 of 7:

1. The "zig-zag" line denotes connected landscaping items. In these two cases, it is a connector for the rows of arborvitae. The line scale has been reduced.
2. The proposed dwellings will have no basements. A note has been added to that effect.
3. The grading for all three lots has been slightly revised, particularly from the point of the driveway at the end line of the house. The driveways from the street to the back of the houses will drain forward toward the street, as was previously proposed. The parking and turnaround areas will now drain back toward the proposed collection system that will convey the stormwater to the existing street drainage.

Sheet 6 of 7:

1. The detail has been revised.

John Clarke Planning and Design's March 10, 2023 Comment Letter:

1. All previous comments have been addressed.

We look forward to further discussing this project and conducting the scheduled public hearing at your April 11, 2023 planning board meeting. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Daniel G. Koehler, P.E.
Principal

cc: Hardy Homes, LLC. (w/ attachments)
Robert V. Oswald, L.S., Project Surveyor (via email)
Michael A. Bodendorf, P.E. (HLD file)

HARDISTY SUBDIVISION

RESIDENTIAL SUBDIVISION

44 KENT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6054-21-041931
TOTAL LOT AREA: ±0.4 ACRES
ZONING DISTRICT: R1-5

PROJECT INFORMATION:	
PARCEL OWNER:	HARDY HOMES, LLC., 5 SOUTH WODENETHE DRIVE BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	44 KENT STREET BEACON, NY 12508
TAX PARCEL ID:	6054-21-041931
PARCEL AREA:	±0.4-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS:
PARCEL: OWNER & ADDRESS
1. REBECCA BARDES, 32 BANK STREET, COLD SPRING NY 10516
2. HAROLD HULSE, 57 KENT STREET, BEACON NY 12508
3. SILVIA SORIA PATINA, 55 KENT STREET, BEACON NY 12508
4. HSING HUI HUANG, 333 47TH STREET, BROOKLYN NY 11215
5. PHILLIP L JACKSON, 36 KENT STREET, BEACON NY 12508
6. NANCY S EHRLICH, 90 ELIZA STREET, BEACON NY 12508
7. BERNARD ENG, 160 VERPLANCK AVE, BEACON NY 12508
8. KIMBERLY BLANCHARD, 156 VERPLANCK AVE, BEACON NY 12508
9. JOHN LEINUNG, 150 VERPLANCK AVE, BEACON NY 12508
10. JAMES PETTY 146 VERPLANCK AVE, BEACON NY 12508
11. CYNTHIA J. KONZEN, 52 KENT STREET, BEACON NY 12508

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & DEMOLITION PLAN (XC-1)
SHEET 3: PRELIMINARY SUBDIVISION PLAT (PT-1)
SHEET 4: SUBDIVISION PLAN (SP-1)
SHEET 5: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 6: CONSTRUCTION DETAILS (CD-1)
SHEET 7: CONSTRUCTION DETAILS (CD-2)

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:
HARDY HOMES, LLC.
5 SOUTH WODENETHE DRIVE
BEACON, NEW YORK 12508
PH: 914-649-9534

PROJECT SURVEYOR:
ROBERT V. OSWALD, L.S.
175 WALSH ROAD
LAGRANGEVILLE, NEW YORK 12540
PH: 845-226-1315

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.

_____ _____
PAUL HARDISTY DATE
HARDY HOMES, LLC.

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	2/27/23	PER PLANNING BOARD COMMENTS	CMB				
2	3/30/23	PER PLANNING BOARD COMMENTS	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

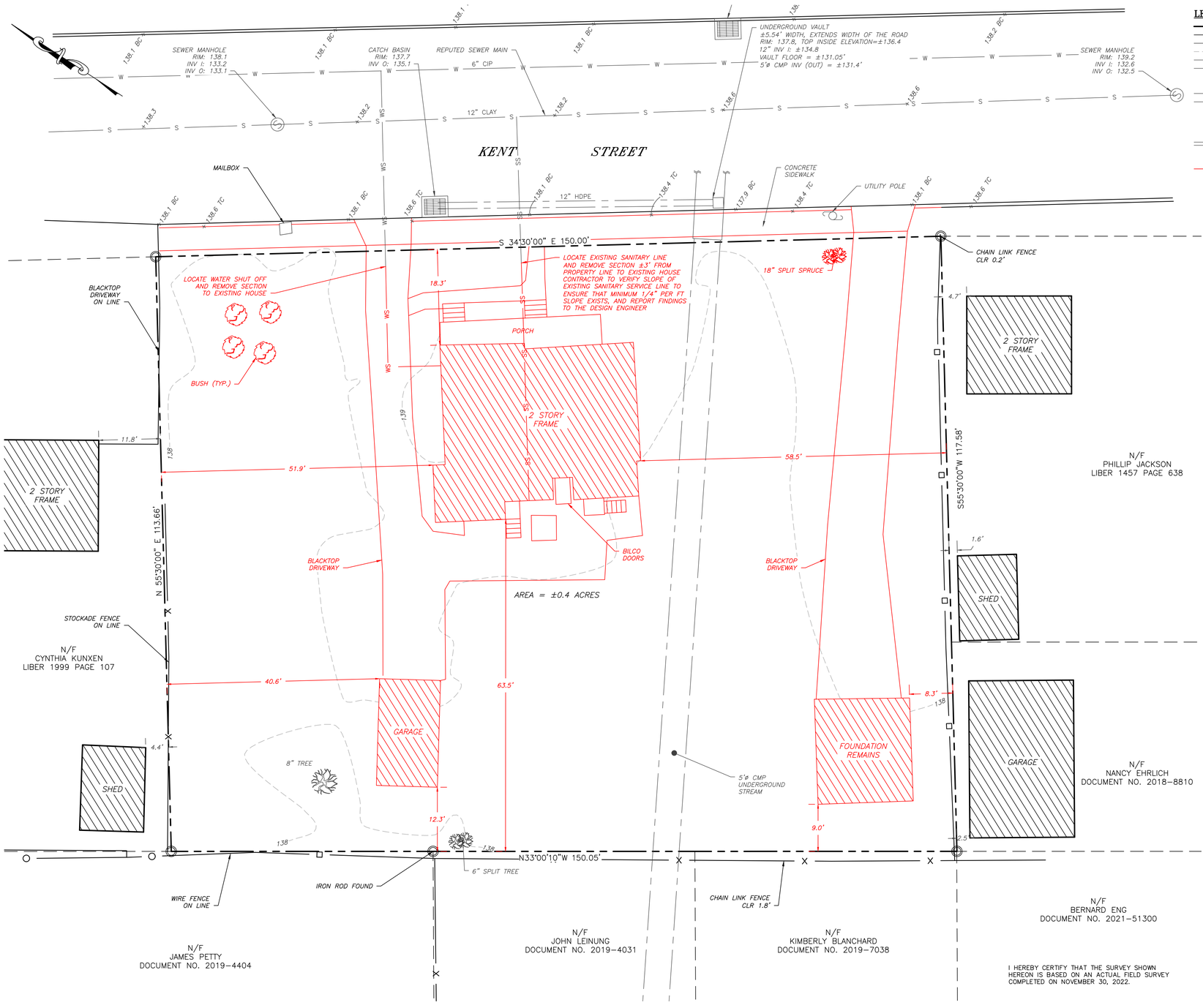
COVER SHEET

HARDISTY SUBDIVISION

44 KENT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-041931

JOB #:	2022:033
DATE:	12/2/2022
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 7

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 MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SEWER MAIN
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER MAIN
- 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 DEMOLITION

PROJECT INFORMATION:

PARCEL OWNER:	ANTHONY HARDISTY, 5 SOUTH WODENETHE DRIVE BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	44 KENT STREET BEACON, NY 12508
TAX PARCEL ID:	6054-21-041931
PARCEL AREA:	±0.4-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCE:

1. BOUNDARY AND TOPOGRAPHIC DATA FROM MAP ENTITLED "MAP OF SURVEY FOR THE LANDS OF HARDY HOMES" DATED NOVEMBER 30, 2022 AS PREPARED BY ROBERT V. OSWALD LS. (845) 226-6436.

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, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. 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.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. 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.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. 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.
18. 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.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. 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.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER 30, 2022.

BY: _____
Robert V. Oswald , L.L.S. N.Y. State Lic. no. 50031

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:

NO.	DATE	DESCRIPTION	BY
1	2/27/23	PER PLANNING BOARD COMMENTS	CMB
2	3/30/23	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 10'
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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F: 845-440-6637

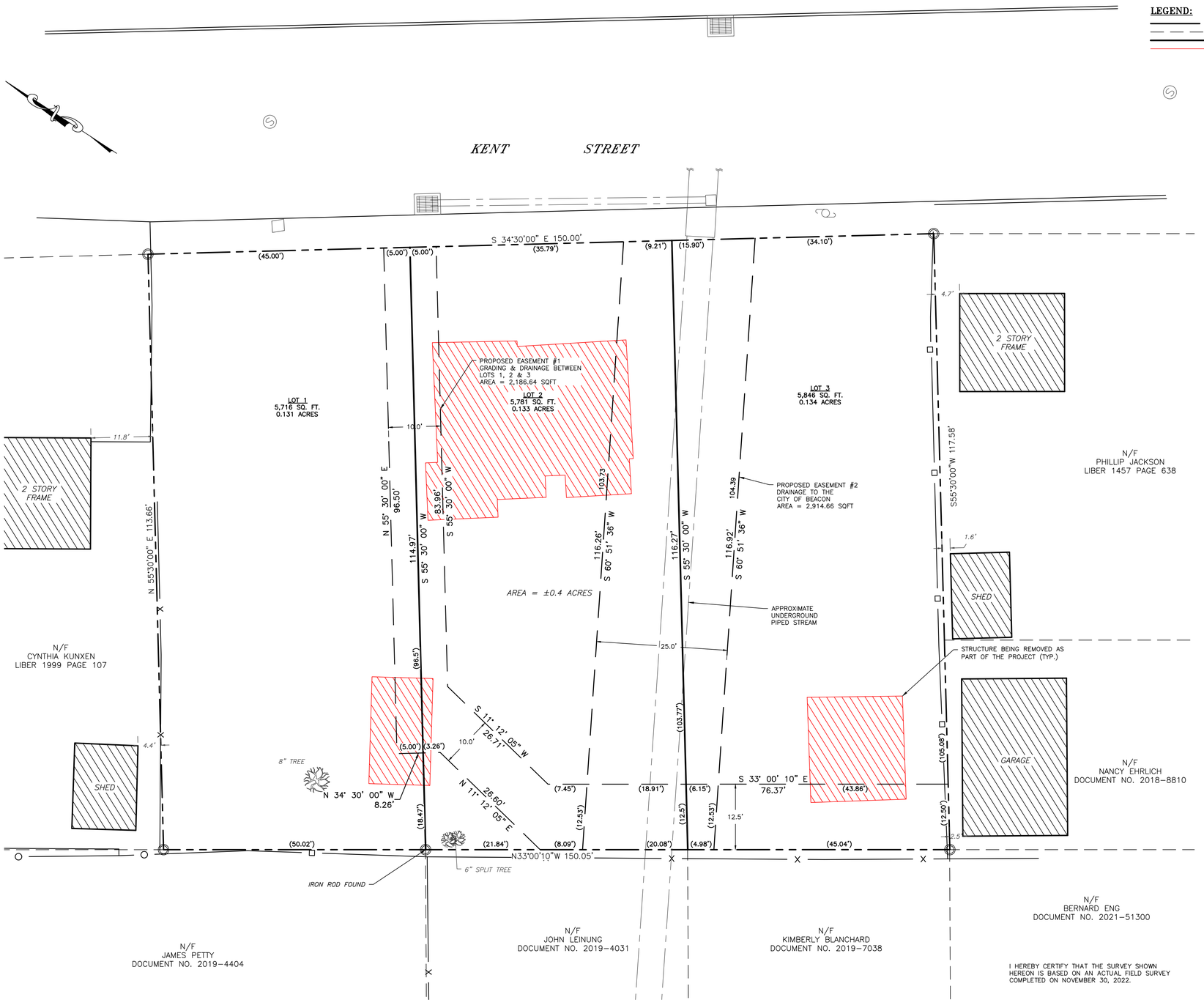
EXISTING CONDITIONS & DEMOLITION PLAN

HARDISTY SUBDIVISION

44 KENT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-041931

JOB #: 2022:033
DATE: 12/2/2022
SCALE: 1" = 10'
TITLE: XC-1
SHEET: 2 OF 7

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
- PROPOSED PROPERTY LINE
- PROPOSED DEMOLITION

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT 1	LOT 2	LOT 3
LOT AREA:	5,000 SQFT MIN./UNIT	±5,716 SQFT	±5,781 SQFT	±5,846 SQFT
LOT WIDTH:	50 FEET MINIMUM	±50 FEET	±50 FEET	±50 FEET
LOT DEPTH:	100 FEET MINIMUM	±113 FEET	±115 FEET	±116 FEET

MAP REFERENCE:

1. "MAP OF SURVEY FOR THE LANDS OF HARDY HOMES" DATED NOVEMBER 30, 2022 AS PREPARED BY ROBERT V. OSWALD LS. (845) 226-6436.

TOTAL PARCEL AREA:

±17,424 S.F. OR ± 0.40 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 6054-21-041931

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.

EASEMENT NOTES:

1. PROPOSED EASEMENT #1 IS A GRADING AND DRAINAGE EASEMENT BENEFITING LOTS 1-3. THE OWNER OF LOT 3 SHALL HAVE UNIMPEDED OVERLAND FLOW OF STORMWATER RUNOFF THROUGH LOT 2 TO THE STORM PIPE INLET.
2. PROPOSED EASEMENT #2 IS A DRAINAGE EASEMENT TO BENEFIT THE CITY OF BEACON FOR AN EXISTING UNDERGROUND STORM DRAINAGE LINE.
3. NO STRUCTURES MAY BE ERECTED WITHIN THE EASEMENTS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER 30, 2022.

BY: _____
Robert V. Oswald , L.L.S.

N.Y. State Lic. no. 50031

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	2/27/23	PER PLANNING BOARD COMMENTS	CMB				
2	3/30/23	PER PLANNING BOARD COMMENTS	CMB				

SUBDIVISION PLAT
SCALE: 1" = 10'
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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STATE OF NEW YORK DANIEL G. ROSENBERG 082716 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

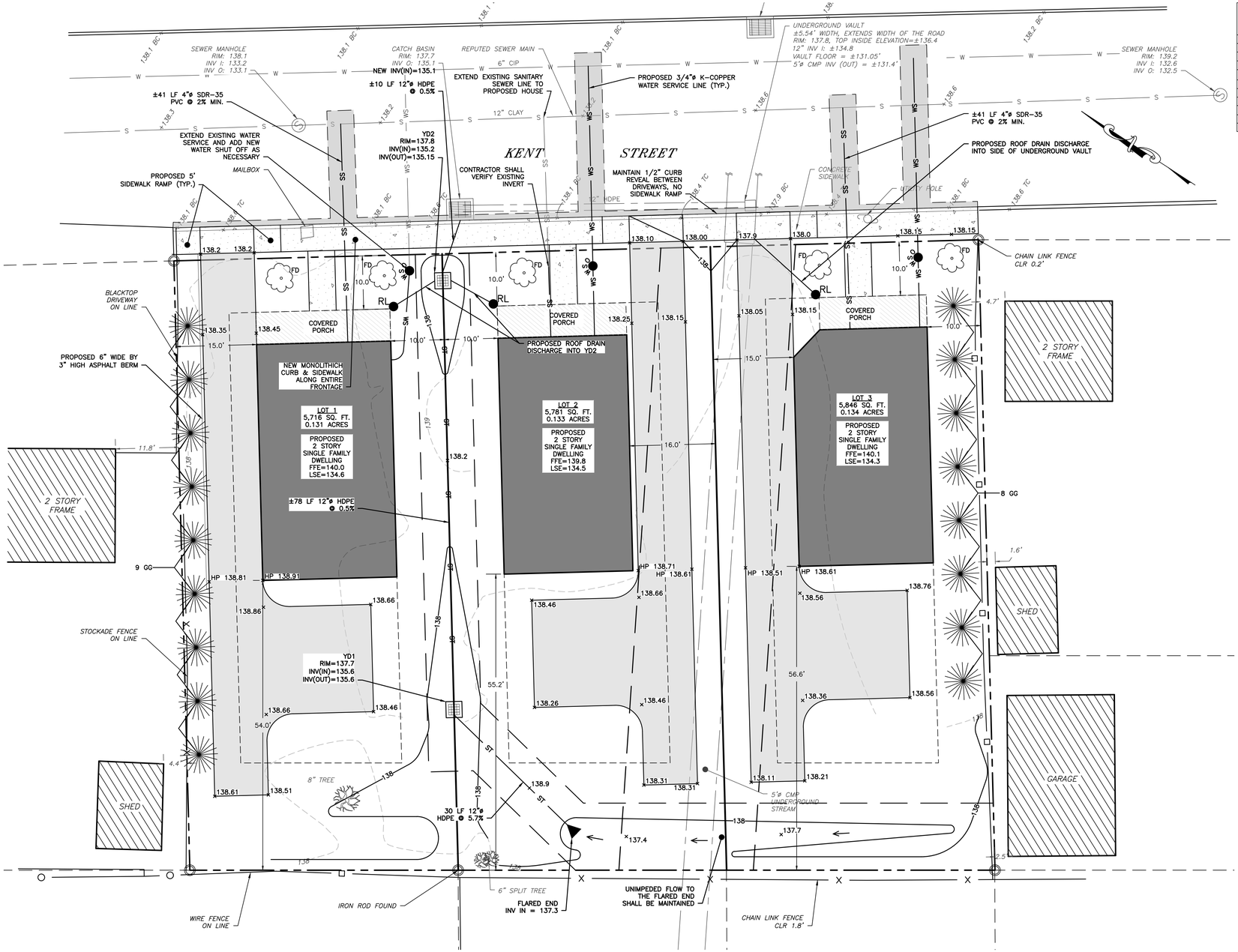
PRELIMINARY SUBDIVISION PLAT

HARDISTY SUBDIVISION

44 KENT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-041931

JOB #:	2022:033
DATE:	12/2/2022
SCALE:	AS SHOWN
TITLE:	PL-1
SHEET:	3 OF 7

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



SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	LOT 1	LOT 2	LOT 3
LOT AREA:	5,000 SQFT MIN./UNIT	±17,343 SQFT	±5,716 SQFT	±5,781 SQFT	±5,846 SQFT
LOT WIDTH:	50 FEET MINIMUM	±150 FEET	±50 FEET	±50 FEET	±50 FEET
LOT DEPTH:	100 FEET MINIMUM	±113 FEET	±113 FEET	±115 FEET	±116 FEET
YARD SETBACKS (RESIDENTIAL USE):					
FRONT YARD:	10 FEET	18.3 FEET	10 FEET	10 FEET	10 FEET
SIDE YARD:	10 FEET	51.9 FEET	10 FEET	10 FEET	10 FEET
REAR YARD:	20 FEET MINIMUM	63.5 FEET	54.0 FEET	55.2 FEET	56.6 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	<2.5 STORIES	<2.5 STORIES	<2.5 STORIES	<2.5 STORIES
MAX. BUILDING COVERAGE:	40%	10%	22%	21%	21%
MAX. UNITS/BUILDING:	1 MAX	1	1	1	1

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 ACTUAL LOCATIONS OF THE GAS, 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 LOTS 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. KENT STREET LANE CLOSURE FOR WATER SERVICE CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
6. ELECTRIC SERVICE FOR THE PROPOSED HOUSE SHALL BE UNDERGROUND (IF AVAILABLE), OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
8. PER CITY GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED 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 SHORTEST LINE OF SIGHT TO THE LEFT FROM THE PROPOSED DRIVEWAY HAS BEEN FIELD MEASURED TO BE 421 FEET FROM LOT 1 DRIVEWAY TO THE INTERSECTION WITH CANAAN STREET. THE LINE OF SIGHT TO THE RIGHT HAS BEEN FIELD MEASURED TO BE 490 FEET FROM LOT 3 DRIVEWAY.
9. SUMP PUMP WITH APPROPRIATE CHECK VALVES TO BE PROVIDED FOR FOOTING DRAIN ON THE NEW BUILDINGS AS GRAVITY FLOW IS NOT POSSIBLE. THE TYPES OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. SUMP PUMP DISCHARGE TO THE STORMWATER SYSTEM ONLY.
10. ROOF DRAINAGE FOR ALL NEW BUILDINGS SHALL BE DIRECTED TO THE STORM SYSTEM AS SHOWN.
11. IF ROCK IS ENCOUNTERED DURING EXCAVATION, IT SHALL BE REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.
12. NO STRUCTURES MAY BE PLACED WITHIN THE PROPOSED EASEMENT AREAS.
13. 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.
14. NO BASEMENTS PROPOSED FOR ANY OF THE 3 LOTS.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- S EXISTING SEWER MAIN
- SS SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER MANHOLE
- 50 EXISTING SEWER CLEAN OUT
- W EXISTING WATER MAIN
- WS WS EXISTING WATER SERVICE LINE
- W EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- 50 PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED YARD DRAIN
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING HEIGHT	SPACING
FD	5	CORNUS FLORIDA	FLOWERING DOGWOOD	6 FT	AS SHOWN
GG	17	THUJA GREEN GIANT	GREEN GIANT ARBRVITAE	4 FT	10' O.C.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/27/23	PER PLANNING BOARD COMMENTS	CMB				
2	3/30/23	PER PLANNING BOARD COMMENTS	CMB				

SUBDIVISION PLAN
SCALE: 1" = 10'
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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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

SUBDIVISION PLAN

HARDISTY SUBDIVISION

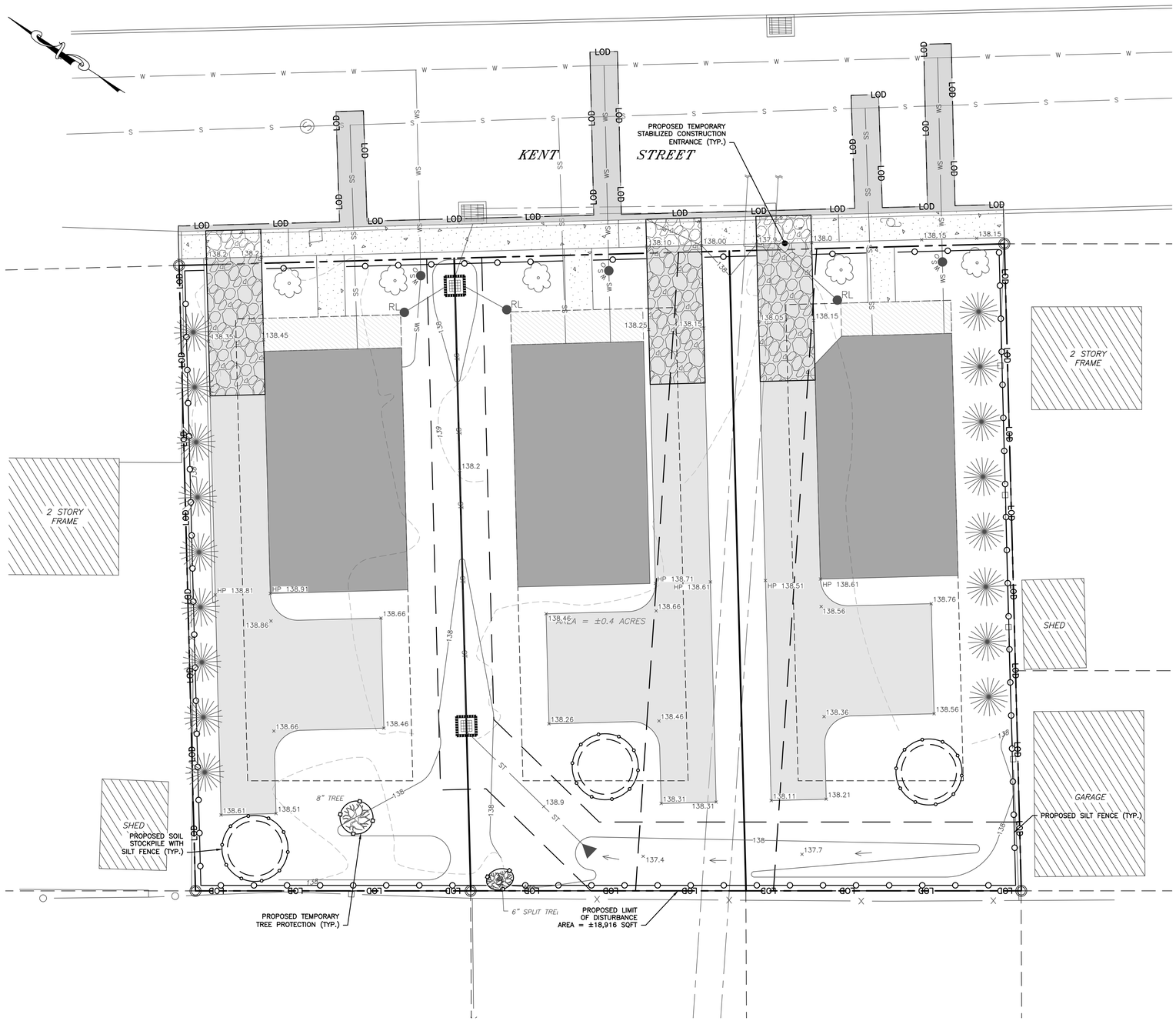
44 KENT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-041931

JOB #: 2022:033
DATE: 12/2/2022
SCALE: 1" = 10'
TITLE: SP-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

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- S EXISTING SEWER MAIN
- SS SS EXISTING SEWER SERVICE LINE
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- EXISTING SEWER CLEAN OUT
- W EXISTING WATER MAIN
- WS WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
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- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE



DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/27/23	PER PLANNING BOARD COMMENTS	CMB				
2	3/30/23	PER PLANNING BOARD COMMENTS	CMB				

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10'
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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STATE OF NEW YORK DANIEL G. ROGERS 082715 LICENSED PROFESSIONAL ENGINEER
SEAL

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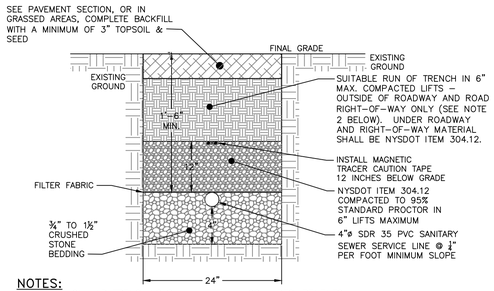
EROSION & SEDIMENT CONTROL PLAN

HARDISTY SUBDIVISION

44 KENT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-041931

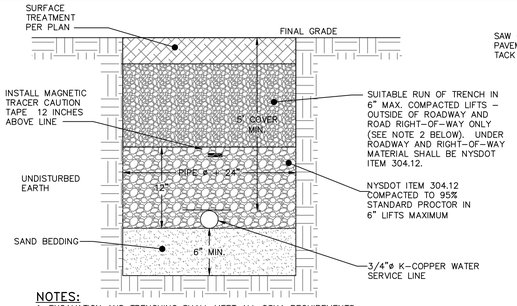
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DATE:	12/2/2022
SCALE:	1" = 10'
TITLE:	ESC-1
SHEET:	5 OF 7

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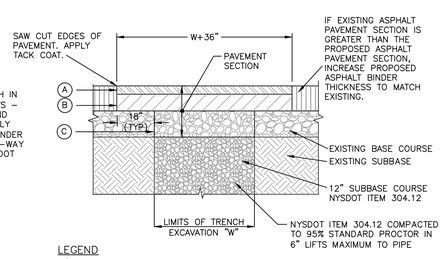
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

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

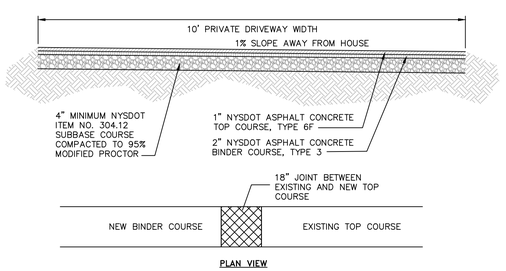
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

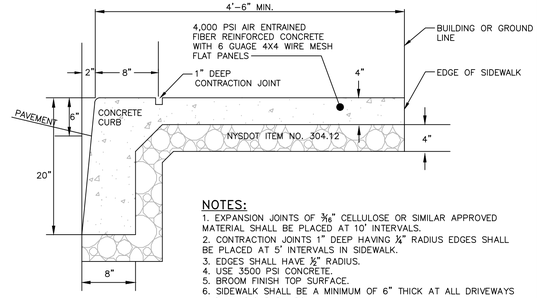
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



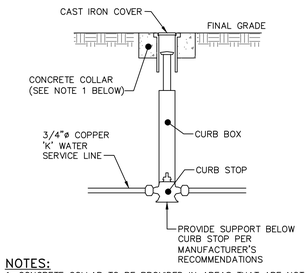
PLAN VIEW

PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



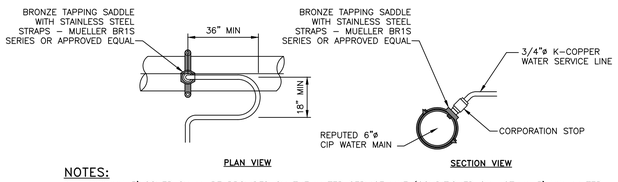
NOTES:
1. EXPANSION JOINTS OF 3/16ø CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK 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 SIDEWALK AND CURBING SHALL BE SEALED WITH A SEALER THAT PROTECTS AGAINST DE–ICING AGENTS.

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



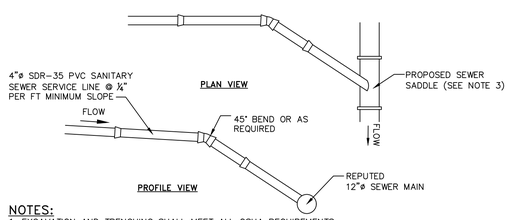
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



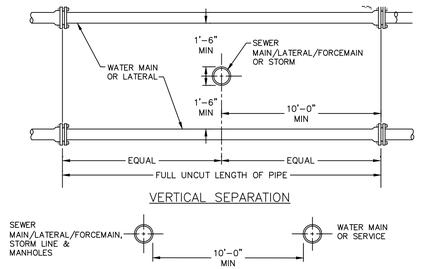
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF 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



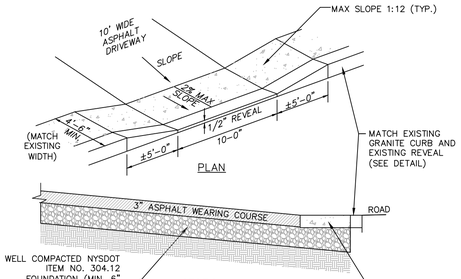
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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



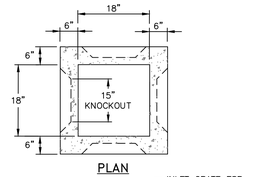
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



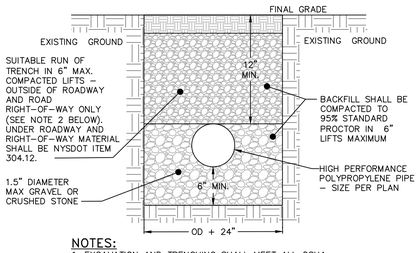
NOTE:
1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT AND CONCRETE INSTALLATION.

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



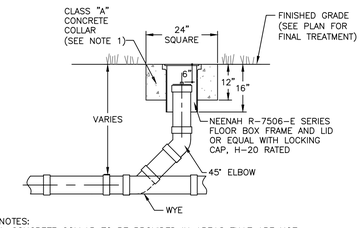
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
2. 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



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

STORM 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.

CLEANOUT 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/27/23	PER PLANNING BOARD COMMENTS	CMB				
2	3/30/23	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK DANIEL G. ROSENEN 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

CONSTRUCTION DETAILS

HARDISTY SUBDIVISION

44 KENT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–21–041931

JOB #:	2022:033
DATE:	12/2/2022
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

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

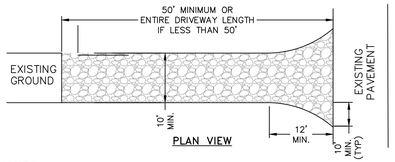
PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

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.

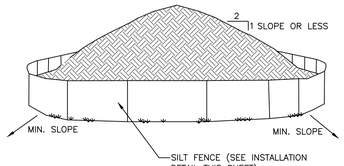
DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS 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.



PLAN VIEW

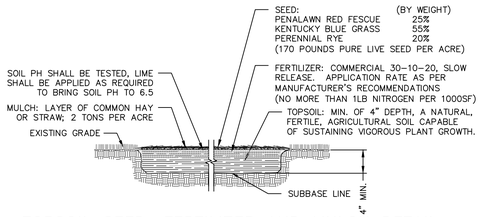
NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE - WILL 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 TRACKED 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

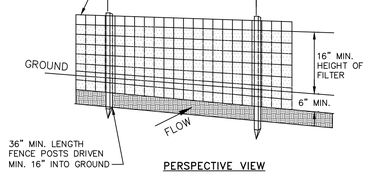


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

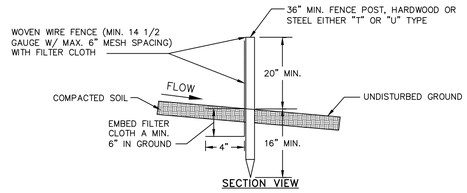
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



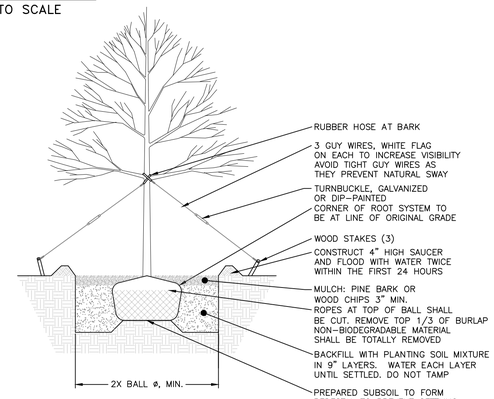
PERSPECTIVE VIEW



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 SP-1 FOR SPECIES/LOCATIONS.

TREE PLANTING 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/27/23	PER PLANNING BOARD COMMENTS	CMB				
2	3/30/23	NO CHANGE THIS SHEET	CMB				

Dig Safely. New York Call 811 before you dig

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

HARDISTY SUBDIVISION

44 KENT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-041931

JOB #:	2022:033
DATE:	12/2/2022
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	7 OF 7

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

LANC & TULLY
Engineering and Surveying, P.C.

April 3, 2023

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

RE: 44 Kent Street
Hardisty Subdivision
City of Beacon
Tax Map No. 6054-21-041931

Dear Mr. Gunn:

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

- Cover letter dated March 30, 2023, from Hudson Land Design.
- Plan set titled "Hardisty Subdivision", with the latest revision date of March 30, 2023, and consisting of the following plans as prepared by Hudson Land Design:
  - Sheet 1 of 7 titled "Cover Sheet"
  - Sheet 2 of 7 titled "Existing Conditions & Demolition Plan"
  - Sheet 3 of 7 titled "Preliminary Subdivision Plat"
  - Sheet 4 of 7 titled "Subdivision Plan"
  - Sheet 5 of 7 titled "Erosion & Sediment Control Plan"
  - Sheet 6 of 7 titled "Construction Details"
  - Sheet 7 of 7 titled "Construction Details"

The proposed project is located at 44 Kent Street and is in the R1-5 Zone. The project entails the demolition of the existing structures on the parcel and the division of the single 0.39± acre parcel into 3 new single-family residential parcels, with each of the proposed parcels being greater than 5,000 square feet in area. Based upon our review of the above referenced correspondence and plans, we offer the following comments:

General Comments:

1. Maintenance and easement agreements shall be prepared for the proposed drainage systems to be installed between the lots and provided to the Planning Board. ***Applicant notes that they will be provided with a future submission.***

2. An easement agreement and description for the proposed 25-foot-wide easement to be provided to the City of Beacon, for the existing 5-foot diameter storm drainage line running through the site, shall be submitted for review. ***Applicant notes that they will provide with a future submission.***

Sheet 3 of 7:

1. The plan title shall be revised so as to remove the word "Preliminary".

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

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: April 7, 2023
Re: **44 Kent Street Subdivision**

I have reviewed a cover letter from Hudson Land Design and a 7-sheet Subdivision Plan set, all dated March 30, 2023.

Proposal

The applicant is proposing to demolish an existing two-family house on a 0.398-arcre parcel and subdivide into three lots for the construction of three new houses. The parcel is in the R1-5 zoning district.

Comments and Recommendations

All my previous planning 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

Amanda Caputo

From: d h <dhmgmt126@gmail.com>
Sent: Saturday, April 8, 2023 4:11 PM
To: Amanda Caputo
Subject: 44 Kent Street zoning variance request

Importance: High

Hello Beacon Building Department,

My name is Danny Heaps. I live at 79 Kent Street in Beacon.

All of us who live on Kent street were notified of the proposed construction at 44 Kent. And unfortunately, I am not available to attend the Zoning Board meeting on April 11.

I must say that many, if not all, of us Kent Street residents are horrified at the thought of 3 houses going up in a lot that currently has one house. On behalf of myself and many neighbors, we object! And strongly!

Kent Street is a quiet street dominated by families with children, many of whom have lived in Beacon for generations. The children who live here routinely play on the street, folks walk their dogs, and its a safe and quiet street. We want to keep it that way.

It is also a street with some double lots and large yards. We like our green and open space on the block which this proposed construction would negatively impact. Additionally, there are some large and old trees on the property. May we ask the plans for those?

We want to keep our street quiet, green, and friendly. We most respectfully and politely request that the request for this zoningvarioance be denied. We welcome construction of a single family residence to replace the one house that is on the property but we strongly object to THREE houses going up where there is currently one.

If it helps, I would be happy to have petition signed by most of the residents on Kent Street.

Thank you for your consideration of our point of view.

Can you please confirm you are in receipt of this email?

Regards,

Danny Heaps
79 Kent Street
Beacon NY 12508
845-202-7818

Agency Use Only [If applicable]

Project:	44 Kent Street
Date:	April 11, 2023

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	**Moderate to large impact may occur**
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: 44 Kent Street

Date: April 11, 2023

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See Attached.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Beacon Planning Board	April 11, 2023
Name of Lead Agency	Date
John Gunn	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Beacon Planning Board
44 Kent Street
April 11, 2023

ATTACHMENT TO
NEGATIVE DECLARATION
REASON SUPPORTING DETERMINATION

APPLICATION FOR SUBDIVISION APPROVAL
FOR 44 KENT STREET

Parcel No. 6054-21-041931

CONCLUSIONS

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

Project Description

The Proposed Action is the subdivision of a +/- 0.39 acre parcel with an existing single-family dwelling, which is to be demolished and removed, into three lots and the new construction of three 2-story single-family dwellings. Proposed Lot 1 will have 5,716 square feet, Proposed Lot 2 will have 5,781 square feet, and Proposed Lot 3 will have 5,846 square feet. The property is located at 44 Kent Street in the City of Beacon and is wholly located within R1-5 Zoning District on property known and designated on the Tax Map as Parcel No. 6054-21-041931 (the "Property").

The Proposed Action is an Unlisted Action under SEQRA. The Planning Board has conducted an uncoordinated SEQRA review of the Proposed Action.

Summary of Rationale for Negative Declaration

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

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

  The project site is wholly located within the R1-5 Zoning District and is currently improved with a 2-story single family dwelling. The Proposed Action would involve the subdivision of the existing lot into three (3) lots, demolition and removal of the existing single family dwelling, and the construction of three (3) new single-family dwellings with typical

grading and site work associated with such construction. There are no wetlands, water bodies, or other environmentally sensitive areas on the Property. There are no steep slopes on the Property. The Applicant proposes to demolish and remove all existing structures, proposed to be removed, in accordance with all federal, state, and local laws and regulations. Furthermore, on Sheet 2 of 7, Note 1 provides that "Prior to demolishing any buildings/structures the contractor shall preform a pre-demolition survey in accordance with state and federal regulations governing the disposal of solid waste."

It is not anticipated that this Proposed Action will result in significant rock removal, however, on Sheet 4 of 7, Note 11 provides that "If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department." To further mitigate against the potential impacts to neighboring lands during demolition, on Sheet 2 of 7, Notes 5 & 6, the Applicant stated they will notify and coordinate with neighboring properties when undertaking demolition activities and will prevent movement or settling of adjacent structures via bracing and/or shoring, if needed.

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

  There are no unique geological features on the property.

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

  Residential land uses are generally not associated with the discharge of contaminants into aquifers or other groundwater sources. There will be no bulk storage of petroleum or chemicals on-site. The Project includes the implementation of erosion and sediment controls during construction and connections to the City's storm sewer system. Stormwater runoff from the buildings and other impervious surfaces will be directed toward the existing stormwater catch basins on Kent Street and some directed towards the catch basins in the rear of the properties. There is a large underground vault beneath Kent Street, and a 5 ft diameter corrugated metal pipe that traverses the Property which transports storm water from the Asylum Brook storm sewer to a similar large underground storm sewer system on Verplanck Avenue.

  The Applicant revised the layout of Lot 3 and reduced the footprint of the proposed house on Lot 2 to ensure that the 5 ft diameter storm sewer remains accessible. The Applicant also revised their plans so that the stormwater from the street to the back of the driveways will drain toward the street, and the parking and turnaround areas will drain to the proposed catch basins that will convey the stormwater to the existing street drainage. All stormwater will drain to this existing storm sewer system and the system can adequately support such drainage. Yard drains will be provided along the new subdivision lines separating the Proposed Lots. The proposed yard drains will be connected to two (2) existing catch basins located on Kent Street and grading along the lots has been developed to direct surface flow towards the drains. The drainage lines will necessitate a 10' wide utility easement, evenly

divided between the adjoining lots, to extend 5 feet into each lot from the proposed subdivision line. Furthermore, a proposed 25 ft wide utility easement to the benefit of the City of Beacon for an existing underground storm drainage is proposed to bisect Lots 2 and 3. Sheet 3 of 7, Note 2 provides that Lot 3 will have unimpeded overland flow of stormwater runoff through Lot 2 to the storm pipe inlet. No structures may be or will be erected within the easements.

The Project does not include or require wastewater discharged to groundwater.

The Project will be connected to the existing public water and distribution and sanitary sewer systems. Adequate water supply and sewer capacity exist for these additional flows.

For these reasons, the Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

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

  According to the Short EAF the Property is not located within a regulated flood plain and there are no wetlands. The Project includes the implementation of erosion and sediment controls, plus post-construction discharge of stormwater drainage into the City's storm sewer. For these reasons and those stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

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

  Construction activities associated with demolition, grading, and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by such construction activities and will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants though engine exhaust. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. There is also the potential for fugitive dust to be created during the construction period from site preparation activities and the demolition and removal of existing structures on the Property, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation and the use of temporary enclosures. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and by removing and transporting debris in a manner to avoid spillage on adjacent surfaces and areas. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. On Sheet 2 of 7, Note 20 states that adjacent structures and improvements will be cleaned of any fugitive dust, dirt or debris caused during demolition activities. This is a temporary, construction-related, unavoidable impact that is not significant.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on air quality.

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

  The SEAF indicates that the property may contain or serve as a habitat for the Indiana Bat. Given the urban location of the Project in a built residential neighborhood, the property is unlikely to serve as a rooting habitat for the Indiana Bat. Furthermore, the Applicant revised the initial plans to save three (3) trees over 6 inches in diameter from removal. The Applicant has also provided for the planting of five (5) Cornus Florida (commonly called Flowering Dogwoods) and seventeen (17) Thuja Green Giants (commonly called Green Giant Arbrivitae) around the perimeter of the properties.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

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

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

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

  The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The Proposed Action is visible from the surrounding streets but no designated scenic views are impacted.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

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

  The subdivision of the Property into three lots for the construction of three new single family home in an existing residential neighborhood will not have a significant adverse impact on historic or archeological resources. There are no historic resources in the immediate vicinity of the Site and the nature of the area as a developed suburban neighborhood including the developed nature of the site makes impacts to archeological resources unlikely and not significant.

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

  The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource,

eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

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

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

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

The construction of three (3) new single-family homes will not result in a significant adverse impact on traffic.

In response to the City Planner's comments, dated January 6, 2023, the Applicant revised and enlarged the configuration of the driveways for each of the three (3) proposed lots to allow for vehicular movements within the driveways. Additionally, per Note 8 on Sheet 4 of 7, the minimum sight distance for the driveways must be 290 feet to the left and 335 feet to the right, the Proposed Action, at its shortest distance to the left has been field measured to be 421 feet from the Lot 1 driveway to the intersection with Canaan Street, and the line of sight to the right has been field measured from to be 490 feet from the Lot 3 driveway.

For these reasons, the Proposed Action will not have a significant adverse impact on transportation.

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

The existing energy infrastructure will adequately serve the additional demand associated with three (3) additional single-family dwellings. The Proposed Action does not require a new, or an upgrade to any existing substation. For these reasons, the Proposed Action will not have a significant adverse impact on energy.

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

The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with typical residential lighting. Noise impacts associated with the Proposed Action will be limited to temporary impacts generated during construction. If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department and no on-site rock processing shall be permitted. Such activities shall be performed in accordance with

all applicable state and local requirements. Furthermore, all debris resulting from the demolition will be disposed off-site at a site approved to receive such debris. In addition, there will be no significant noise impacts post-construction.

For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

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

  Residential land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contamination. The Short EAF indicated that the project site is within 2,000 feet of the remediation sites known as C314118 and B00130 in the NYSDEC Environmental Remediation database. Site C314118 is classified as requiring no further remedial action at this time and Site B00130 is classified as completed.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

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

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services, and is consistent with the character of the existing neighborhood. The proposed lots comply with the minimum lot sizes for the R1-5 District (i.e., the District the Project is wholly located within). The proposed development is consistent with the prevailing development patterns for the area surrounding the property.

Based upon this information and the information in the Short Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the Beacon Planning Board's SEQRA process is complete.

Adopted: April 11, 2023
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Leonard Warner	Voting:
Donna Francis	Voting :	J. Randall Williams	Voting: EXCUSED
David Jensen	Voting :	John Gunn, Chairman	Voting:
Karen Quiana	Voting:		

City of Beacon Planning Board Agenda
04/11/2023

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

3-31-23 393& 397 Fishkill Avenue and 7 Conklin Supplemental PB Submission Cover Letter.pdf

Exhibit A - Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated March 30, 2023.pdf

Site Plan Set - 3-31-23 Submission.pdf

Engineer Review 397 FISHKILL Ave Final 04-04-23.pdf

Planner Comments 393 Fishkill Av 4.7.23.pdf

Planning Board Resolution - 397 Fishkill Ave - Approval for Site Plan and Subdivision (4869-3106-2874.2).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

March 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"), we respectfully submit this letter and the referenced enclosures in furtherance of the above-referenced Application.

As you know, at the March 28, 2023 meeting, the Planning Board adopted a State Environmental Quality Review Act ("SEQR") Negative Declaration in connection with the Application, recognizing that the Project would not result in any adverse environmental impacts. This Board also opened and closed the Site Plan and Subdivision (lot merger) Public Hearing and authorized the Planning Board Attorney to prepare a draft approval resolution for the Project.

This supplemental submission provides additional, minor refinements to the Site Plan Set in response to the remaining comments contained in the memoranda prepared by the City's consultants and as provided by a member of the public at the March 28th meeting.

THE PROPOSED MIXED-USE DEVELOPMENT – MINOR SITE PLAN REFINEMENTS:

As is more fully detailed on the enclosed updated Site Plan Set and will be discussed at the Board's April 11th meeting, the Applicant made the following minor refinements to the building program:

1) The recreation area proposed on the west side of the building with the three (3) terraced patio areas has been revised to include light fixtures that will illuminate the steps connecting the terrace levels; and

2) Based on discussions with an abutting property owner who spoke at the public hearing, the landscaping plan has been updated to include additional arborvitaes plantings along the northern property line, and adjustments were made to ensure protection of an existing dogwood tree on the abutting property.

In response to the Board's comments at the March 28th meeting, the Applicant's landscape consultant has advised that instead of wrapping evergreens in burlap, which prevents birds from using the trees for cover/food and is unsightly, the Applicant can utilize organic, non-toxic deer deterrent. This horticultural approach provides for visibility of the evergreens throughout the winter, as opposed to burlap skirts, and has been used in connection with several Beacon projects, both commercial and residential, with great success.

The enclosed Site Plan Set also clarifies the length and location of the proposed privacy fence along the northern property line to show that the fencing ends where the retaining wall and dense evergreen plantings begin to provide maximum screening of the Premises.[1]

RESPONSES TO COMMENTS MEMORANDA:

In addition to the foregoing updates to the Site Plan Set, 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 March 8, 2023 (the "Engineering Comments Memorandum") and the City's Planning Consultant, John Clarke Planning and Design, dated March 10, 2023 (the "Planning Comments Memorandum"):[2]

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated March 30, 2023 (the "Architect Response to Comments Memorandum"), providing responses to the Planning and Engineering Comments Memorandum. *See* **Exhibit A** – Architect Response to Comments Memorandum.

INDEX OF ENCLOSURES:

In support of this Application, please find five (5) copies of the following document:

Exhibit A: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect, dated March 30, 2023.

---

[1] Note: The fence could not be extended beyond the retaining wall without interfering with and preventing installation of the proposed arborvitaes.

[2] Note: The City's Traffic Consultant's most recent memorandum, dated December 9, 2022, recognizes that all previous traffic comments have been addressed. There are no further traffic comments to respond to at this time.

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 March 30, 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;
- Sheet 4 of 8 – Existing Conditions and 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); and
- Sheet 8 of 8 – Construction Details (CD-2).

The Applicant looks forward to appearing at the Planning Board's April 11th meeting to continue review of the Project, at which time the Applicant respectfully requests that the Board consider approving the Applicant's Subdivision (lot merger) and Site Plan Applications.

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.

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

March 30, 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 March 10, 2023 and Lanc & Tully's Memorandum dated March 8, 2023.

John Clarke Planning and Design Comment Responses:

1. Light fixtures have been added to the terraced recreation areas at the southwest of the building. The fixtures are located near the steps connecting the terrace levels

2. Comment acknowledged. The point about the corner "column" brought up by Board Member Kevin Byrne was reviewed. We believe that in this case, the corner detail helps to define and anchor the corner. The Applicant proposes to follow the design shown on the plans without changing the corner detail.

3. Please note that in response to the neighbor's comments at the March Planning Board meeting, the landscaping has been updated to include addition plantings along the property line. Additionally, a note was added to the plans indicating that the neighboring Dogwood tree would be protected if the site plan work would affect the health of the tree.

Lanc & Tully Comment Responses:

Sheet 1 of 8 - Site Plan

1. The length and location of the fence along the north property line was clarified to demonstrate that the fence ends where the retaining wall begins. Therefore, there is no conflict between the fence and the proposed landscaping.

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

Sheet 3 of 8 - Landscaping and Lighting Plan

1. See response one above for Sheet 1 of 8.

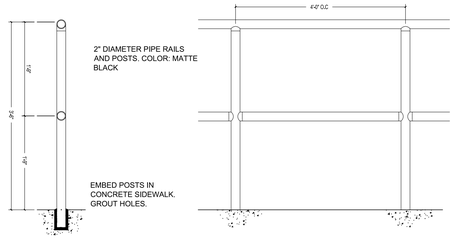
Thank you. Please let me know if you have any questions.

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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
4	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS



Pipe Rail Details

NTS



Aerial View

Scale: 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

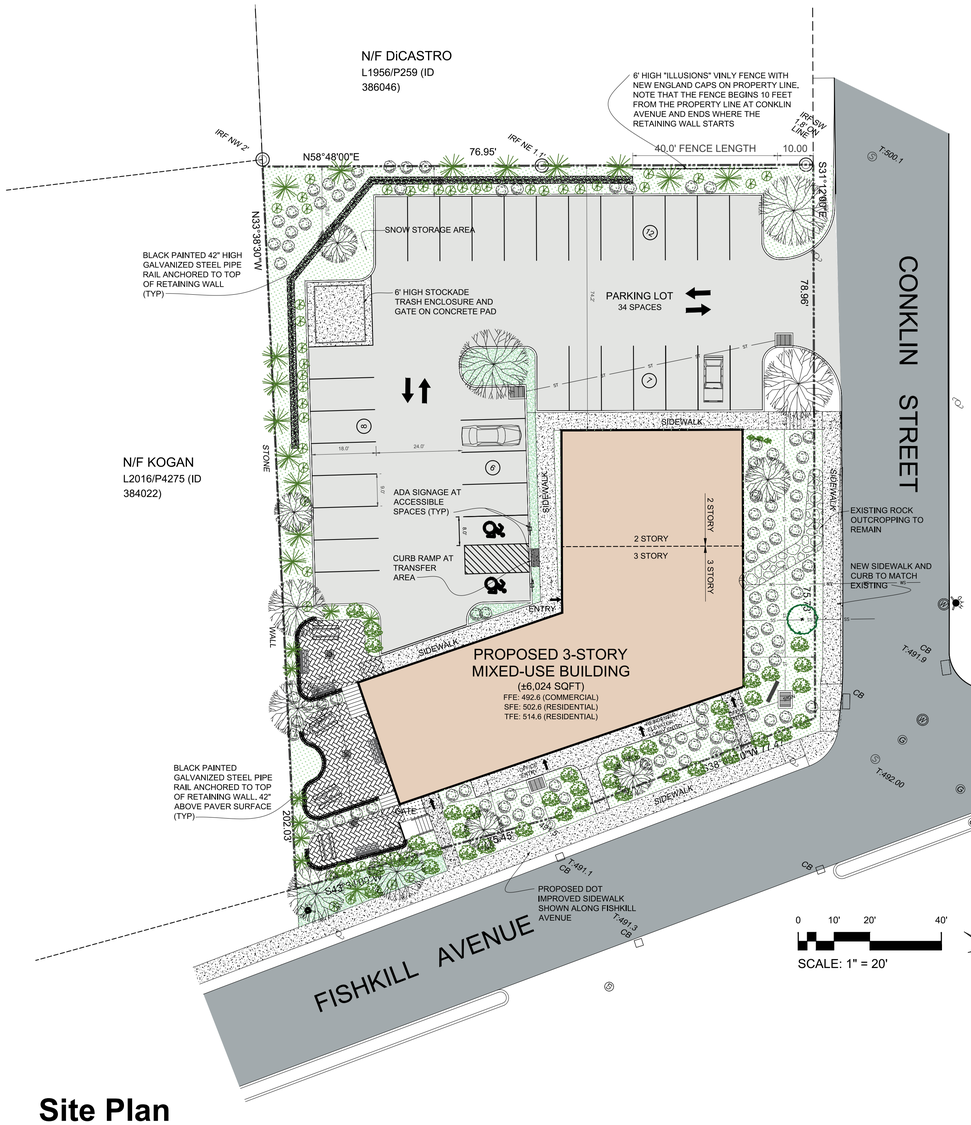
_____ CHAIRMAN

_____ SECRETARY

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

Bulk Zoning Regulations Table

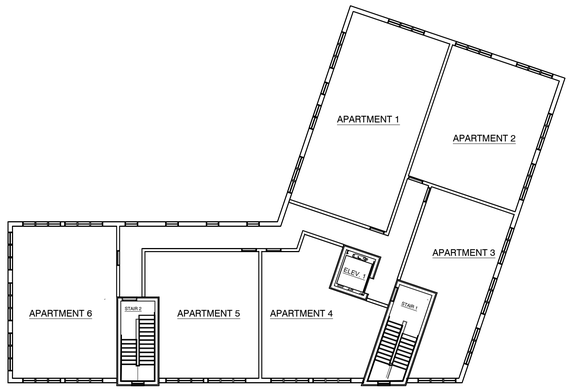
	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Maximum Residential Density	Proposed Residential Density	Lot Area	Required Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear									
Zoning District															
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



Site Plan

Scale: 1" = 20'





3rd Floor Plan

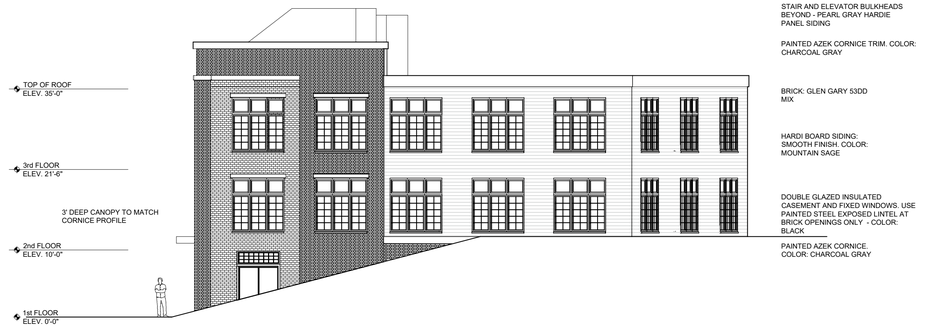
Scale: $\frac{1}{16}$" = 1'-0"



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
4	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS

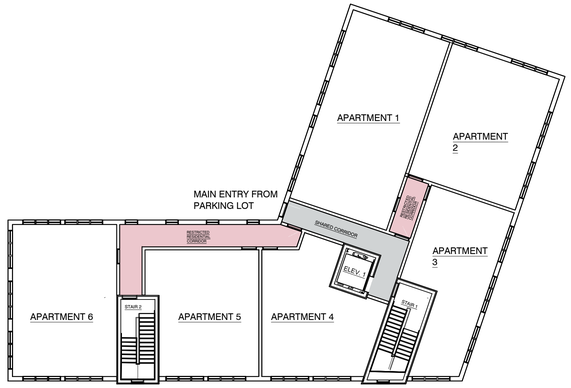


Side Elevation: East

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



View 1



2nd Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"

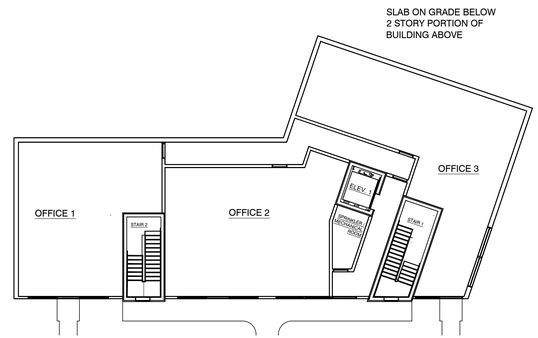


Rear Elevation

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



View 2



1st Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"



Side Elevation: West

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



View 3

Site Plan Application

Sheet 2 of 8 - Building Plans

Owner:
397 Fishkill Avenue, LLC &
393 Fishkill Avenue, LLC
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

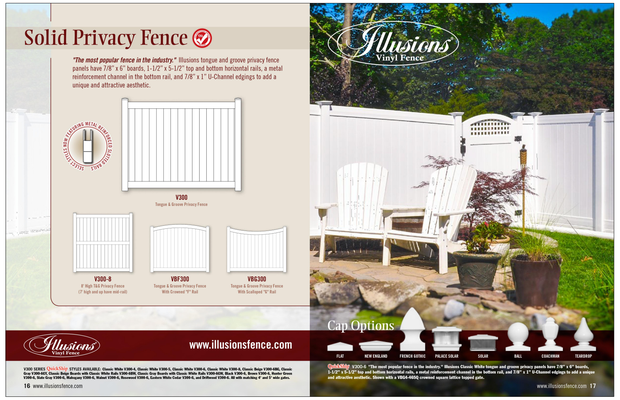
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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



Planting Schedule

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	Size	Quanitity	LOCATION
T-Mv	Tree	Magnolia virginiana	Sweetbay Magnolia	2.5"	2	Conklin,Greenspace
T-Qi	Tree	Quercus illicifolia	Shrub Oak	2.5"	5	NW Prop Line, 52
T-Qr	Tree	Quercus rubra	Red Oak	3"	7	Parking Lot and street
T-To	Tree	Thuja occidentalis	Arborvitae	6-7'	16	West Prop Line, 52 Corner
T-To'EG'	Tree	Thuja occidentalis	Emerald Green	6-7'	8	Patios.West Property Line
S-Cp	Shrub	Comptonia peregrina	Sweetfern	1 gal	39	Parking Lot
S-Ig	Shrub	Ilex glabra	Inkberry	3 gal	31	Greenspace, 52, Conklin
S-Iv	Shrub	Ilex verticillata	Inkberry	3 gal	39	NW Prop Line, W Prop Line 52 Corner
S-Jh	Shrub	Juniperus horizontalis	Creeping Juniper	1 gal	tbd	Rock Outcrop?
S-Ra	Shrub	Rhus aromatica	Aromatic Sumac	3 gal	61	52, Conklin, Greenspace
H-Ae	Herb	Aster ericoides	Heath Aster	plugs	tbd	Groundcover
H-tbd	Herb	Mixed groundcover	Wildflowers,carex,grasses	plugs	tbd	All planted areas

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
4	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	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

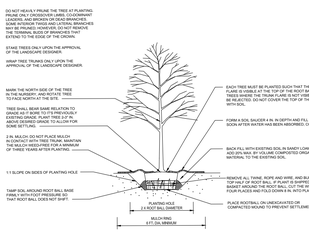
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



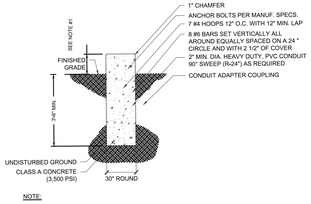
WALL MOUNTED HOUSE LIGHT (L2)

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.



X TREE PLANTING DETAIL
X NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 6 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

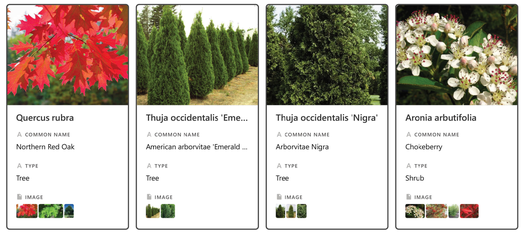


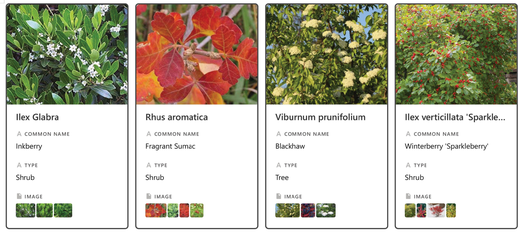
NOTE:
1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

LIGHT POLE BASE DETAIL
NOT TO SCALE

Illustrated Plant List



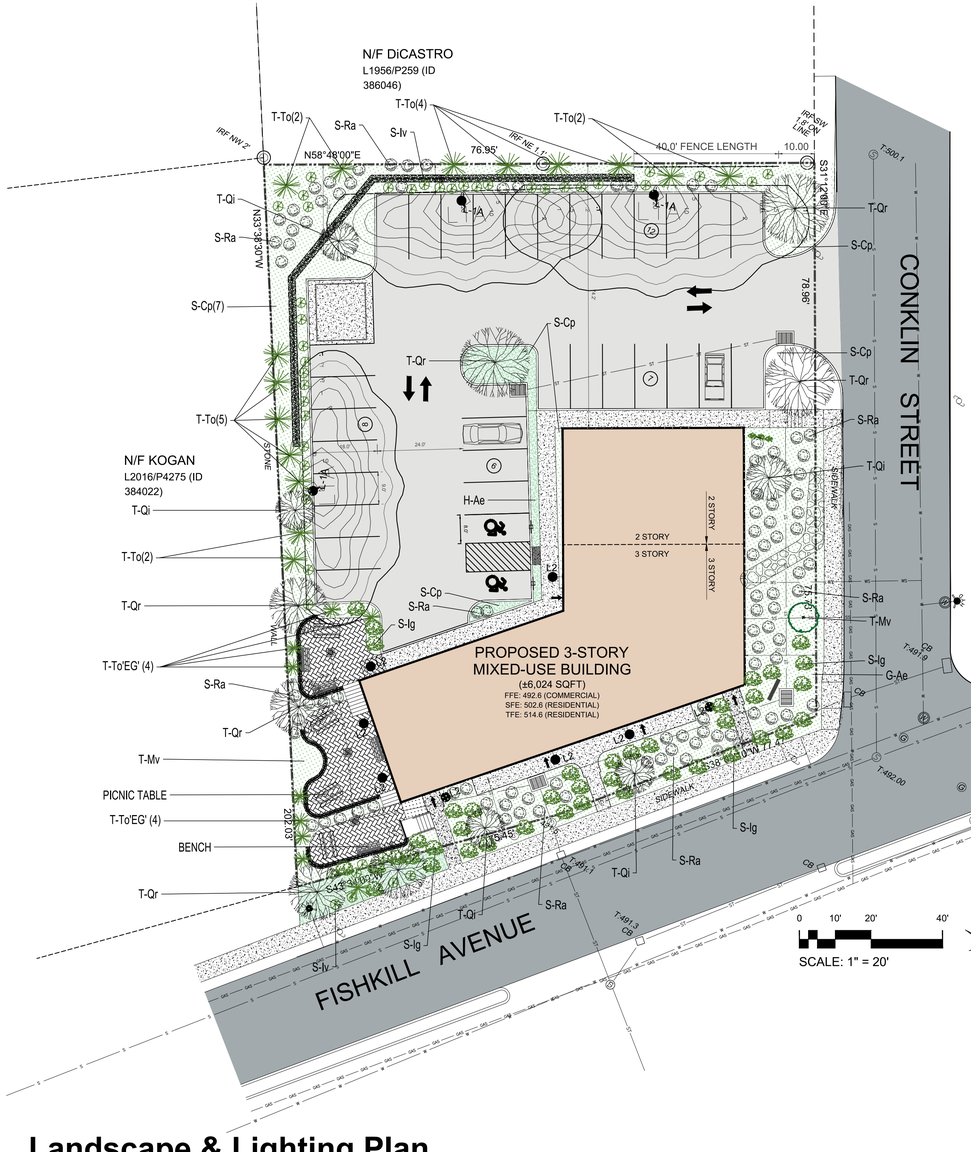






Planting and Landscape Notes

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.



Landscape & Lighting Plan

Scale: 1" = 20'

Site Plan Application

Sheet 3 of 8 - Landscaping & Lighting Plan

Owner:
397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC
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):

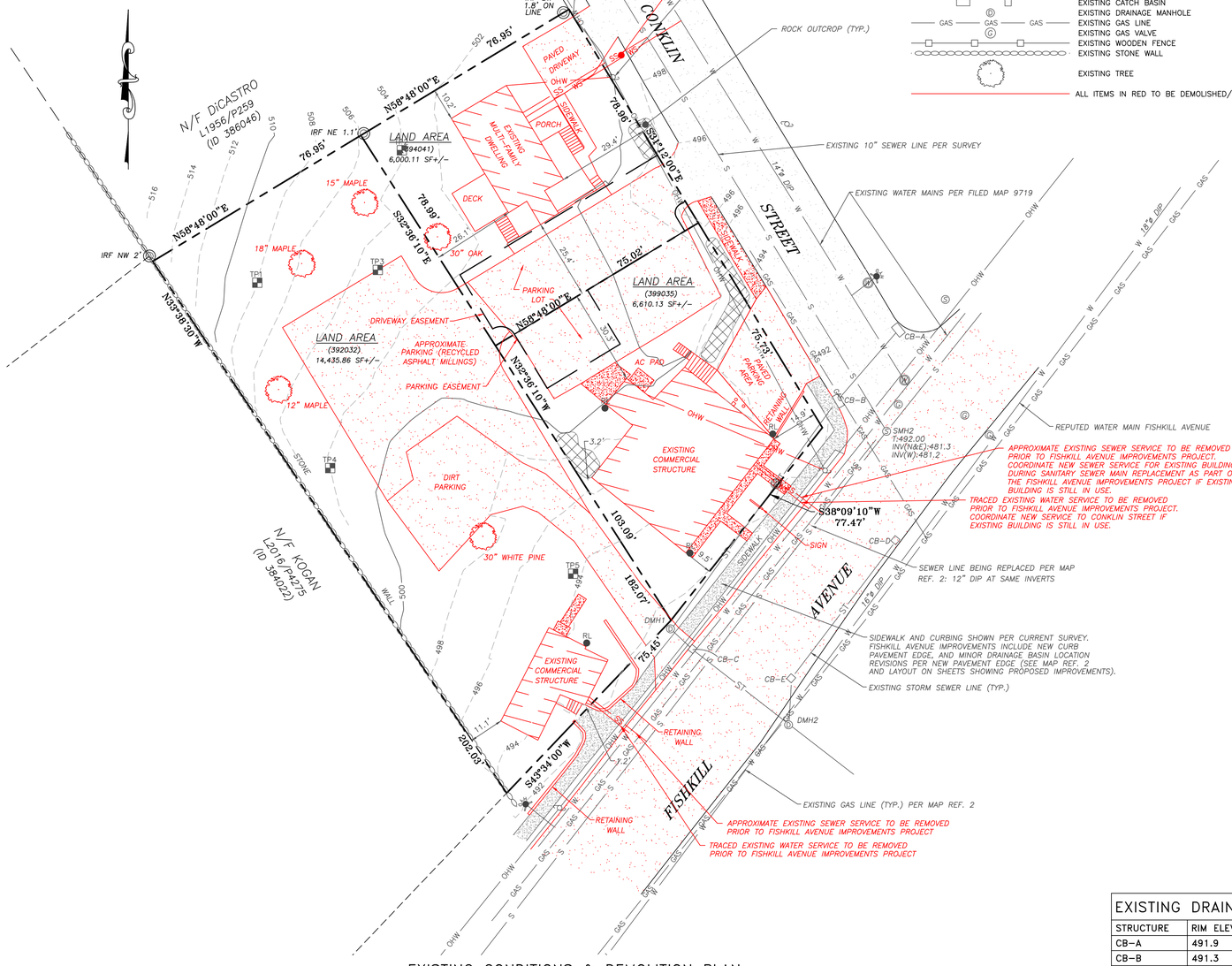
PARAMETER	REQUIREMENT
LOT AREA:	N/A
LOT AREA PER UNIT:	1,500 SQFT MINIMUM
LOT WIDTH:	N/A
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	15 FEET MINIMUM
SIDE YARD:	20 FEET MINIMUM
REAR YARD:	25 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT MAX.
MAX. BUILDING COVERAGE:	N/A
MAX. UNITS/BUILDING:	N/A

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
- ALL ITEMS IN RED TO BE DEMOLISHED/REMOVED

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



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.



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,
   DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. 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.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. 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.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. 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.
18. 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.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. 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.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
22. 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

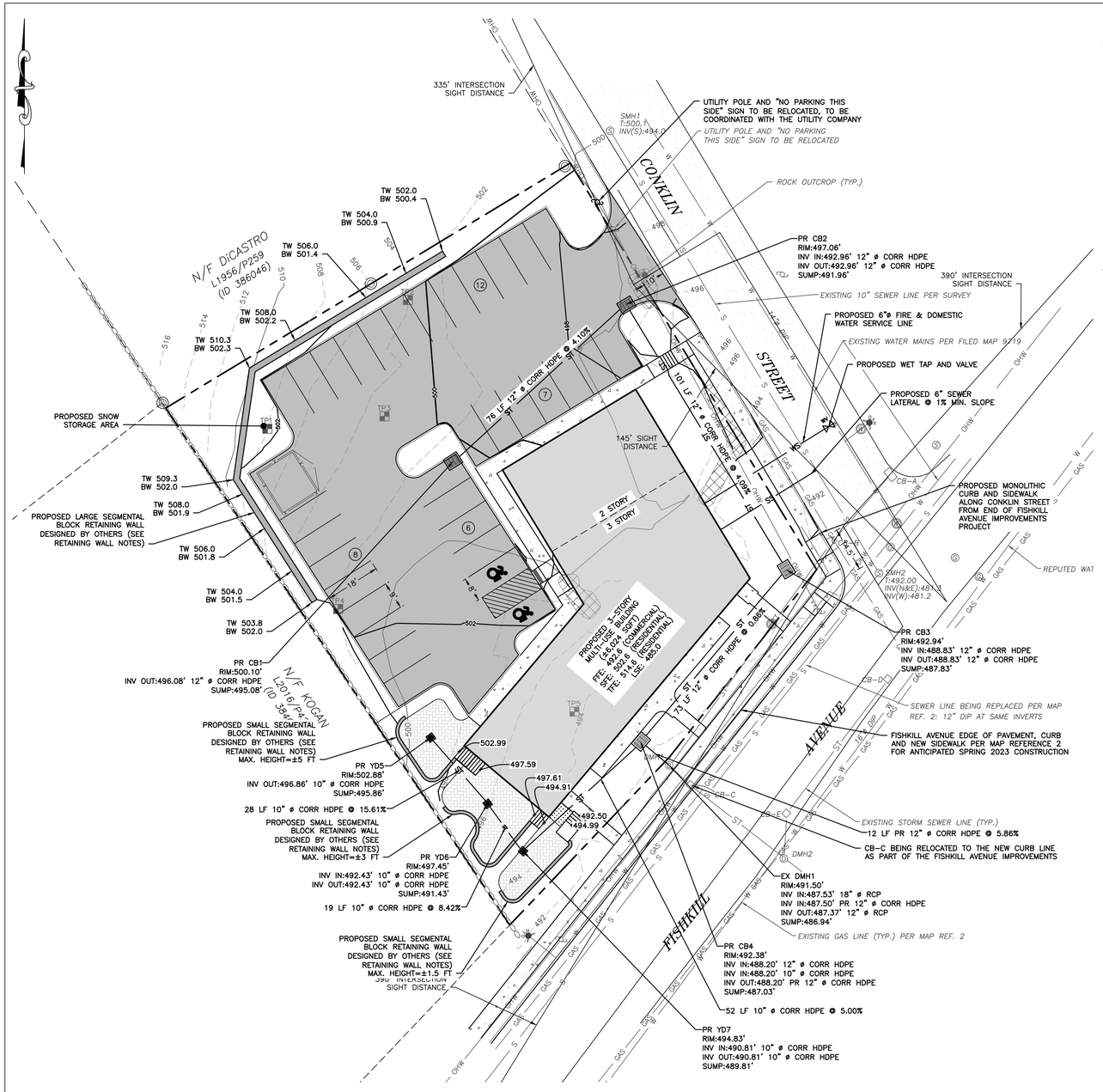
EXISTING CONDITIONS & DEMOLITION PLAN

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

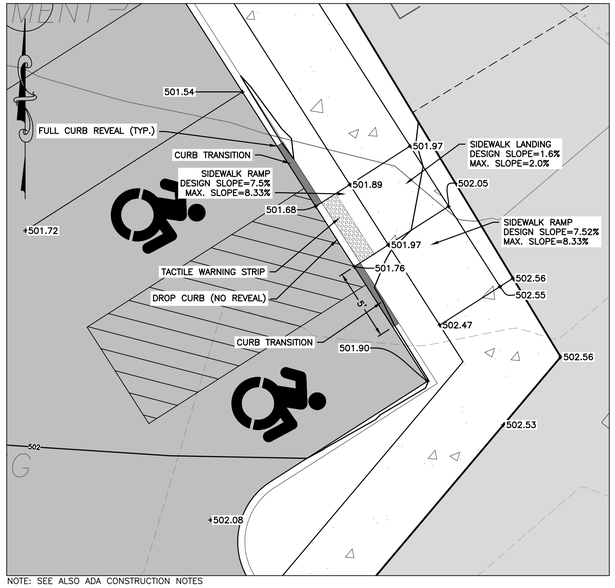
(IN FEET)

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	---
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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 WITH 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 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. KOERNER 082716 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

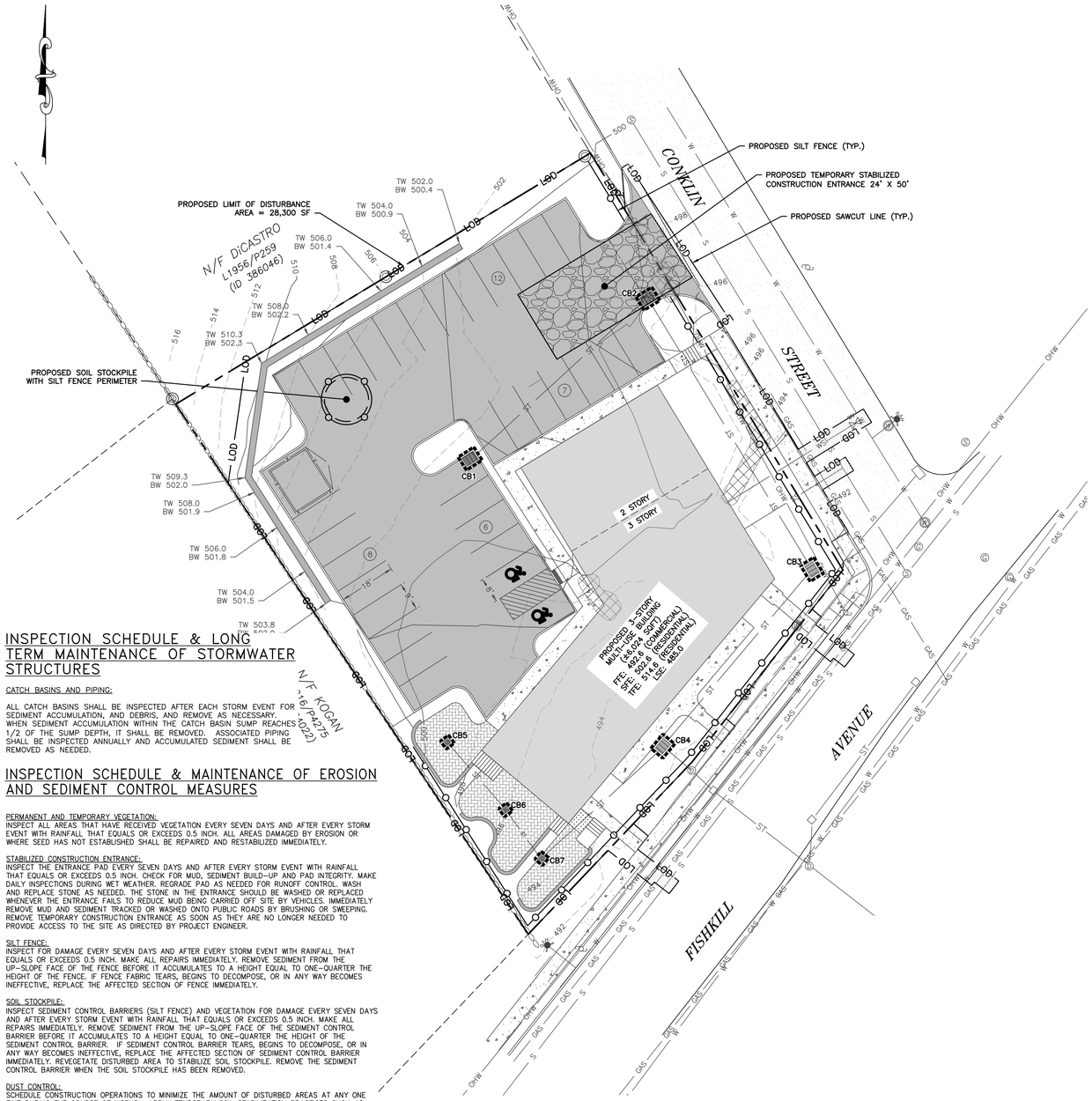
GRADING & UTILITY PLAN

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

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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

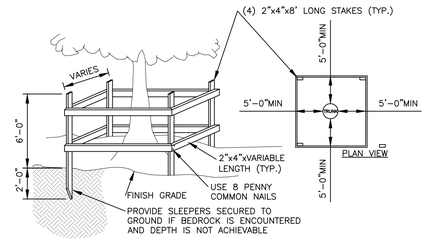
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 EXISTING MAJOR CONTOUR
- 508 EXISTING MINOR CONTOUR
- 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

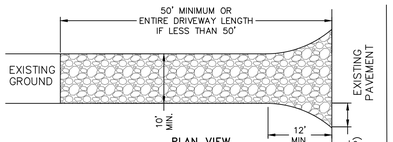
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID 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
- 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

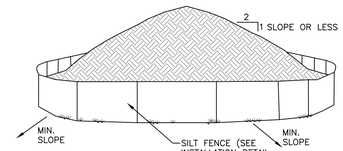


PLAN VIEW

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

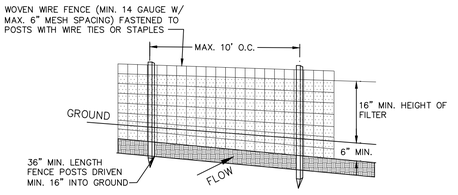
NOT TO SCALE



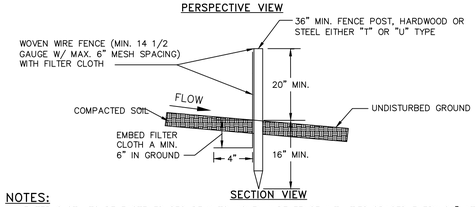
NOTES:
1. 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE



PERSPECTIVE VIEW

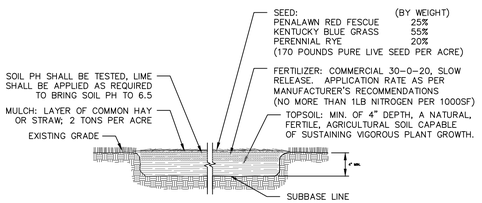


SECTION VIEW

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.

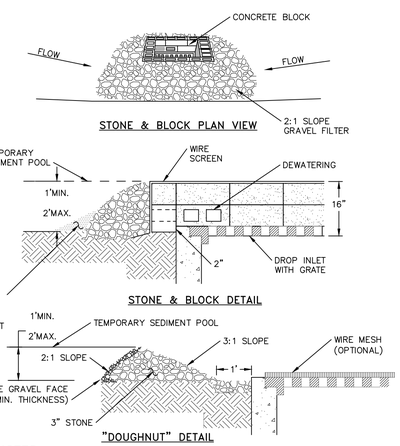
SILT FENCE DETAIL

NOT TO SCALE



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

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

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

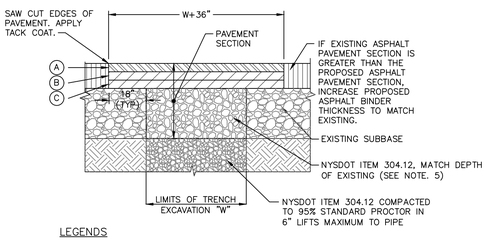
EROSION & SEDIMENT CONTROL PLAN

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:

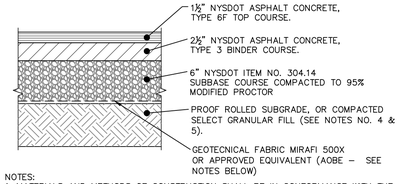
(A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 3–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) NO ASPHALTIC BASE COURSE

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)

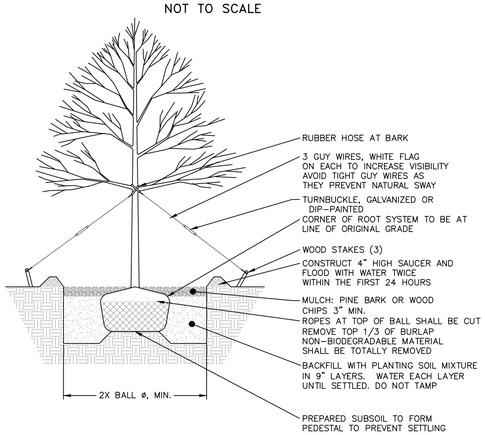
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE 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

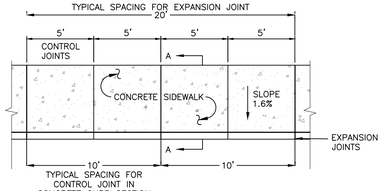


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES 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.

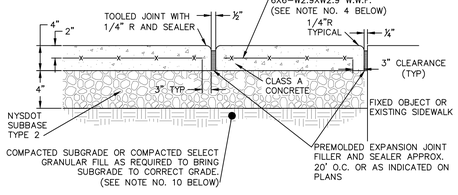
PAVEMENT SECTION DETAIL
NOT TO SCALE



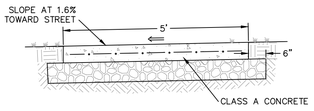
TREE PLANTING DETAIL
NOT TO SCALE



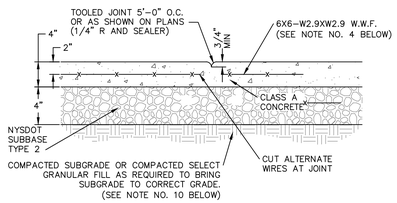
PLAN



EXPANSION JOINT



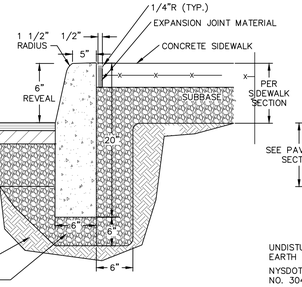
SECTION A–A



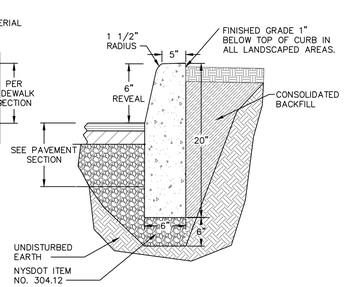
CONTROL JOINT

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



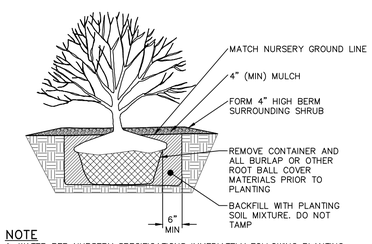
ABUTTING SIDEWALK



ABUTTING GRASS OR LANDSCAPE

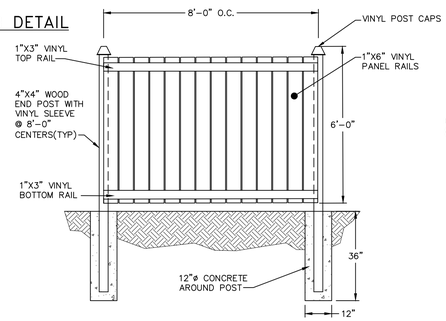
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

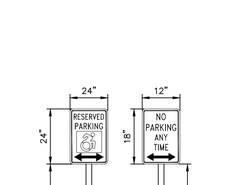


NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

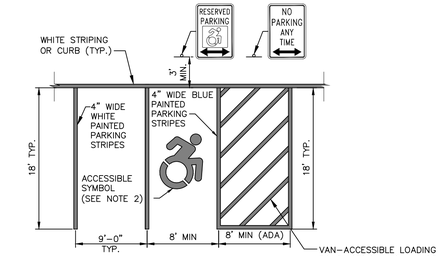
SHRUB PLANTING DETAIL
NOT TO SCALE



VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



SIGN DETAILS
NOT TO SCALE

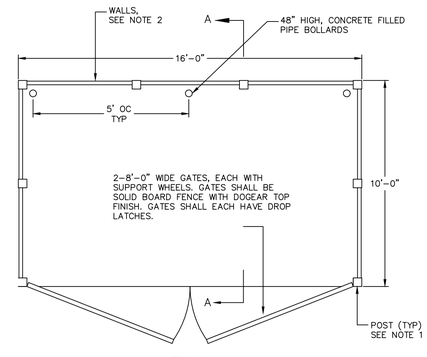


TYPICAL PARKING STRIPING

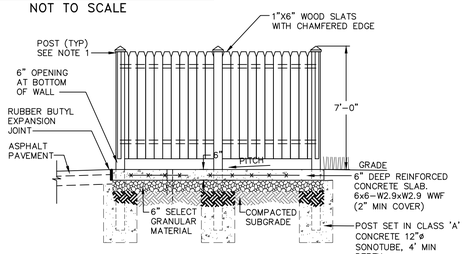
ACCESSIBLE PARKING STRIPING

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



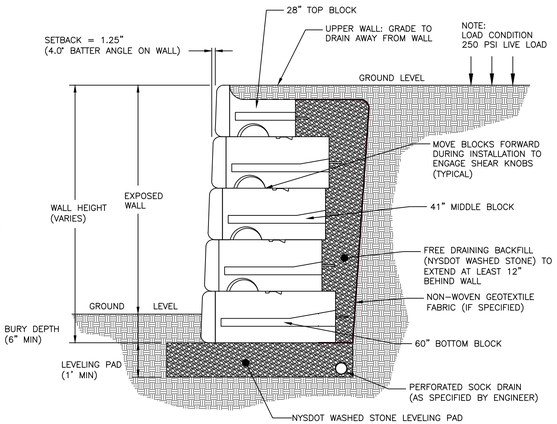
PLAN



SECTION A–A

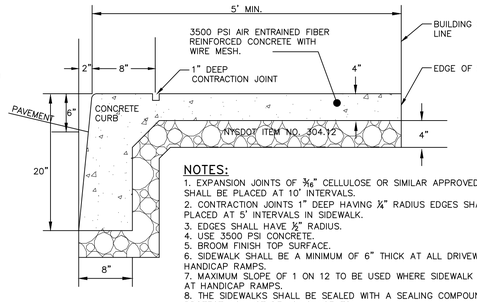
NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

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 ¾" 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				
3	01/31/23	PER PLANNING BOARD COMMENTS	CMB				



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

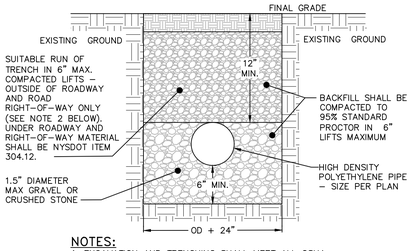
CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

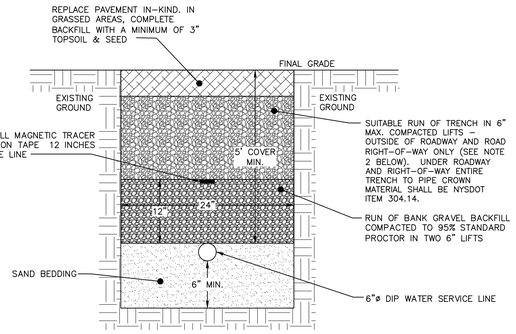
JOB #:	2022:015
DATE:	7/7/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 8

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



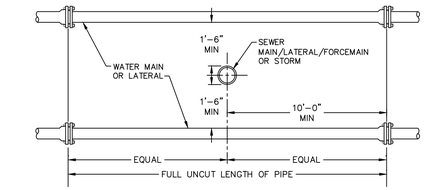
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

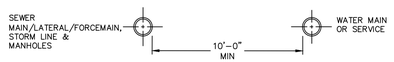


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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



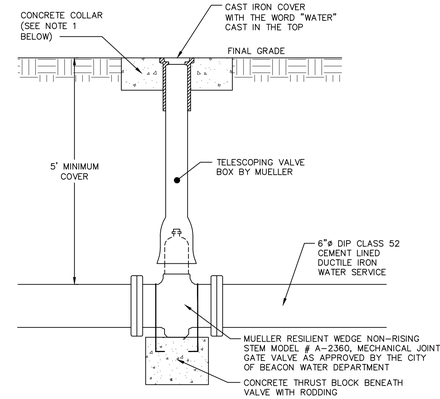
VERTICAL SEPARATION



HORIZONTAL SEPARATION

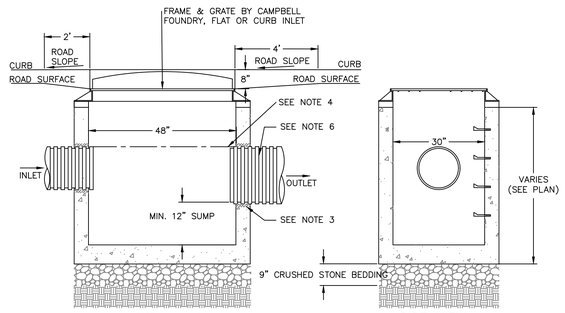
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



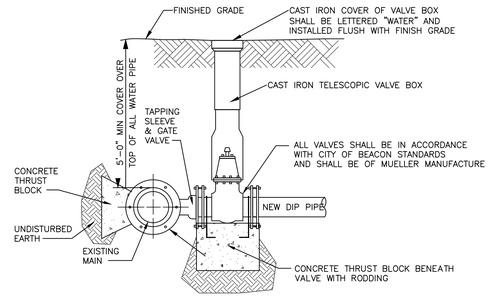
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE



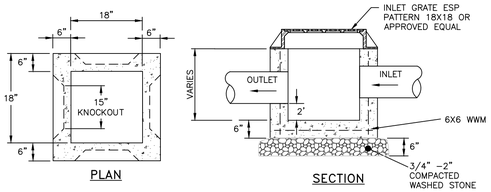
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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



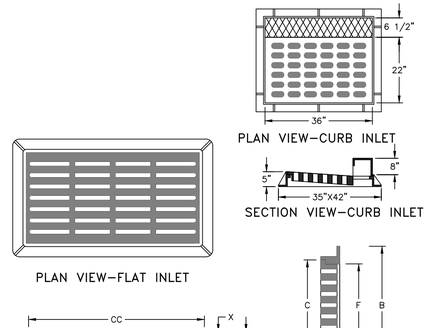
NOTES:
1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE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

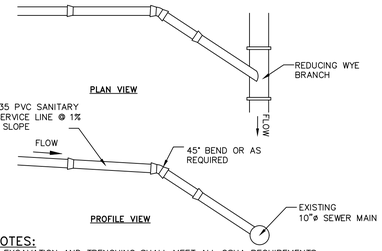


DIMENSION TABLE:

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

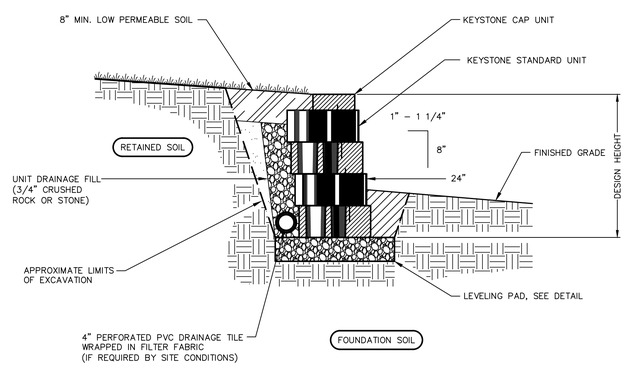
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
3. ALL CASTINGS LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

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

LANC & TULLY
Engineering and Surveying, P.C.

April 4, 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 March 31, 2023, from Cuddy & Feder, LLP.
- Response correspondence dated March 30, 2023, from Aryeh Siegel, Architect.
- Plan set titled "397 Fishkill Avenue" consisting of the following plans:
  - Sheet 1 of 8 titled "Site Plan", with the latest revision date of March 30, 2023, as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 8 titled "Building Plans", with the latest revision date of March 30, 2023, as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 8 titled "Landscape & Lighting Plan", with the latest revision date of March 30, 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, all previous engineering comments have been addressed. We would recommend the plans be signed once the applicant has paid all bills and/or fees and addressed any outstanding comments from the City's Planner and/or Planning Board Attorney.

If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo

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: April 7, 2023
Re: **393-397 Fishkill Avenue and 7 Conklin Street Site Plan and Subdivision**

I have reviewed the March 31, 2023 cover letter from Cuddy+Feder, March 30, 2023 response letter from Aryeh Siegel, and an 8-sheet Site Plan set, dated March 30, 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

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
Taylor Palmer, Esq., Project Attorney
Aryeh Siegel, Project Architect

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION AND SITE PLAN APPROVALS FOR 393 & 397 FISHKILL AVE AND 7 CONKLIN STREET

Parcel No. 6055-80-392032 (393 Fishkill Ave)
Parcel No. 6055-80-399035 (397 Fishkill Ave)
Parcel No. 6055-80-394041 (7 Conklin Street)

WHEREAS, the Beacon Planning Board received applications for Site Plan and Subdivision Plat (lot merger) Approvals from 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC (collectively the "Applicant") for the construction of a 3-story mixed use building consisting of 6,024 s.f., including 3,500 s.f. of commercial space on the ground level and twelve (12) apartments on the second and third floors including one Below Market Rate unit, with associated off-street parking on a combined parcel consisting of 27,007 s.f., or 0.62 acres, (the "Project" or "Proposed Action"), located at 393 Fishkill Avenue (Parcel ID 6055-80-392032), 397 Fishkill Avenue (Parcel ID 6055-80-399035) and 7 Conklin Street (Parcel ID 6055-80-394041) within the General Business ("GB") Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to remove three (3) existing buildings and paved areas, and merge all three (3) lots into a single parcel, with a combined 27,007 square feet, or 0.62 acres; and

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

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

WHEREAS, the application consists of application forms, correspondence, Full Environmental Assessment Form, Inflow and Investigation Report and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Project is shown on a plan entitled "397 Fishkill Avenue Site Plan Application," dated November 29, 2022, last revised March 30, 2023, Sheets 1-8, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, as follows:

Sheet	Title
1	*Site Plan*
2	*Building Plans*
3	*Landscaping & Lighting Plan*
4	*Existing Conditions & Demolition Plan*
5	*Grading & Utility Plan*
6	*Erosion & Sediment Plan*
7	*Construction Details*; and
8	*Construction Details; and*

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

WHEREAS, the Planning Board reviewed the application at its meetings on November 9, 2022, December 13, 2022, January 10, 2023, February 15, 2023, March 28, 2023, and April 11, 2023; and

WHEREAS, the Planning Board referred the Project to the City of Beacon Architectural Review Board Subcommittee, which discussed the proposed design with the Project Architect on February 8, 2023, and the Subcommittee thereafter provided its Recommendation and Report to the Applicant and members of the Planning Board ahead of the Planning Board's March 28, 2023 meeting; and

WHEREAS, on March 28, 2023, after circulating its Notice of Intent to Declare Lead Agency and receiving no objections, and after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Proposed Action the Planning Board, as Lead Agency, adopted a Negative Declaration pursuant to SEQRA finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on March 28, 2023, the Planning Board opened and closed a duly noticed public hearing on the Site Plan and Subdivision (lot merger) application, at which time all those interested were given an opportunity to be heard; and

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

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

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

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

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Planner's letter to the Planning Board dated April 7, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

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

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

1. Pursuant to Section 223-41.10.A, the Applicant shall submit plans which indicate the location of each of the BMR unit to be provided which provide a mix of unit types in the same proportion as all other units in the development to the satisfaction of the Building Inspector.

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning

Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law for each of the twelve (12) new residential units. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for each unit, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

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

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

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

5. Prior to the issuance of a building permit, pursuant to the City Code § 195-15, the Applicant shall a file a performance bond with the City of Beacon to guarantee the satisfactory construction, installation, and completion of the required improvements within the City right-of-way in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant.

6. Prior to the issuance of a building permit, pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in the amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, which amount shall be equivalent of 6% of the amount of the estimated construction cost.

7. Prior to the issuance of a building permit, pursuant to City Code 190-13, the Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

8. Per Special Rock Removal Notes, as shown on Sheet 5 of 8, rock removal, if encountered, shall be done by mechanical means on weekdays between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted 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 laws, regulations, and standards.

9. Pursuant to the City of Beacon Code § 223-25.J, the Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant. As used herein, the term "Applicant" shall include 397 Fishkill Avenue LLC and 393 Fishkill Avenue LLC, and their successors and assigns, and where applicable, their contractors and employees.

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

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

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

13. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other

certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

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

Resolution Adopted: April 11, 2023
Beacon, New York

_____ _____, 2023
John Gunn, Chairman Date
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting	Leonard Warner	Voting
Donna Francis	Voting	J. Randall Williams	Voting
David Jensen	Voting	John Gunn, Chairman	Voting
Karen Quiana	Voting:		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
04/11/2023

Title:

Continue review of application for Site Plan Approval, 3-story Retail/Commercial, 536 Main Street, submitted by HRSM LLC

ATTACHMENTS

3-31-23 536 Main Street Supplemental Planning Board Submission Cover Letter.pdf

Exhibit A - Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated March 30, 2023.pdf

Exhibit B - Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated March 30, 2023.pdf

Exhibit C - Response to Comments Memo prepared by DTS Provident dated March 31, 2023.pdf

Exhibit D - Revised Traffic and Parking Study dated March 31, 2023.pdf

Exhibit E - Easement Agreement between 536 Main Street and 534 Main Street recorded in the Dutchess County Clerkâ€™s Office on March 20, 2003 as Doc. No. 02 2003 2712.pdf

Site Plan Set - Sheets 1-8 536 Main Street.pdf

Engineer Review 536 MAIN Street Review 4-4-23.pdf

Planner Reviw 536 Main St 4.7.23.pdf

Creighton Manning Review 536 Main Street_Review 3.pdf

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Taylor M. Palmer, Esq.
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March 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
Supplemental Submission
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 furtherance of the Applicant's pending 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 and storage space within the basement of the new building (the "Project").

At the March 28, 2023 Planning Board meeting, the Board assumed Lead Agency under the State Environmental Quality Review Act ("SEQR") following its February 22, 2023 Lead Agency notice circulation. As was discussed during the March 28th meeting, the Applicant initially appeared before the Board's Architectural Review Board ("ARB") Subcommittee on March 3, 2023 in order to discuss the Project's proposed design features.[1] The Applicant's revised architectural components are detailed herein and included within the enclosed Site Plan Set. This supplemental submission also includes a landscape plan and lighting specifications, formally responds to comments contained in the recent memoranda prepared by the City's Consultants and introduces additional refinements to the enclosed Site Plan Set, as is detailed further below.

[1] *See* City of Beacon Planning Board Subcommittee on Architectural Review – Recommendation and Report (March 3, 2023), on file with the City of Beacon.

THE PROPOSED RETAIL SHOWROOM AND FULLY COMMERCIAL BUILDING – LANDSCAPING AND ARCHITECTURAL DESIGN COMPONENTS AND ADDITIONAL SITE PLAN REFINEMENTS:

As this Board is aware, the Applicant proposes to construct a use and dimensionally zoning-compliant three (3)-story retail/commercial building on the Premises,[2] which is presently a vacant lot commonly known as 536 Main Street. The proposed building will host a retail showroom for Warp & Weft, a custom and designer rug curation business, on the first floor with additional retail showroom and supportive office space on the second and third floors, and attendant storage in the basement.

As is more fully shown on the enclosed landscaping plan, the Applicant is proposing to improve the rear of the Premises with a landscaped garden. *See* enclosed Site Plan Sheet 4, entitled "Landscaping Plan". As detailed therein, the landscape seen from the Main Street sidewalk is a street Birch tree, offset to the right, with its grey bark and green (spring/summer) and yellow (summer) leaves contrasted against the red brick on the building's façade. The rear patio garden, seen through the front and back plate glass windows of the structure, highlights another Birch tree along with Hay Scented Ferns separating the concrete retaining wall from the patio pavers, evergreen ferns lining the top of the retaining wall and taller Northern Sea Oats, planted towards and up to the property line, for height and texture. The patio garden can be seen from the showroom. The landscape design has strived to balance the functional needs of the site and the surrounding area, with requirements the City has for ensuring each project meets the ten percent (10%) landscaped area.[3] It is respectfully submitted that the refined proposal satisfies the landscaping requirement in the Central Main Street ("CMS") Zoning District.

As discussed at this Board's March 28th meeting, the Applicant also revisited the building's façade, and made additional adjustments to the exterior architectural components of the building in response to the comments provided by the ARB Subcommittee and the City's Planning Consultant and in conformance with the CMS design guidelines and standards. Specifically, the enclosed Site

---

[2] 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. *See* CITY OF BEACON ZONING CODE § 223-41.18.G(3)(d), (f).

[3] Note: The landscaped area is approximately fourteen percent (14%). The overall measured landscaped area is 835 square feet. The overall site area is 5,870.1 square feet. 835/5,870.1 = 0.1422. The measured landscaped area includes the rear patio garden and planted areas in the rear garden and at the edges of the path leading to Main Street. The Applicant respectfully submits that the landscaping requirement is met by percent (11%) total landscape coverage. *See* CITY OF BEACON ZONING CODE § 223-41.18.E(12).

Plan Sheet 4, entitled "Building Plans and Elevations" reflects the following design changes:

- The vertical window spacing on the Main Street façade was updated so that the relationship between the brick and the windows has proportions that are more reflective of typical historic Main Street buildings;
- The window and storefront opening details were changed to include a full depth steel frame around the openings that projects forward from the face of the building to express structural support for the masonry openings;
- Windows were added to both side walls of the building and breaks were added to the front elevation by creating piers with the brick at the sides of the façade; and
- The upper cornice detail was updated to include breaks in the continuous run of the cornice.[4]

Overall, the Project provides reference to the historic details characteristic of Beacon's Main Street in a minimalistic, modern way, with the general proportions and layout of the façade reflecting the elements of a typical Main Street development.

Furthermore, the Applicant's traffic consultant DTS Provident Design Engineering, LLP ("DTS"), has prepared a Revised Traffic and Parking Study dated January 31, 2023, last revised March 31, 2023, that incorporates the previously submitted dimensional details of sections of available on-street parking in the surrounding area and also addresses the parking demands of surrounding developments that have been approved by this Board but are not yet fully constructed, i.e., 416-420 Main Street (the "Revised Study"). *See* **Exhibit D**. As is detailed therein, there is more than adequate parking in the 800-foot radius to support the proposed Project even when considering the additional demand of the 416-420 Main Street development that is under construction. Accordingly, DTS's prior conclusions that the Project's peak parking demands can be fully meet by the surrounding public parking areas are reiterated herein.

Notably, at the March 28, 2023 Planning Board meeting, the Board indicated its unanimous support for issuing a parking waiver for the commercial Project given the amount of available public parking in the immediate surrounding area and the limited parking demand associated

[4] Note: As discussed with the Board, the Applicant is currently reviewing other adjustments to the cornice detail, which will be presented in a future submission.

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with the Project,[5] as is supported by the Applicant's Revised Study. The Applicant respectfully requests that the Board formalize this determination within its final determination on the Application, at which time the Board sees fit to act upon the Application.

RESPONSE 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 March 7, 2023 (the "Engineering Comments Memorandum"); the City's Planning Consultant, John Clarke Planning and Design, dated March 10, 2023 (the "Planning Comments Memorandum"); and the City's Traffic Consultant, Creighton Manning, dated March 10, 2023 (the "Traffic Comments Memorandum"):

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated March 30, 2023, providing responses to the Planning and Engineering Comments Memoranda. *See* **Exhibit A** – Architect Response to Comments Memorandum;
- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated March 30, 2023 providing responses to the Engineering and Planning Comments Memoranda. *See* **Exhibit B** – HLD Response to Comments Memorandum; and
- Response to Comments Memorandum prepared by DTS Provident Design Engineering, LLP, dated March 31, 2023, providing responses to the Planning and Traffic Comments Memoranda. *See* **Exhibit C** – DTS Response to Comments Memorandum.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated March 30, 2023;

[5] Note: The City's Traffic Consultant, in its March 10, 2023 comment memorandum, similarly recognized that there is sufficient available parking within an 800 foot radius to meet the Applicant's needs and qualify for the requested relief.

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Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated March 30, 2023;

Exhibit C: Response to Comments Memorandum prepared by DTS Provident Design Engineering, LLP, dated March 31, 2023;

Exhibit D: Revised Traffic and Parking Study prepared by DTS Provident Design Engineering, LLP, dated January 31, 2023, last revised March 31, 2023; and

Exhibit E: Easement Agreement between 536 Main Street and 534 Main Street recorded in the Dutchess County Clerk's Office on March 20, 2003 as Doc. No. 02 2003 2712.[6]

In further support of this Application, we respectfully submit the updated Site Plans Set entitled "Site Plan Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated January 27, 2023, last revised March 30, 2023, numbered and titled as follows (unless otherwise noted):

- Sheet 1 of 8 – Site Plan;
- Sheet 2 of 8 – Existing Conditions and Demolition Plan;
- Sheet 3 of 8 – Landscape Plan;[7]
- Sheet 4 of 8 – Building Plans & Elevations;
- Sheet 5 of 8 – Grading & Utility Plan;[8]
- Sheet 6 of 8 – Erosion & Sediment Control Plan;
- Sheet 7 of 8 – Construction Details; and
- Sheet 8 of 8 – Construction Details.

We look forward to Board's continued review of the Project at the April 11, 2023 meeting, at which point the Applicant respectfully request the Board schedule the Site Plan Public Hearing for May

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[6] Note: This Exhibit is included in response to the City's Engineering Comments Memorandum, *see* Comment 1 for Site Plan Sheet 4.

[7] Note: The Landscape Plan was prepared in collaboration with Debra Adamsons of Landscape Restorations. This Sheet includes the proposed lighting specifications for the Application.

[8] Note: The Applicant's engineering consultant has contacted the City of Beacon Water and Sewer Department to schedule a meeting to review the existing sewer mains in the immediate vicinity of the Premises. This Sheet will be updated accordingly based upon the results of the meeting.

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9, 2023. 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.

ARYEH SIEGEL
ARCHITECT

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

Re: 536 Main Street, Beacon, New York
Site Plan Application – Responses to Comments

March 30, 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 March 10, 2023. Please see responses and refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated March 7, 2023.

John Clarke Planning and Design Comment Responses:

1. The Zoning and Parking tables have been updated to reflect the revised building area. The usable area matches the area denoted in the cover letter.

2. Comment acknowledged.

3. The surveyor has not yet located trees adjacent to property lines.

4. The Zoning table provides the percentage of the landscaped area. Note that the total landscaped square foot area includes the paved area of the patio and the planted areas in the rear garden and at the edges of the paths in the easement areas.

5. Comment acknowledged. We can review the need for rear fencing in relation to the tall retaining wall in the rear. The Applicant has included a proposed street tree.

6. Comment acknowledged. The renderings have been updated. The Applicant requests another meeting with the ARB Subcommittee or continued discussion with the full Planning Board.

7. The submission includes a detailed Landscape Plan and site lighting specifications. Building elevations will be submitted once the ARB and Applicant have worked out details of the building design.

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Lanc & Tully Comment Responses:

General Comments

1. Please refer to Hudson Land Design's letter for responses to the General Comments

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 metes and bounds have been cleaned up.

2. The top of basement slab is 10 feet below the finished 1st floor elevation. This elevation of the basement is shown on the site plan drawing.

Sheet 2 of 8 - Existing Conditions and Demolition Plan

1. The plan has been updated to show topography across the site.

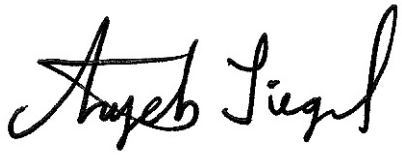
2. A note has been added to show where the survey and topographic information were obtained.

Sheet 3 of 8 - Building Plans and Elevations

1. The Sprinkler Room has been enlarged to allow for the sprinkler assembly to be installed within the room.

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

March 30, 2023

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

Re: 536 Main Street – Site Plan
536 Main Street
Tax Parcel: 6054-30-132779, ±0.135 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) March 7, 2023 comment letter, and John Clarke Planning and Design's March 10, 2023 comment memorandum. Below is a point-by-point response to the comments received. Please note that Cuddy & Feder (C & F), DTS Provident Design Engineering (DTS), and Aryeh Siegel (AS) have responded to applicable comments under separate cover. Below is a point-by-point response to the comments received.

Lanc & Tully March 7, 2023 Comment Letter

General Comments

1. Comment noted. An easement and right-of-way document will be provided by C&F under separate cover.
2. Comment noted.
3. The refuse containers will be stored in a trash room within the ground floor of the building. The storage location of the refuse containers for the building to south will be shown on the plan in a forthcoming submission.

1. A landscape and lighting plan is now provided by Aryeh Siegel.

Sheet 1 of 7:

1. Aryeh Siegel has responded to this comment under separate cover.
2. The basement elevation is provided on Sheet 4.

Sheet 2 of 7

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

Sheet 3 of 7

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

Sheet 4 of 7

1. Comment noted.
2. A landscape plan is now provided that proposes only ferns and ornamental grasses to be planted above the retaining wall. Therefore, the proposed planting should not have woody root bases that could impact the retaining wall. Design calculations will be provided for the wall prior to building permit.
3. Comment noted.
4. We have reached out to the Beacon Water and Sewer Department to set up a meeting to review the proposed sewer connection within the street. The plans will be updated accordingly based upon the results of the meeting.
5. See response 4 above. A utility profile will be provided on the plans after the meeting with the Water & Sewer Department occurs.

Sheet 6 of 7

1. A granite curb detail has been replaced with a battered face granite curb detail.
2. The Pavement restoration detail has been updated with the correct NYSDOT spec. for backfill and subbase material.
3. The required note has been added to the concrete sidewalk detail.

Sheet 7 of 7

1. The manhole casting detail has been updated to include a note that it shall be domestically made.
2. The Stormwater Pipe in Trench detail has been updated to include the correct NYSDOT spec. for backfill material.
3. The Water Service Line Trench detail has been updated to include the correct NYSDOT spec. for backfill material.
4. Comment noted. Modifications to existing details or a new detail will be provided as appropriate after the meeting with the Water & Sewer Department.

John Clarke Planning & Design March 10, 2023 Comment Memorandum

1. Aryeh Siegel has responded to this comment under separate cover.
2. DTS has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover. We are collecting this information, and the results of which will be provided on the plans in a future submittal.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Comment noted. Aryeh Siegel has responded to this comment under separate cover. A street tree has been added within the sidewalk in front of the building, and a tree is also provided within the patio in the rear of the building.
6. Comment noted.

7. Comment noted. Landscaping and details are now provided on the plan set.

The following items submitted for continued review:

- Five (5) copies of a full set of plan sheets 1 through 7.

Please note that C&F and DTS are providing materials under separate cover. A digital copy of the submitted materials is being provided by C&F. We look forward to discussing this project at your April 11, 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: HRSM LLC
Taylor M. Palmer, Esq.
Aryeh Siegel, AIA
Carlito Holt, P.E., PTOE
Daniel G. Koehler, P.E. (HLD file)

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Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.
Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

MEMORANDUM

TO: Chairman Gunn & Planning Board Members
City of Beacon Planning Board

DATE: March 31, 2023

FROM: Carlito Holt, P.E., PTOE

RE: Traffic/Parking Responses
536 Main Street, Beacon, NY

DTS Provident Design Engineering, LLP (DTS Provident), has prepared this Memorandum to specifically respond to comments provided in the March 10, 2023 Creighton Manning (CM) letter and the pertinent comments provided in the March 10, 2023 letter from John Clarke with respect to the above-referenced Application. A revised Traffic and Parking Study dated March 31, 2023 has also been prepared in association with the Application.

Creighton Manning Comments

The following outlines CM's comments followed by DTS Provident's responses *in italics*.

1) **CM Comment:** It is unclear if the parking has been reduced to account for demand from other projects that intend to utilize parking within the same study radius.

   DTS Provident Response: *As noted in the revised Traffic and Parking Study, the parking analysis considered incremental impacts from the 416-420 Main Street Application.*

2) **CM Comment:** CM agrees that there is available parking within the 800-ft radius study area to meet the variance being requested by the applicant. It should be noted that based on the Main Street Area Parking Capacity Study in conjunction with the study conducted by DTS Provident, the majority of the available off-site parking is on-street along residential roadways. Given that this is a commercial use, it is likely that parking demand between the proposed project and existing residential uses would not conflict.

   DTS Provident Response: *Comment noted.*

3) **John Clark Comment:** The updated parking analysis states that 3 to 6 employees are anticipated and only 3 customers at any one time. This total of no more than 9 vehicles is far less than the 25 required under Section 223-41.18G(2). The applicant might want to provide additional evidence from other stores to reinforce this lower number and provide a stronger justification for a parking waiver.

   DTS Provident Response: *The anticipated number of employees and customers has been confirmed by the Applicant.*

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Brian Dempsey, P.E., PTOE, RSP1

January 31, 2023
Revised March 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 11,272 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	11,272 sf	4	2	4	3	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	11,272 sf	5	11	16

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. Based upon discussions with the Applicant, the proposed Project is anticipated to have 3 employees upon opening and it may increase to a total of 6 employees depending upon the success of the business. It is not anticipated that there would ever be more than 3 customers at any one time. Based on the foregoing, the actual Peak Parking Demand is not anticipated to exceed 9 vehicles.

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 1:30 PM – 2:00 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 424 parking spaces within an 800-ft radius of the proposed project.

During the time period of 1:30 PM – 2:00 PM, 325 of these parking spaces were occupied resulting in 99 available public parking spaces. DTS Provident also reviewed the parking analysis performed for the 416-420 Main Street Application to determine the potential impacts to on-street/municipal lot parking supply in the area. The parking analysis performed for 416-420 Main Street determined that a total of 10 on-street/municipal lot parking spaces would be required during the Peak Parking Demand period on a weekend.

Based on the foregoing, there is more than adequate parking in the 800-ft radius to support the proposed Project even when considering the additional demand of the 416-420 Main Street Application. 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

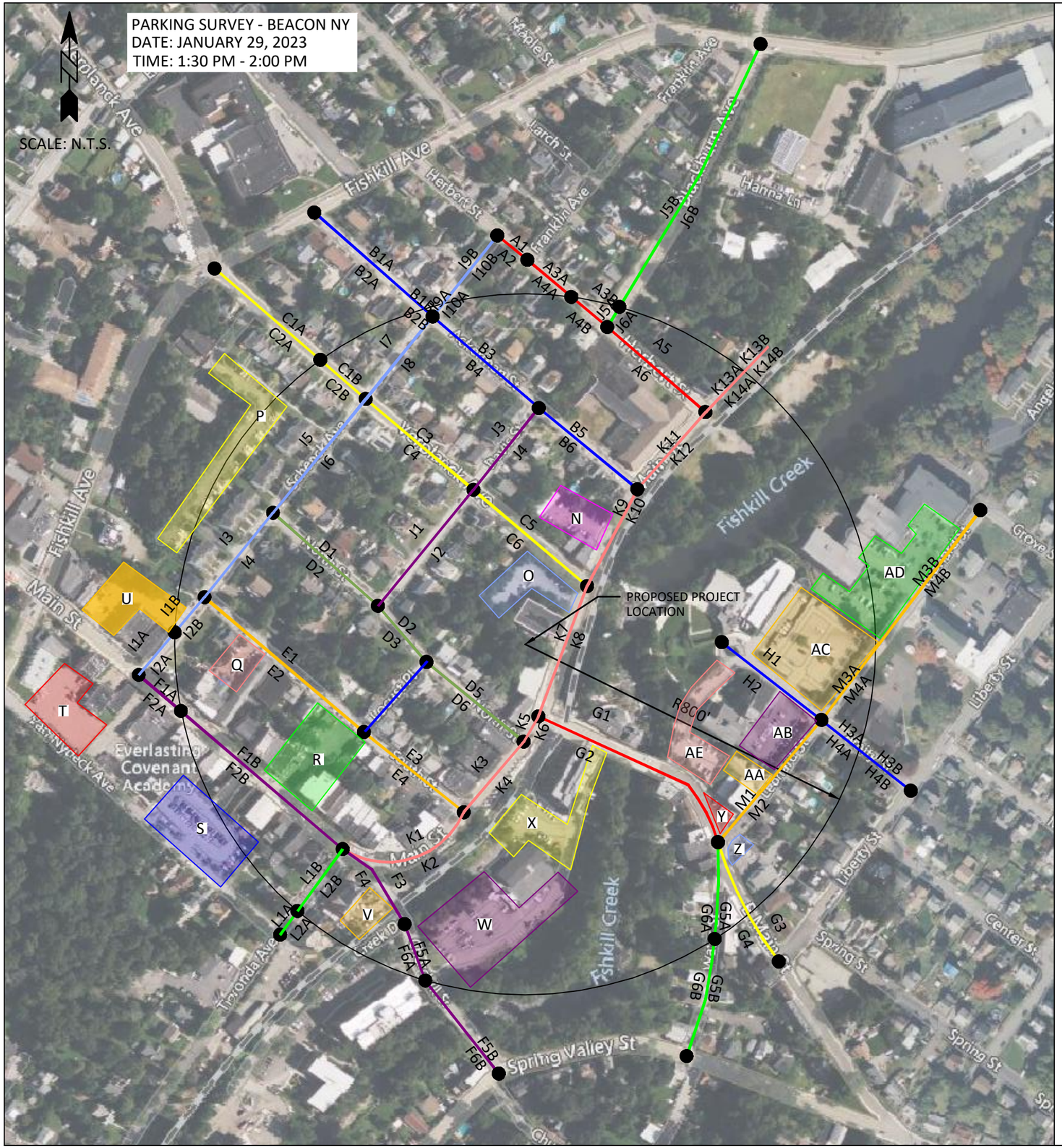


Carlito Holt P.E., PTOE
Partner

Q:\PROJECTS-DTSP\0995 - 536 Main Street Beacon\Letter\536 Main Street Traffic and Parking LetterRev033123.docx

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



DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

PAGONES & CROSS PC
355 MAIN ST
PO BOX 550
BEACON NY 12508

RECORDED: 03/20/2003

AT: 10:19:11

DOCUMENT #: 02 2003 2712

RECEIVED FROM: ROMBOUT ABSTRACT CO

GRANTOR: SAUERS RONALD
GRANTEE: 538 ASSOCIATES

RECORDED IN: DEED
INSTRUMENT TYPE:

TAX
DISTRICT: CITY OF BEACON

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 69.00

NUMBER OF PAGES: 4

TRANSFER TAX AMOUNT: 240.00

TRANSFER TAX NUMBER: #006289

E & A FORM: Y

TP-584: Y

*** DO NOT DETACH THIS
*** PAGE
*** THIS IS NOT A BILL

COUNTY CLERK BY: MOK /_____
RECEIPT NO: R19934
BATCH RECORD: D00154



RICHARD M. ANDERSON
County Clerk



sarah Doc #: 0220032712 Printed Page 1 of 4

THIS INDENTURE, made on January 31, 2003

TT 240 -

BETWEEN RONALD SAUERS and RONNIE BETH SAUERS, residing at 534 Main Street, Beacon, NY 12508, party of the first part, and

538 ASSOCIATES, c/o Lynn Heuermann, 108 Barnegat Road, Poughkeepsie, NY 12601, party of the second part,

WITNESSETH, that the party of the first part, in consideration of

------- ONE HUNDRED AND 00/100 ($100.00)---- DOLLARS, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain lot, piece or parcel of Vacant land, situate, lying and being in the City of Beacon, County of Dutchess and State of New York being more particularly described as follows:

BEGINNING at a point in northwesterly bounds of Main Street, said point being the easterly corner of lands now or formerly Sauers (Liber 1938 page 366), thence running, with the northeasterly bounds of said Sauers, North 48-34-00 West 91.01 feet to the northerly corner of said Sauers, thence running, with the northeasterly bounds of lands now or formerly Triple J. Builders (Doc. No. 7246 21999), North 48-34-00 West 20.67 feet, North 39-53-00 East 9.82 feet and North50-19-00 West 18.25 feet to a point in the easterly bounds of lands now or formerly Castle (Liber 1908 page 277), thence running, with same, North 49-35-00 East 41.15 feet to the westerly corner of lands now or formerly McKensie (Liber 2015, page 581), thence running with the southerly bounds of same, South 48-34-00 East 109.67 feet to a point in the above mentioned bounds of Main Street, thence running, with same, South 23-49-00 West 38.21 feet and South 28-29-00 West 13.95 feet to the point and place of beginning. Containing 0.1347 acre of land.

SUBJECT to an easement and right of way over the southerly corner of the above described parcel, said easement is to be in favor of lands now or formerly Sauers (Liber 1938 page 366) and is more particularly described as follows:

BEGINNING at a point in the northwesterly bounds of Main Street at the easterly corner of lands now or formerly Sauers (Liber 1938, page 366); thence running with the northeasterly bounds of said Sauers, North 48-34-00 West 37.41 feet, thence running through lands above described, keeping 10 feet from and parallel to the 2 story brick building on the above mentioned lands of Sauers, on a course of South 61-32-33 East 36.46 feet to a point in said bounds of Main Street, thence running, with same, South 28-29-00 West 13.95 feet to the point and place of beginning. Containing 153.13 square feet of land.

TOGETHER with a right of way or easement over lands now or formerly Sauers (Liber 1938, page 366), being more particularly described as follows:

BEGINNING at a point in the northwesterly bounds of Main Street at the easterly corner of said

RAD - 14651

sarah Doc #: 0220032712 Printed Page 2 of 4

Sauers and running thence, with said line of Main Street, South 28-29-00 West 1.60 feet, thence running through said lands of Sauers and with the northeasterly face of the 2 story brick building on the said Sauers land, North 61-32-33 West 37.56 feet, thence running and leaving said brick face of building, North 48-34-00 West 56.85 feet to a point in the southeasterly bounds of lands now or formerly Triple J. Builders (Doc No. 7246 21999), thence running with same, North 53-12-00 East 10.21 feet to the northerly corner of the aforementioned Sauers, thence running with the northeasterly bounds of said Sauers, South 48-34-00 East 91.01 feet to the point and place of beginning. Containing 769.46 square feet of land.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and road abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

RONALD SAUERS

RONNIE BETH SAUERS

sarah Doc #: 0220032712 Printed Page 3 of 4

STATE OF NEW YORK)
) SS.:
COUNTY OF DUTCHESS)

On the 31st day of January in the year 2003, before me, the undersigned, personally appeared RONALD SAUERS and RONNIE BETH SAUERS personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STEPHEN E. DIAMOND
Notary Public, State of New York
Reg. # 02-DI4815268
Qualified in Dutchess County
Commission Expires August 31, 2006

Record and Return to:

PAGONES & CROSS, PC
355 Main Street, PO Box 550
Beacon, NY 12508

RAD 14651

Bulk Zoning Regulations Table

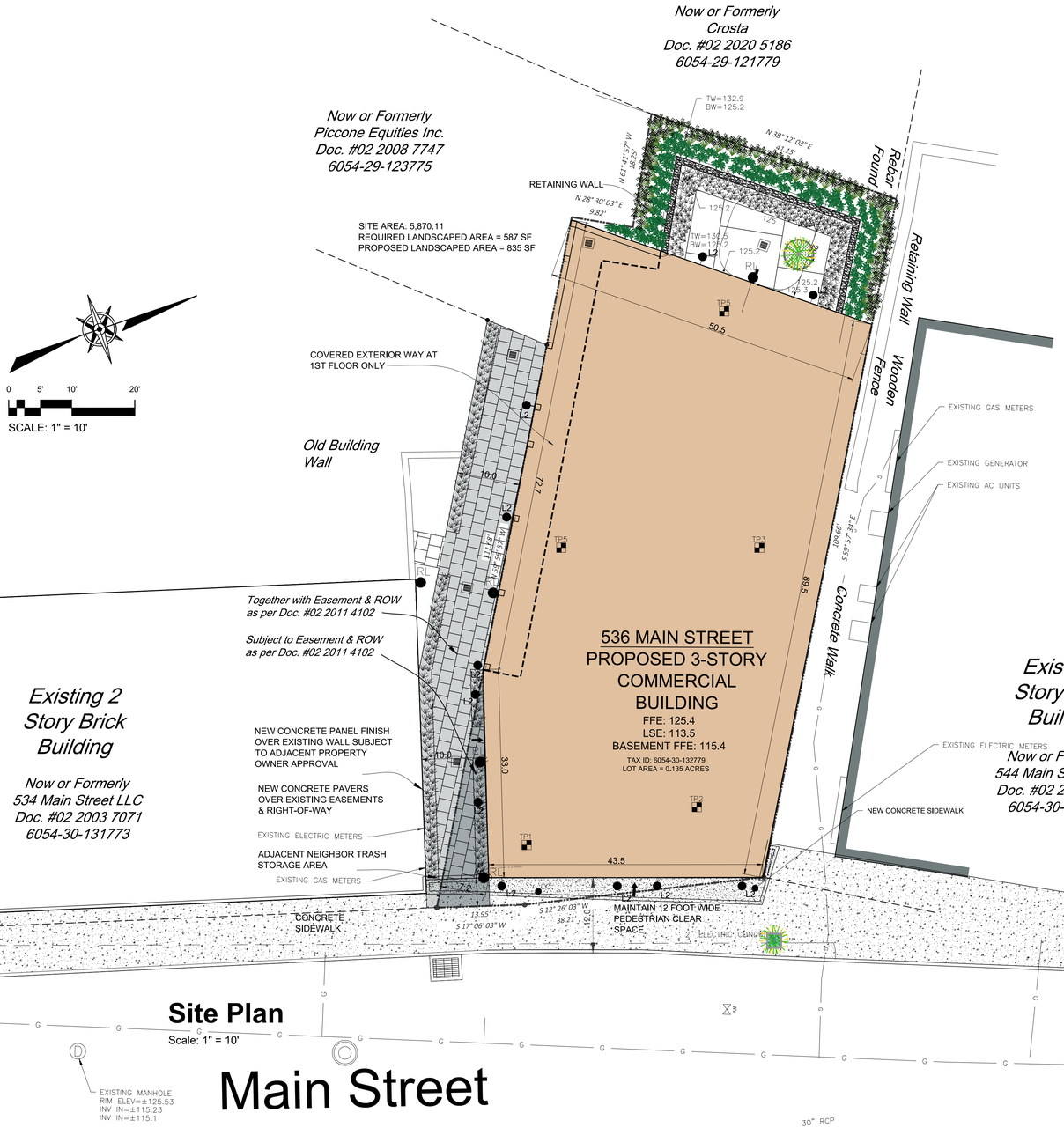
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Provided	Minimum Lot Depth	Actual Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS	0'-10'	0'	20'	2,62' average	0' 0'	20'	80%	82%	75'	109.66	3 | 38' & 4th Story w/ Special Permit	3 Stories 38'	10% 587 SF	14% 835 SF	5,870.1 sf	14,304 sf

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS



Location Map

Scale: 1" = 200'



Site Plan

Scale: 1" = 10'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	6054-30-132779
Lot Area:	5,870.1 sf
Building Footprint:	4,779 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	11,272 sf usable	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 14% of the site area, where a minimum of 10% is required.
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	Existing Conditions & Demolition Plan
Sheet 3 of 8	Building Plans and Elevations
Sheet 4 of 8	Landscape Plan
Sheet 5 of 8	Grading & Utility Plan
Sheet 6 of 8	Erosion & Sediment Control Plan
Sheet 7 of 8	Construction Details
Sheet 8 of 8	Construction Details

Site Plan Application

Sheet 1 of 8 - Site Plan

Owner:
HRSM, LLC
1 Rivermere, Apt. 4G
Bronxville, NY 10708

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

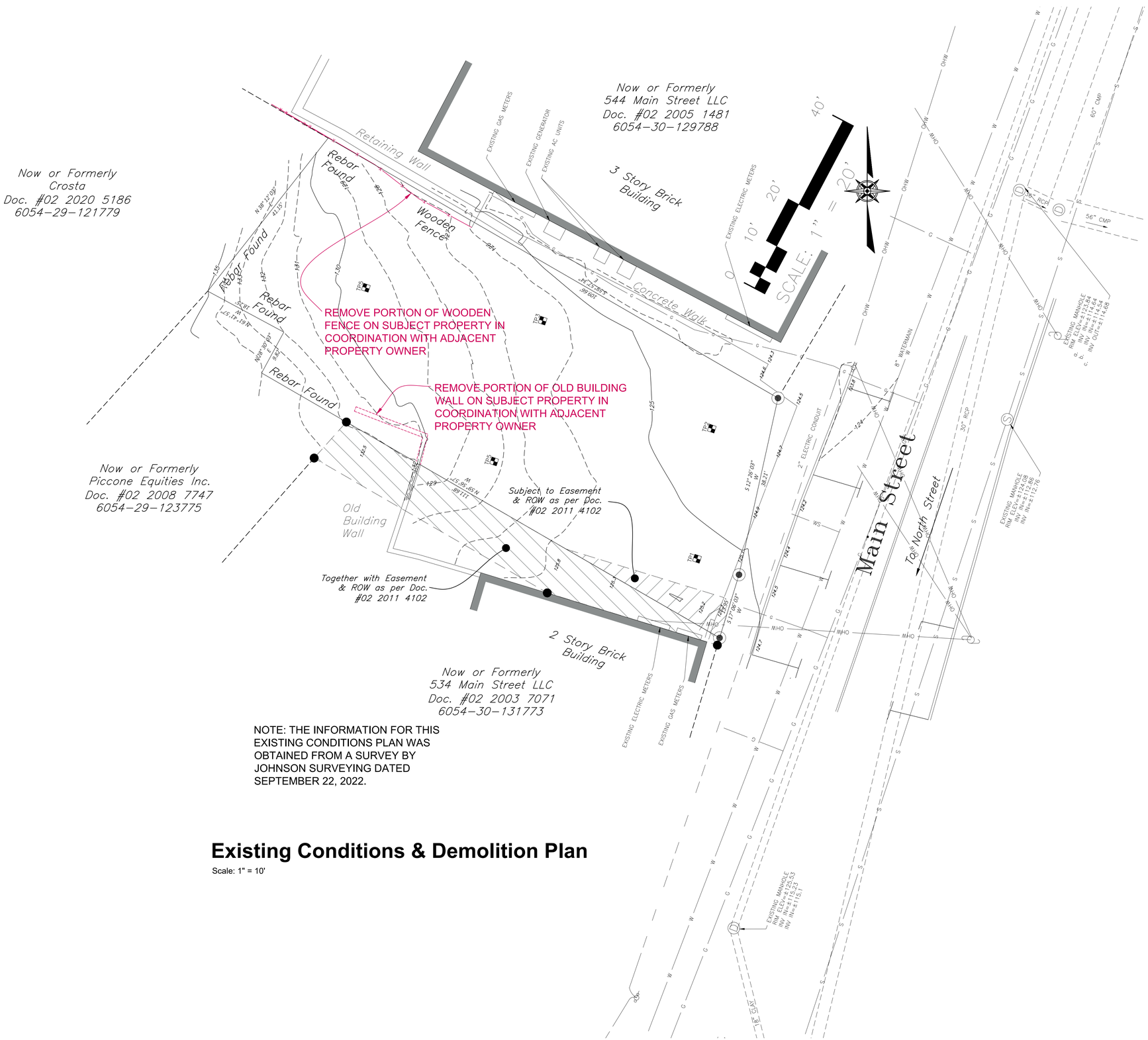
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Johnson Surveying, LLC
10 Meadow Lane
Pleasant Valley, NY 12569

Landscape Design:
Landscape Restorations
7 Creek Drive
Beacon, New York

536 Main Street
Beacon, New York
Scale: 1" = 10'
January 27, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS



NOTE: THE INFORMATION FOR THIS EXISTING CONDITIONS PLAN WAS OBTAINED FROM A SURVEY BY JOHNSON SURVEYING DATED SEPTEMBER 22, 2022.

DEEP SOIL TEST RESULTS:

1. SOIL TESTS WERE OBSERVED BY HUDSON LAND DESIGN ON DECEMBER 20, 2022.

TP 1: 3" TOPSOIL; 3 – 31" SANDY LOAM WITH BUILDING DEBRIS; 31 – 96" SANDY LOAM; NO WATER, NO ROCK
TP 2: 2" TOPSOIL; 2 – 45" SANDY LOAM WITH BUILDING DEBRIS; 45 – 96" SANDY LOAM; NO WATER, NO ROCK
TP 3: 3" TOPSOIL; 3 – 42" SANDY LOAM WITH CLAY DEPOSITS; 42 – 98" SANDY LOAM; NO WATER, NO ROCK
TP 4: 4" TOPSOIL; 4 – 96" SANDY LOAM WITH SOME BUILDING DEBRIS; NO WATER, NO ROCK
TP 5: 4" TOPSOIL; 4 – 96" SANDY LOAM WITH SOME BUILDING DEBRIS; NO WATER, NO ROCK

NOTE: BUILDING DEBRIS CONSISTS MOSTLY OF BRICK MATERIAL.

Existing Conditions & Demolition Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - 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

Landscape Design:
Landscape Restorations
7 Creek Drive
Beacon, New York

536 Main Street
Beacon, New York
Scale: 1" = 10'
January 27, 2023

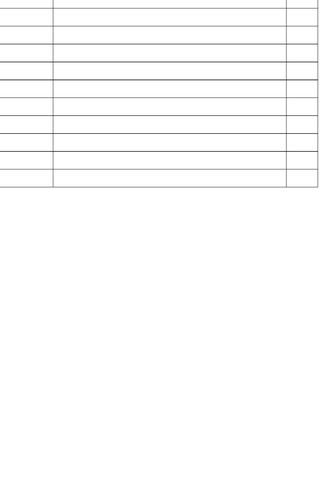
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS



View 3



View 2



3rd Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"

4,768 gsf

2nd Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"

4,768 gsf



1st Floor Plan

Scale: $\frac{1}{16}$" = 1'-0"

4,768 gsf



View 1

Site Plan Application

Sheet 3 of 8 - 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

Landscape Design:
Landscape Restorations
7 Creek Drive
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536 Main Street
Beacon, New York
Scale: 1" = 10'
January 27, 2023



WALL MOUNTED HOUSE LIGHT (L2)

CINATI WALL MOUNTED FIXTURE. Model#: UCI-3011X, 18W, 27 KELVIN, CRI: 90 COLOR: BLACK, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. DARK SKY COMPLIANT

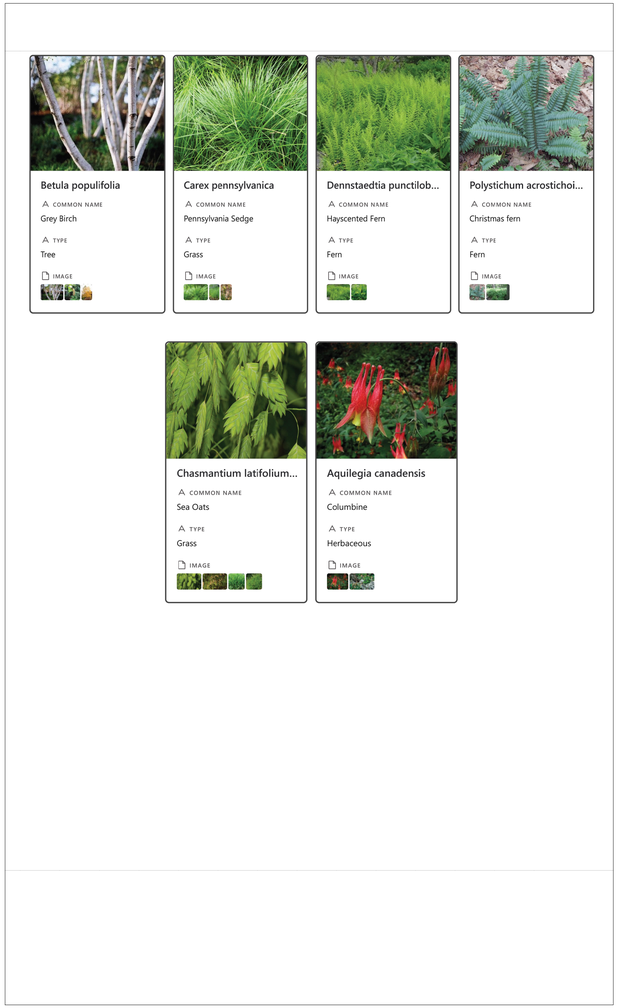
NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

LIGHTING NOTES:

ALL EXTERIOR LIGHTING ON THE SITE SHALL CONFORM TO BEACON ZONING CODE SECTION 223-14B:
EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING ACCESSORY TO A RESIDENTIAL, INDUSTRIAL, MULTIFAMILY OR NONRESIDENTIAL USE, INCLUDING THE LIGHTING OF SIGNS, SHALL BE SUBJECT TO THE FOLLOWING STANDARDS:
[AMENDED 12-9-2019 BY L.L. NO. 11-2019]

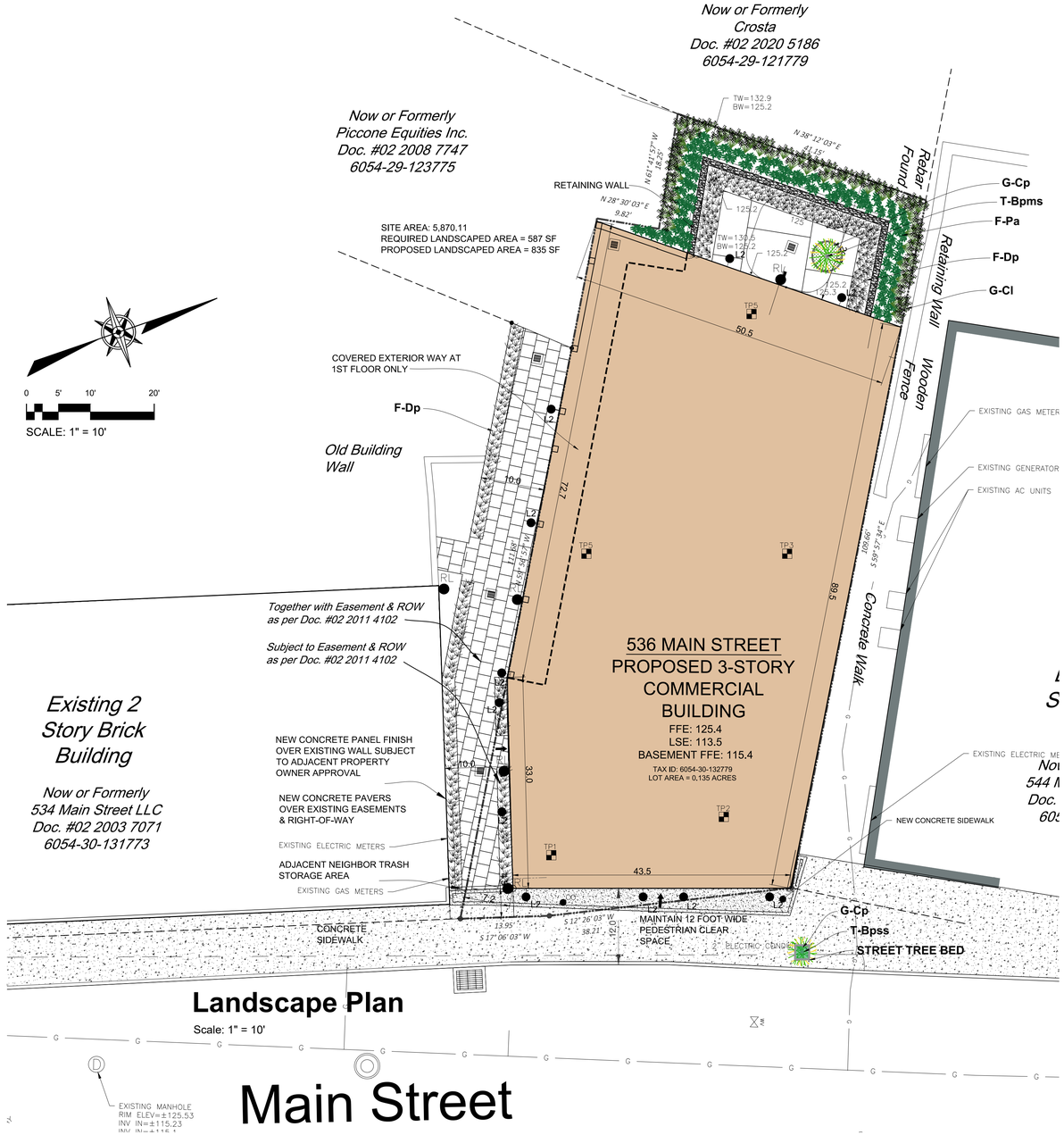
(1) THE TYPE, LOCATION, AND SHADING OF SUCH LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.
(2) SUCH LIGHTING SHALL USE FULL CUTOFF FIXTURES THAT DO NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE INTO THE NIGHT SKY, EXCEPT FOR LIGHTING FOR SHORT-TERM EVENTS OR HOLIDAYS, FLAGPOLE LIGHTING, DECORATIVE LIGHT SOURCES UNDER 600 LUMENS, PUBLIC PARKS AND OTHER PUBLIC SPECIALTY LIGHTING, AS DETERMINED BY THE BUILDING INSPECTOR.
(3) HOURS OF LIGHTING AND FIXTURE HEIGHT, TYPE, DESIGN, INTENSITY, AND COLOR TEMPERATURE MAY BE DETERMINED BY THE PLANNING BOARD IN ACTING ON ANY SITE DEVELOPMENT PLAN UPON CONSIDERATION OF THE FOLLOWING CONSIDERATIONS:
(a) LIGHTING FIXTURES IN PEDESTRIAN AREAS SHOULD BE A MAXIMUM OF 15 FEET IN HEIGHT AND PARKING LOT LIGHTING FIXTURES SHOULD BE A MAXIMUM OF 20 FEET.
(b) PEDESTRIAN AND PARKING LOT AREAS SHOULD AVERAGE APPROXIMATELY ONE FOOTCANDLE. ONLY HIGH SECURITY AREAS MAY REQUIRE LIGHTING IN THE TWO TO FIVE FOOTCANDLE RANGE, WHILE OVER FIVE FOOTCANDLES IS USUALLY A WASTE OF ENERGY AND A SOURCE OF GLARE.
(c) COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.
(d) THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.
(e) ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.

Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time	Location
T-Bpm	1	Tree	Betula populifolia multi-stem	Grey Birch	2.5"	Spring/Fall	Patio Tree Bed
T-Bps	1	Tree	Betula populifolia single-stem	Grey Birch	2.5"	Spring/Fall	Street Tree Bed
H-Ac	15	Flowering	Aquilegia canadensis	Columbine	quart	Spring/Fall	Edge of Retaining Wall
G-Cp	22	Grass	Carex pensylvanica	Pennsylvania Sedge	quart	Spring/Fall	Tree Beds
G-Cl	15	Grass	Chasmanthium latifolia	Nortern Sea Oats	1 gal	Spring/Fall	Above Retaining Wall
F-Dp	97	Fern	Dennstaedtia punctilobula	Hay Scented Fern	1 gal	Spring/Fall	Bet patio and retaining wall
F-Pa	25	Fern	Polystichum acrostichoides	Evergreen Christmas Fern	2 gal	Spring/Fall	Above Retaining Wall



X TREE PLANTING DETAIL
X NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FT, SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS



Site Plan Application

Sheet 4 of 8 - Landscape & Lighting Plan

Owner:
HRSM, LLC
1 Rivermere, Apt. 4G
Bronxville, NY 10708

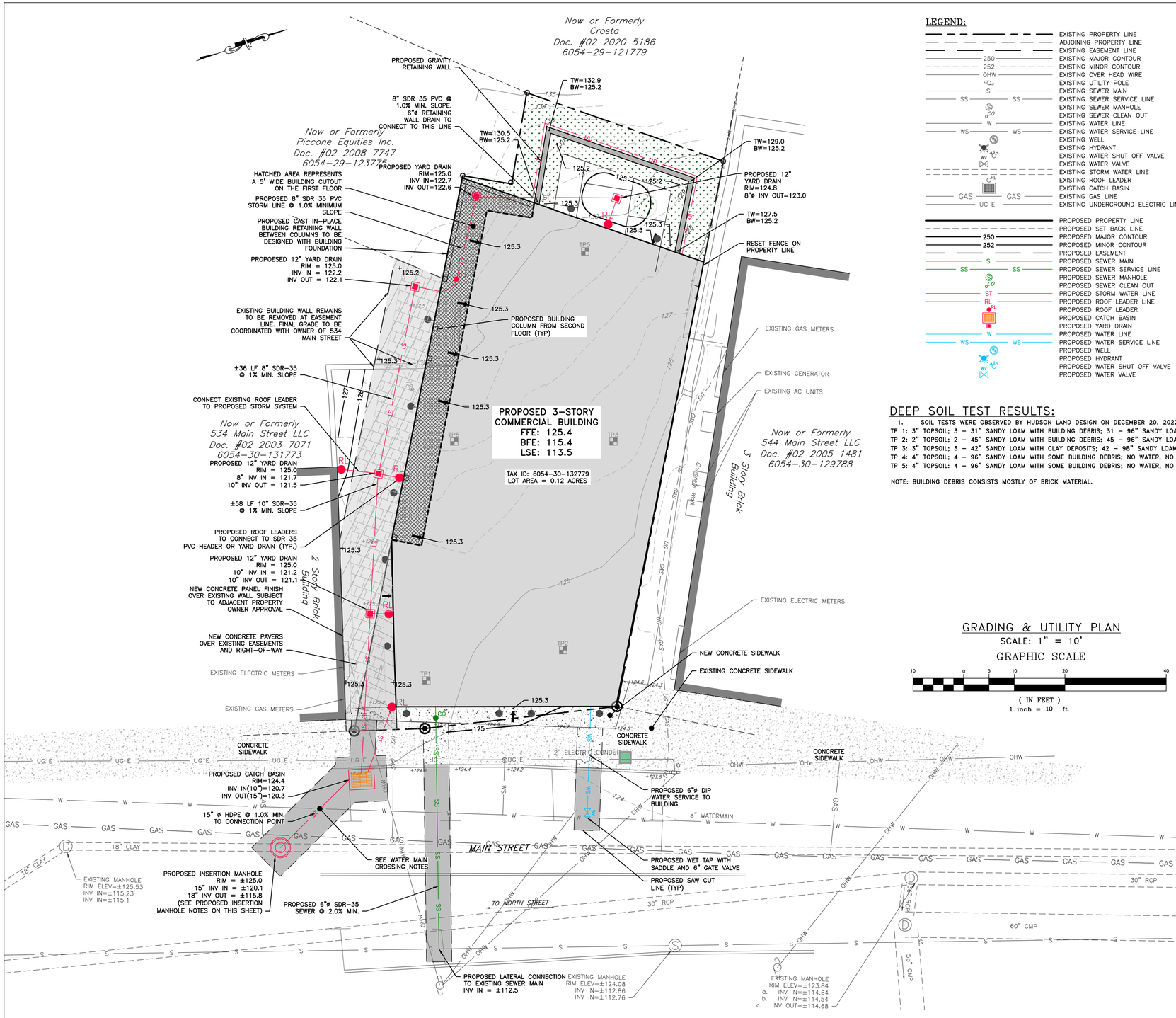
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Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Johnson Surveying, LLC
10 Meadow Lane
Pleasant Valley, NY 12569

Landscape Design:
Landscape Restorations
7 Creek Drive
Beacon, New York

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
S	EXISTING SEWER MAIN
SS	EXISTING SEWER SERVICE 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
GAS	EXISTING GAS LINE
UG E	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED PROPERTY LINE
	PROPOSED SET BACK LINE
250	PROPOSED MAJOR CONTOUR
252	PROPOSED MINOR CONTOUR
	PROPOSED EASEMENT
S	PROPOSED SEWER MAIN
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
	PROPOSED CATCH BASIN
	PROPOSED YARD DRAIN
W	PROPOSED WATER LINE
WS	PROPOSED WATER SERVICE LINE
	PROPOSED WELL
	PROPOSED HYDRANT
	PROPOSED WATER SHUT OFF VALVE
	PROPOSED WATER VALVE

DEEP SOIL TEST RESULTS:

1. SOIL TESTS WERE OBSERVED BY HUDSON LAND DESIGN ON DECEMBER 20, 2022.

TP 1: 3" TOPSOIL; 3 – 31" SANDY LOAM WITH BUILDING DEBRIS; 31 – 96" SANDY LOAM; NO WATER, NO ROCK
TP 2: 2" TOPSOIL; 2 – 45" SANDY LOAM WITH BUILDING DEBRIS; 45 – 96" SANDY LOAM; NO WATER, NO ROCK
TP 3: 3" TOPSOIL; 3 – 42" SANDY LOAM WITH CLAY DEPOSITS; 42 – 98" SANDY LOAM; NO WATER, NO ROCK
TP 4: 4" TOPSOIL; 4 – 96" SANDY LOAM WITH SOME BUILDING DEBRIS; NO WATER, NO ROCK
TP 5: 4" TOPSOIL; 4 – 96" SANDY LOAM WITH SOME BUILDING DEBRIS; NO WATER, NO ROCK

NOTE: BUILDING DEBRIS CONSISTS MOSTLY OF BRICK MATERIAL.

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.
5. 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.

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 6.

INSERTION MANHOLE NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING 18" CLAY STORMWATER LINE ON MAIN STREET.

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	2/28/23	PER PLANNING BOARD COMMENTS	CMB				
2	3/30/23	PER PLANNING BOARD COMMENTS	CMB				

STATE OF NEW YORK · MICHAEL A. RADENHEIM · 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

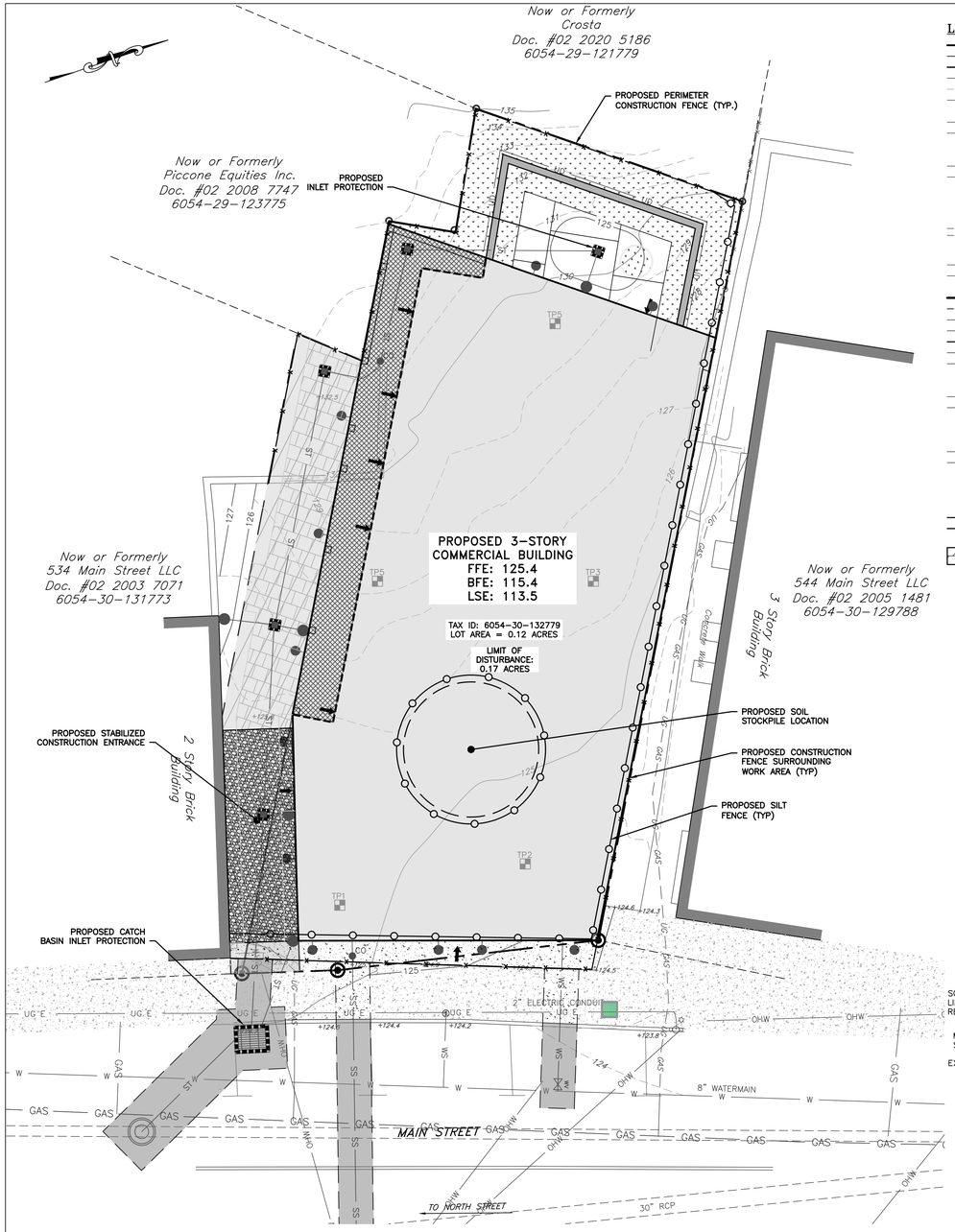
GRADING & UTILITY PLAN

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:	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" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

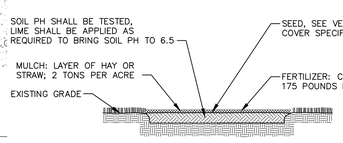
LEGEND:

- 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
- S EXISTING SEWER MAIN
- SS EXISTING SEWER SERVICE 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
- GAS EXISTING GAS LINE
- UG E EXISTING UNDERGROUND ELECTRIC LINE

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- S PROPOSED SEWER MAIN
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- 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

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

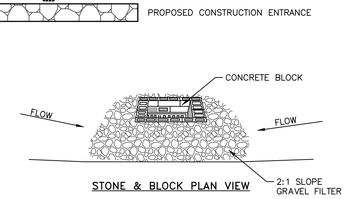
3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

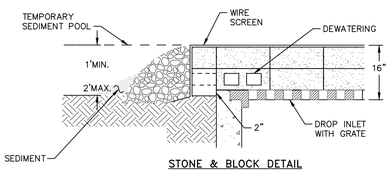
4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN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

TOPSOIL, SEED AND MULCH DETAIL

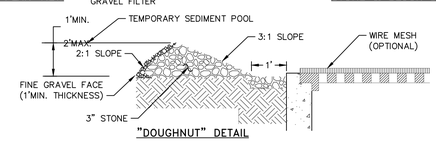
NOT TO SCALE



STONE & BLOCK PLAN VIEW



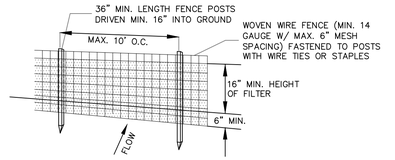
STONE & BLOCK DETAIL



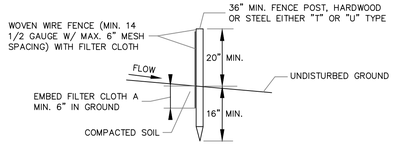
"DOUGHNUT" DETAIL

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



PERSPECTIVE VIEW



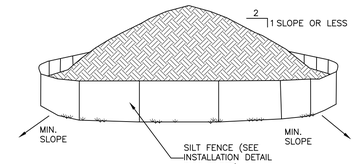
SECTION VIEW

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

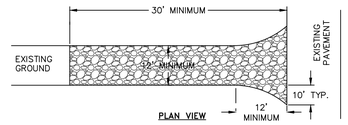


NOTES:

1. 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



PLAN VIEW

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

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.

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:

NO.	DATE	DESCRIPTION	BY
1	2/28/23	PER PLANNING BOARD COMMENTS	CMB
2	3/30/23	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

STATE OF NEW YORK ANDREW A. RIDENHOUR LICENSED PROFESSIONAL ENGINEER 084466

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

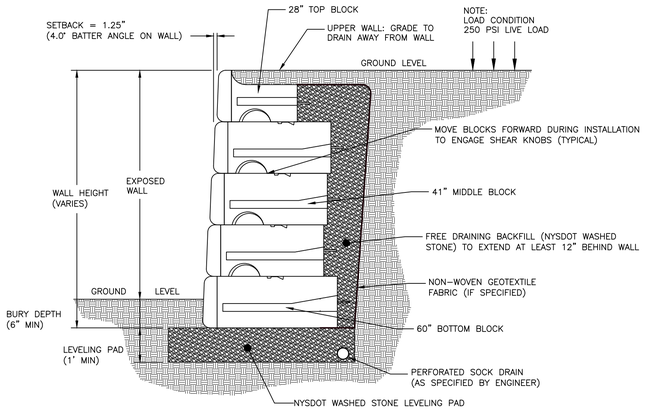
EROSION & SEDIMENT CONTROL PLAN

536 MAIN STREET

536 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-132779

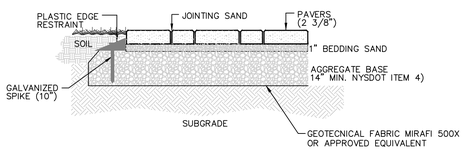
JOB #: 2022:031
DATE: 1/31/2023
SCALE: 1" = 10'
TITLE: ESC-1
SHEET: 6 OF 8

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



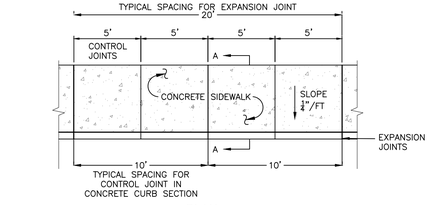
NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. DESIGN BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO BE PROVIDED PRIOR TO CONSTRUCTION.

TYPICAL REDI-ROCK GRAVITY WALL
NOT TO SCALE

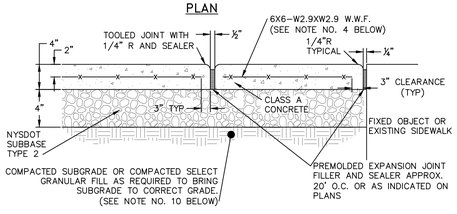


NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

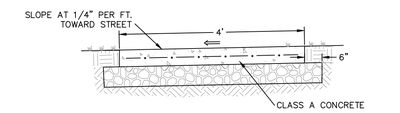
CONCRETE PAVER DETAIL
NOT TO SCALE



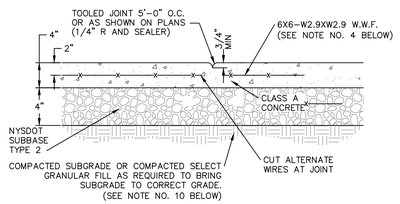
PLAN



EXPANSION JOINT



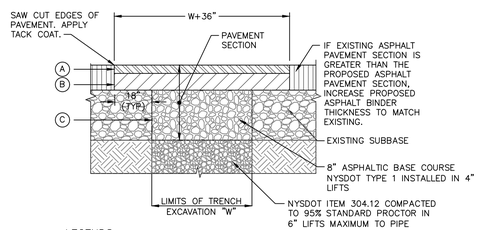
SECTION A-A



CONTROL JOINT

NOTES:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
2. 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.
13. NEW SIDEWALK SHALL HAVE CONTRACTION AND EXPANSION JOINTS TO MATCH THE SAME PATTERN IN THE PRESENT SIDEWALK.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

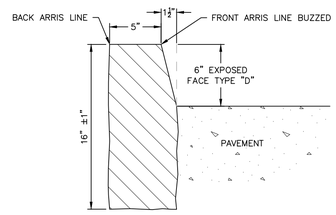


LEGENDS

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



TYPE "D" CURB
SAWED, HAMMERED, OR THERMAL FINISH FACE

NYSDOT GRANITE CURB 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
1	2/28/23	PER PLANNING BOARD COMMENTS	CMB				
2	3/30/23	PER PLANNING BOARD COMMENTS	CMB				

STATE OF NEW YORK — MICHAEL A. BOERNER — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
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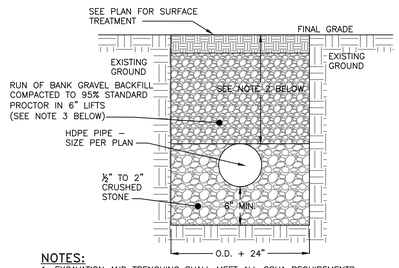
CONSTRUCTION DETAILS

536 MAIN STREET

536 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-132779

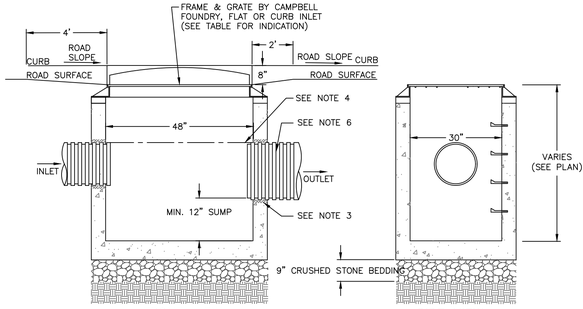
JOB #:	2022:031
DATE:	1/31/2023
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	7 OF 8

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



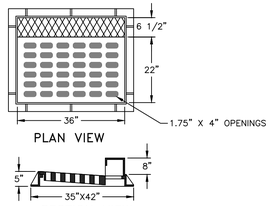
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. MINIMUM COVER SHALL BE 18 INCHES WITHIN THE SOUTH STREET RIGHT-OF-WAY.
3. BACKFILL WITHIN THE CITY RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.12 SUBBASE COURSE TYPE 2 FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT OR GRASS, PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



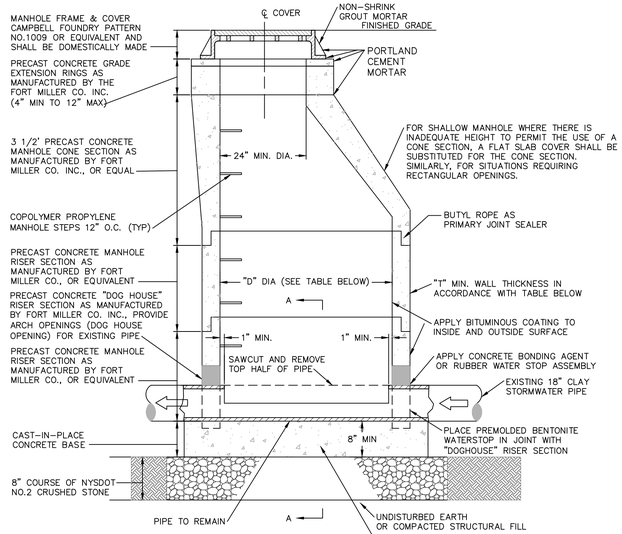
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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. ALL CASTINGS SHALL BE DOMESTICALLY MADE.

CATCH BASIN 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.

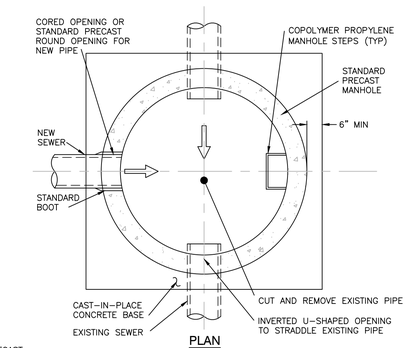
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



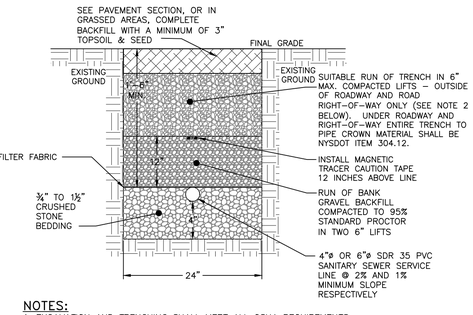
NOTES:
1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
2. MANUFACTURER TO VERIFY REQUIRED "T" DIMENSION ASSOCIATED WITH DEPTH OF INDIVIDUAL MANHOLES.

TABLE

OUTLET SEWER PIPE SIZE	"D" DIA MIN	"T" WALL THICKNESS MIN
8" THRU 24"	4'-0"	5"
30"	5'-0"	6"

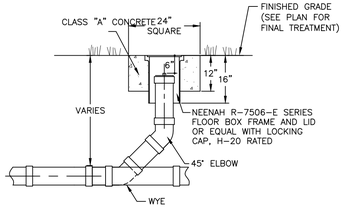


PRECAST CONCRETE INSERTION "DOGHOUSE" MANHOLE DETAIL (DOMESTICALLY MADE)
NOT TO SCALE

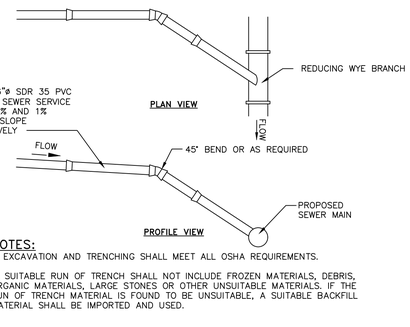


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

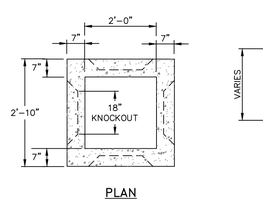


CLEANOUT DETAIL
NOT TO SCALE



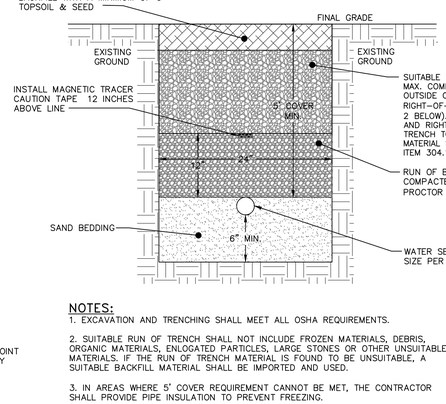
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:
1. 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

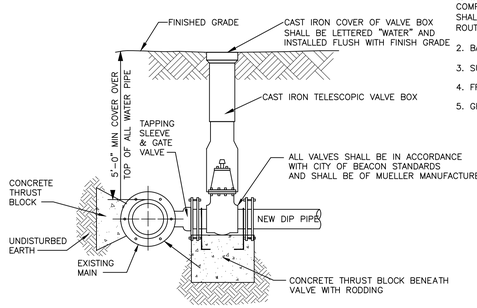


NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE

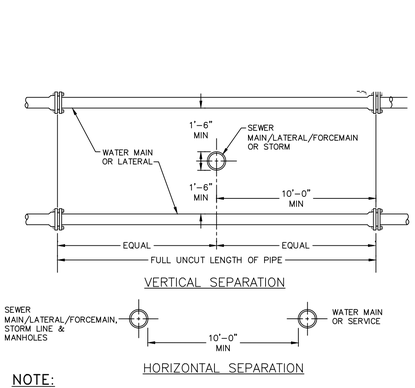
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOCATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

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	2/28/23	PER PLANNING BOARD COMMENTS	CMB				
2	3/30/23	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

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:	8 OF 8

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

LANC & TULLY
Engineering and Surveying, P.C.

April 4, 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 March 31, 2023, as prepared by Cuddy & Feder, LLP.
- Response letter dated March 30, 2023, from Aryeh Siegel, Architect.
- Response letter dated March 30, 2023, from Hudson Land Design.
- Response letter dated March 30, 2023, from DTS-Provident regarding Traffic and Parking Study.
- Revised Traffic and Parking Study prepared by DTS Provident, dated March 31, 2023.
- Easement agreement between 536 Main Street and 534 Main Street.
- Plan set titled "536 Main Street" consisting of the following plans, all having the latest revision date of March 30, 2023:
  - Sheet 1 of 8 titled "Site Plan", as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 8 titled "Existing Conditions & Demolition Plan", as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 8 titled "Building Plans & Elevations", as prepared by Aryeh Siegel, Architect.
  - Sheet 4 of 8 titled "Landscape & Lighting Plan", as prepared by Aryeh Siegel, Architect, and Landscape Restorations.
  - Sheet 5 of 8 titled "Grading & Utility Plan", as prepared by Hudson Land Design.
  - Sheet 6 of 8 titled "Erosion & Sediment Control Plan", as prepared by Hudson Land Design.
  - Sheet 7 of 8 titled "Construction Details", as prepared by Hudson Land Design.
  - Sheet 8 of 8 titled "Construction Details", 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 a 0.135± acre parcel, with a total gross floor area of 14,304 square feet.

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

General Comments:

1. 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 have 4 refuse containers that were stored along the side of the building in front of the existing gas meters. ***Applicant's consultant notes that refuse containers will be stored in a trash room within the ground floor of the building and will be shown on a future submission.***

Sheet 5 of 8:

1. 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.

2. As the proposed gravity retaining wall surrounding the open area in 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. ***Applicant's consultant notes that this information will be provided prior to building permit.***

3. 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.

4. Applicant's consultant shall consult with the Beacon Water & Sewer Department with regards to the location(s) and sizes of the sewer mains within Main Street along the front of the project site, and which sewer main shall be used to allow for the connection of the project to the sanitary sewer collection system. The size and material of the sewer main in Main Street should be noted on the plans. ***Applicant's consultant notes that they have reached out to the Water & Sewer Department for a meeting, and once the information is obtained the plan will be updated accordingly.***

5. Based upon the number of utilities located within Main Street, a utility profile shall be prepared for the storm drainage connection out to Main Street, along with a profile for the sewer service connection out into Main Street. ***Applicant's consultant notes that this will be provided with a future submission.***

Sheet 8 of 8:

1. The "Sanitary Sewer Service Connection" detail will need to be modified as to how the actual connection to the existing sewer main will be performed, as the sewer main(s) within Main Street are larger lines. ***Applicant's consultant notes that this will be adjusted after meeting with Water & Sewer Department.***

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 /bm

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: April 7, 2023
Re: **536 Main Street Site Plan**

I have reviewed the March 31, 2023 cover letter from Cuddy+Feder, March 30, 2023 response letters from Aryeh Siegel and Hudson Land Design, March 31, 2023 response letter and revised traffic and parking study from DTS Provident, and 8-sheet Site Plan set by Aryeh Siegel and Hudson Land Design, dated March 30, 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 14,304 total square feet of retail and associated office space with storage in the basement level.

Comments and Recommendations

1. For the Sheet 1 Parking Table, if the retail and office area at 11,272 square feet is accurate, the required parking is 23 spaces, not 25 spaces.

2. Note 1 under the Parking Table should include that a parking waiver is being requested for all required parking under Section 223-41.18G(3)(a) and (d).

3. The Sheet 1 Site Plan should include any existing trees adjacent to the property lines.

4. The Board and applicant should discuss the need for rear fencing

5. The proposed street tree should be coordinated with the City's Tree Advisory Committee, and a detail should be provided for a sidewalk well large enough for a healthy tree. The tree location may need to be reconsidered, given the overhead wires and existing light pole.

6. The Architectural Review Subcommittee met with the applicant on March 3, 2023, and the building design been revised to address the suggested changes. Future submissions should include 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

April 7, 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 #3 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 submitted for the April 11, 2023 Planning Board meeting. Upon review of the Revised Traffic and Parking Study as well as the Response to Comments Memo, both prepared by DTS Provident, CM notes that our prior comments have been addressed and there are no additional comments.

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\2023\123-016 Beacon - 2023 Traffic Reviews\Working\Correspondence\536 Main Street\536 Main Street_Review 3.docx

City of Beacon Planning Board Agenda
04/11/2023

Title:

Continue review of application for Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 152-158 Fishkill Ave, submitted by 152-158 Fishkill LLC

ATTACHMENTS

01 - 3-31-23 152-158 Fishkill Avenue Supplemental Planning Board Submission Cover Letter.pdf

02 - Exhibit A - Response Letter from Colliers Engineering & Design dated March 30, 2023.pdf

03 - Architectural Drawings - 152-158 Fishkill Avenue dated March 30, 2023.pdf

04 - Subdivision Plat - Lot Line Consolidation 152-158 Fishkill dated March 9, 2023.pdf

05 - 3-31-23 152-158 Fishkill Avenue Supplemental Planning Board Submission w_ Exhibit A, Drawings & Plat Attached.pdf

Engineer Reciew 152-158 Fishkill Ave Review 4-4-23.pdf

Creighton Manning Review 20230407_152-158 Fishkill Rev2_123016.pdf

Planner Review 152-158 Fishkill Av 4.7.23.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

March 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 Subdivision (Lot Merger) and Site Plan Approval
Supplemental Submission
Residential and Office Mixed-Use Development
Premises: 152-158 Fishkill Avenue, Beacon, New York
Tax Parcel IDs: 6054-29-042814 & 6054-29-041801

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 152-158 Fishkill LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the cited enclosures in furtherance of the above-referenced Application for Subdivision (Lot Merger) and Site Plan Approval. As we discussed at the Board's March 28, 2023 meeting, the Applicant proposes to redevelop the Premises for a mixed-use office and residential development that will be comprised of office space on the first floor and sixteen (16) apartments on the upper floors of the building (the "Project").

UPDATES TO FISHKILL AVENUE FRONTAGE & RESPONSES TO COMMENTS FROM THE BOARD:

Following the Board's March 28th meeting, the Applicant further reviewed the building's Fishkill Avenue frontage and ADA-accessibility into the building from Fishkill Avenue. Based on this discussion with the Board, the Applicant now proposes an *additional* ADA-compliant access point into the building along the Fishkill Avenue frontage, which will lead to an internal vertical lift. As the Applicant's architect discussed with the Board, the building also has ADA access in the rear of the building from the off-street parking area, which includes ADA-accessible parking.

As the Applicant also discussed with the Board, given the existing topography of the site, the only other alternative along the Fishkill Avenue frontage would be to develop a nearly 100' ramp that would occupy the majority of the building's frontage. This would impact the ability to landscape the area and would amount to nearly the same travel distance to the initially proposed ADA access located in the rear of the building. Accordingly, the enclosed segment of the previously provided Architectural Drawings of the Project have been updated to illustrate this modification that will provide an efficient and less visually impactful alternative along Fishkill Avenue as compared to the large ramp along the northern and eastern edges of the building.[1]

[1] Note: Provided the short turnaround as a result of the adjourned Planning Board meeting, based on the enclosed segment of the Architectural Drawings, it has been shown that an ADA-compliant entry point along Fishkill Avenue may be feasible. Notwithstanding, the final location of same will be confirmed in a supplemental submission to this Board.

At this time, the Applicant is in the process of updating the Site Plan Drawings and other portions of the Architectural Drawings, including elevations, to reflect these revisions and to incorporate responses to comments received from the Board at its March 28th meeting as well as those included in Lanc & Tully's March 9, 2023 Comment Letter and John Clarke Planning and Design's March 10, 2023 Comment Letter. Notably, the Applicant is also retaining a landscape designer to enhance the landscaped plantings at the site, which details will also be included in a future submission. In the meantime, the Applicant wanted to provide the Board with the enclosed segment of the Architectural Drawings to highlight that efficient and extensive accessibility will be provided to the structure from the surrounding neighborhood.

In support of this supplemental submission, enclosed at **Exhibit A** you will find a response to comments letter from Colliers Engineering & Design dated March 30, 2023 responding to the comments provided by Creighton Manning in its respective March 10, 2023 and March 14, 2023 Comment Letters, as well as in response to comments received from the Board at its March 28th meeting. Pursuant to the discussions at the March 28th meeting, the Applicant is exploring the feasibility of providing for ten (10) land-banked parking spaces and what opportunities for landscaping and related site improvements this could create.

PROCEDURAL INFORMATION – COORDINATED SEQRA REVIEW & ZBA REFERRAL:

As you know, the Board declared its intent to serve as Lead Agency pursuant to the State Environmental Quality Review Act ("SEQRA") in connection with the coordinated environmental review of the Project. As the review of the site plan proceeds, the Applicant will seek a referral from this Board to the Zoning Board of Appeals ("ZBA"), where the Applicant anticipates seeking an interpretation and, in the alternative *de minimis* area variance relief for the building height, and for the retaining wall, which request are more fully detailed in the Applicant's February 27, 2023 letter to the Board.

CONCLUSION & INDEX OF ENCLOSURES:

In support of this Application, please find five (5) copies of the following document:

Exhibit A: Response Letter from Colliers Engineering and Design, dated March 30, 2023.

Also enclosed you will find an updated segment of the previously provided Architectural Drawings entitled "152-158 Fishkill Avenue, Beacon," prepared by Nexus Creative Architecture, Planning, Design dated March 30, 2023, consisting of the following two (2) sheets:

Sheet SK0: Site Plan; and
Sheet SK1: First Floor.

Additionally, enclosed you will find the required Subdivision Plat illustrating the proposed lot merger, entitled "Subdivision Plat – Lot Line Consolidation," prepared by Heritage Land Surveying, P.C., and dated March 9, 2023.

We look forward to appearing at this Board's regular meeting on April 11, 2023 in order to further discuss the Project as refined. 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
max
Enclosures
cc: Jennifer L. Gray, Esq., City Attorney
John Clarke Planning and Design
Lanc & Tully, P.C.
Nexus Creative Architecture, Design, Planning
Arden Consulting Engineers, PLLC
Colliers Engineering & Design, P.C.
Maximilian R. Mahalek, Esq.

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

Colliers
Engineering
& Design

March 30, 2023

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

152-158 Fishkill Avenue
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 22013186A

Dear Chairman Gunn and Members of the Planning Board:

The following items are in response to comments contained in the Creighton Manning (CM) letters dated March 10, 2023 and March 14, 2023. The items are numbered according to their review comments.

CM Letter Dated March 10, 2023

1. The Traffic Impact Study prepared by Colliers Engineering & Design follows industry-standard traffic engineering guidelines.

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

2. CM identified an inconsistency in the Existing PM Peak volume for the Northbound through movement at Teller Ave/Fishkill Ave and Main Street. The correct volume is 127. CM notes that this inconsistency does not affect the substantive results of the study.

   Response: ***Comment noted. The noted volume discrepancy within the capacity analysis does not change the substantive results of the traffic study therefore, no further analysis has been provided.***

3. CM agrees with the trip generation estimates based on data from the Institute for Transportation Engineers. Based on this data, the proposed project will generate 28 total trip during the weekday AM peak hour, 30 total trips during the weekday PM peak hour, and 12 total trips during the Saturday midday peak hour.

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

4. The level of service analyses account for the improvements to the Fishkill Avenue/Verplanck Avenue and Fishkill Avenue/Main Street intersections that are part of PIN 8757.80 & PIN 8757.30.

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

Colliers Engineering & Design

5. The level of service analyses indicate that the study intersections will operate at acceptable levels of service in the Build condition during all study peak hours. CM agrees with the methodology and findings of these analyses.

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

6. CM notes that the proposed number of off-street parking spaces does not meet the number of required parking spaces. CM notes that the peak parking demand for a residential use typically occurs opposite of the peak parking demand for an office use. CM understands that a shared parking analysis evaluating this matter is forthcoming from the applicant's engineer. CM will conduct of a review of this materials once submitted.

   Response: ***See below regarding CM review of shared parking analysis contained in their March 14, 2023 letter.***

7. CM notes that a parking space appears to be obstructing access to the refuse location. Please confirm the accessibility of the refuse area.

   Response: ***Access to the refuse area is being addressed by the site engineer for the Project, Arden Consulting.***

8. CM notes that there should be a total of three ADA-accessible parking spaces.

   Response: ***The site plan has been updated to provide three ADA accessible parking spaces.***

9. CM recommends that the applicant consider the installation of EV-charging stations for a portion of the parking spaces.

   Response: ***The feasibility of providing EV-charging stations is being reviewed by the applicant and additional information will be provided when available.***

10. CM recommends that a bike rack or some form of bike storage be provided.

    Response: ***Bike racks are planned to be provided on the site. A final location for the bike racks will be identified on the site plan as part of a future submission.***

11. CM recommends that ADA-accessible curb ramps be provided to cross the proposed driveway.

    Response: ***ADA accessible curb ramps will be provided at the driveway crossing at its connection with Fishkill Avenue. See also response to Comment 12 below.***

Colliers Engineering & Design

12. CM notes that Fishkill Avenue, which is designated at NYS Route 52, is under the jurisdiction of the City of Beacon. Therefore, a New York State Department of Transportation Highway Work Permit is not needed to complete the work proposed within the right-of-way.

    Response: ***Comment noted. Per discussion with the Planning Board at the March 28, 2023 meeting, the Applicant is working on coordinating with the City on reconstruction of the driveway location to the Project site proposed as part of the City's Fishkill Avenue Rehabilitation Project.***

CM Letter Dated March 14, 2023

1. The Shared Parking Analysis prepared by Colliers follows industry-standard traffic engineering guidelines.

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

2. Colliers references the time-of-day peak parking demand percentage for the two proposed land uses from the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, which is an industry standard publication.

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

3. Based on the ITE data and the City of Beacon parking requirements, the peak shared parking demand for this development is expected to occur on a Saturday between 10:00 AM and 11:00 AM with a demand of 60 spaces. On a weekday, the peak shared parking demand is expected to occur between 10:00 AM and 11:00 AM with a demand 52 spaces.

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

4. CM agrees that typically office spaces are not fully occupied on weekends with the parking demand being lower on a Saturday and Sunday. Hence, utilizing the parking demand from ITE most closely represents the parking demand of a typical Saturday as shown in Table 2A.

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

5. Based on the shared parking analysis, the proposed 62 parking spaces is sufficient. Per our initial comment letter, CM maintains that an additional ADA-accessible parking space should be provided and that accessibility to the refuse location be investigated given the location of the adjacent parking space possibly obstructing access.

   Response: ***As discussed during the March 28, 2023, Planning Board meeting the Applicant is requesting a reduction in the overall parking requirement for the Project of two (2) parking space from 64 required to 62 proposed based on the shared parking analysis previously prepared by our office. Furthermore, at the direction of the Board the possibility of land banking an additional 10 parking spaces to provide a total of 52***

Colliers
Engineering
& Design

off-street parking spaces including three (3) ADA accessible spaces. The total of 52 parking spaces is consistent with the maximum anticipated parking demand based on shared parking and will also allow for additional green space/landscaping on the site.

Sincerely,

Colliers Engineering & Design CT, P.C.

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

R:\Projects\2022\22013186A\Correspondence\OUT\230330RGD_CM 3.10 & 3.14 Comment Response.docx

90.70'
88.29'
S 48°30'00" W
105.62'(CALC)
105.64'(DEED)
PROPOSED RETAINING WALL
S 48°11'54" W
S 38°32'20" E
175.29'(DEED)
173.30'(CALC)
160.27'(CALC)
141.50'(DEED)
7 PARKING SPACES
8 PARKING SPACES
6 PARKING SPACES
5 PARKING SPACES
6 PARKING SPACES
13 PARKING SPACES
6 PARKING SPACES
15 PARKING SPACES
25'
138.02'
DEED DISTANCE L.22012 P.822
S 42°10'00" E
R27'
S 50°02'30" E
N 41°50'00" W
CONCRETE WALK
DROP CURB
FISHKILL AVE.
30'STUMP
N

NEXUS creative
Architecture Planning Design
a collaborative network alliance
General Studio 100 White Plains Road Tarrytown, New York 10591
914-740-4774 | imagine@nexuscreative.design

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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
03.30.23 INITIAL P.B. SUBMISSION

Project Title:
CLIENT
152-156 FISHKILL AVE.
BEACON NY

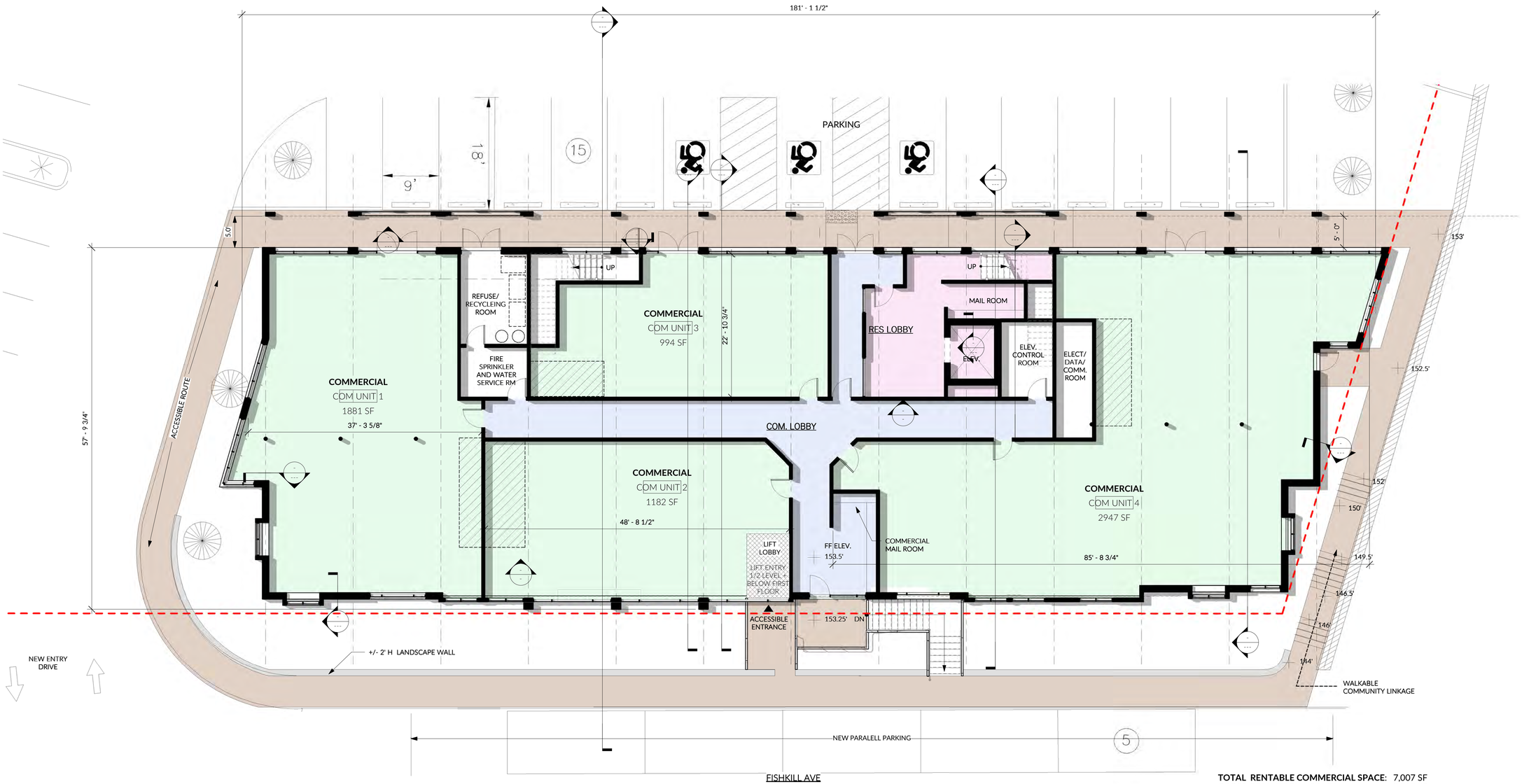
Drawing Title:
SITE PLAN

Scale: 1" = 10'-0"

Date: 01.17.23
Seal:
Project No: 22-26
Drawing By: Author
Checked By: Checker

Drawing No:
SK0

sheet_____ of _____



TOTAL RENTABLE COMMERCIAL SPACE: 7,007 SF
GROSS COMMERCIAL SPACE : 8,213 SF
GROSS FLOOR AREA: 9,341 SF

COMMERCIAL SPACE
UTILITY ROUGH AREA

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

FLOORS	GROSS AREA	NET AREA
1ST FL	9,341 SF	9,251 SF
2ND FL	10,446 SF	10,210 SF
HALF STORY	8, 052 SF	8,007 SF
LOFT	2,200 SF	2,200 SF

NOTE: THE NET ATE IS THE HEATED / COOLED AREA, THE LOFT AREA IS THE ESTIMATED AS THE SPACE IS NOT YET DESIGNED

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Central SUdio 100 White Plains Road Tarrytown, New York 10591
914-740-4774 | imagine@nexuscreative.design

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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
03.30.23 P.B. SUBMISSION

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
FIRST FLOOR

Owner:
152-158 FISHKILL AVENUE LLC
316 MAIN STREET, SUITE 6
POUGHKEEPSIE, NY 12601

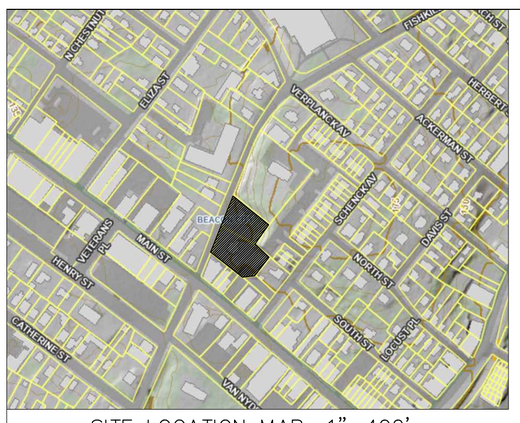
Scale: 1/8" = 1'-0"
0 8 16 24

Date: 02.27.23
Project No: 22-26
Drawing By: KG/JT
Checked By: JT

Seal: REGISTERED ARCHITECT JASON ANNE TARTAGLIA 036224 STATE OF NEW YORK

Drawing No: SK1

sheet 2 of 9



SITE LOCATION MAP: 1"=400'

REFERENCES:

1. CITY OF BEACON TAX MAP SECTION 6054
2. DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   L.22001 P.9287
   L.22004 P.2987
   L.22012 P.822
   L.2004 P.293
   L.22007 P.1239
   L.22006 P.8313
   L.525 P.323
   L.22013 P.5835
   L.22007 P.8504
   L.22004 P.11496
3. MAPS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   MAP No. 10078
   MAP No. 8510

SURVEY REFERENCE:

SURVEY PREPARED BY HERITAGE LAND SURVEYING, P.C. DATED 11/28/2016 AND LAST REVISED ON 4/25/2017.

TOTAL PARCEL AREA:

43,885 SQUARE FEET OR 1.01 ACRES±

TAX MAP REFERENCE:

6054-29-042814 & 041801

FLOOD BOUNDARY:

FEMA FLOOD BOUNDARY MAP 36027C0464E EFFECTIVE DATE OF 5/2/2012

WETLANDS NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

SUBDIVISION NOTE:

PROPOSED LOT LINE TO BE REMOVED TO COMBINE TAX LOTS INTO ONE LOT.

TABLE OF ZONING REQUIREMENTS:

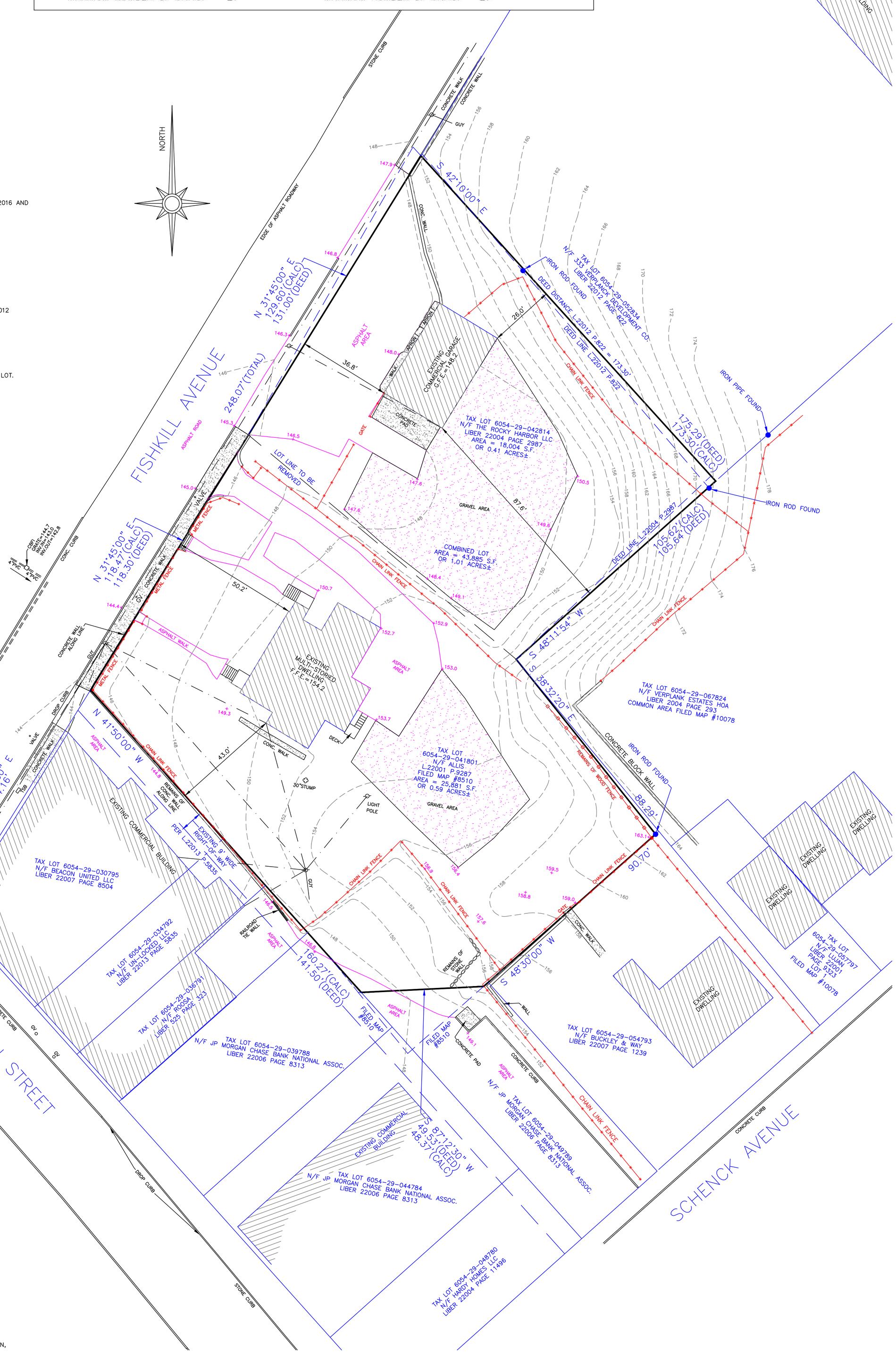
T ZONING DISTRICT

BULK TABLE: (MINIMUMS)		PROPOSED:	
LOT AREA:	5,000 SF	LOT AREA:	43,885 SF
LOT AREA PER DWELLING UNIT[1]:	2,000 SF	LOT AREA PER DWELLING UNIT:	2,000 SF
LOT WIDTH:	50'	LOT WIDTH:	249'
LOT DEPTH:	100'	LOT DEPTH:	204'
FRONT YARD:	10'	FRONT YARD:	12.5'
SIDE YARD:	10'	SIDE YARD:	10'
TOTAL SIDE YARD:	20'	TOTAL SIDE YARD:	65.5'
REAR YARD[d,e]:	20'	REAR YARD:	69.1'
BULK TABLE: (MAXIMUMS)		**BULK TABLE: (MAXIMUMS)**	
BUILDING HEIGHT	2.5 STORIES/35'	BUILDING HEIGHT	2.5 STORIES/33'-11"
MAXIMUM NUMBER OF UNITS:	21	MAXIMUM NUMBER OF UNITS:	21

LEGEND

- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD WIRES
- DENOTES EXISTING STONE WALL
- GV — DENOTES EXISTING GAS VALVE
- 144.6+ — DENOTES EXISTING SPOT GRADE
- 144 — DENOTES EXISTING CONTOUR LINE

EXISTING BUILDING



APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON,

ON THE _____ DAY OF _____ , 20_____

SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT,

SIGNED THIS _____ DAY OF _____ , 20 _____ BY

_____ CHAIRMAN

_____ SECRETARY

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

0 1 2 3
ORIGINAL SIZE IN INCHES

STATE OF NEW YORK
DARREN J STRIDIRON
050487
LICENSED LAND SURVEYOR

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

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

Darren Stridiron
DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

DATUM: NAVD 1988

HERITAGE LAND SURVEYING, P.C.
155 PRESSLER ROAD, WALLKILL, NEW YORK 12589
TEL (845)234-2310, FAX (845)566-1416, e-mail: heritagesurvey@hotmail.com

SUBDIVISION PLAT-LOT LINE CONSOLIDATION

152 & 158 FISHKILL AVENUE
LOCATED AT
TAX LOTS 6054-29-041801 & 042814
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

Date	Work Order	Drawing No.	SHEET
3/09/23	2023-015	PLAT	1/1
Scale 1"= 20'			

CUDDY +FEDER LLP

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

March 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 Subdivision (Lot Merger) and Site Plan Approval
Supplemental Submission
Residential and Office Mixed-Use Development
Premises: 152-158 Fishkill Avenue, Beacon, New York
Tax Parcel IDs: 6054-29-042814 & 6054-29-041801

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 152-158 Fishkill LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the cited enclosures in furtherance of the above-referenced Application for Subdivision (Lot Merger) and Site Plan Approval. As we discussed at the Board's March 28, 2023 meeting, the Applicant proposes to redevelop the Premises for a mixed-use office and residential development that will be comprised of office space on the first floor and sixteen (16) apartments on the upper floors of the building (the "Project").

UPDATES TO FISHKILL AVENUE FRONTAGE & RESPONSES TO COMMENTS FROM THE BOARD:

Following the Board's March 28th meeting, the Applicant further reviewed the building's Fishkill Avenue frontage and ADA-accessibility into the building from Fishkill Avenue. Based on this discussion with the Board, the Applicant now proposes an *additional* ADA-compliant access point into the building along the Fishkill Avenue frontage, which will lead to an internal vertical lift. As the Applicant's architect discussed with the Board, the building also has ADA access in the rear of the building from the off-street parking area, which includes ADA-accessible parking.

As the Applicant also discussed with the Board, given the existing topography of the site, the only other alternative along the Fishkill Avenue frontage would be to develop a nearly 100' ramp that would occupy the majority of the building's frontage. This would impact the ability to landscape the area and would amount to nearly the same travel distance to the initially proposed ADA access located in the rear of the building. Accordingly, the enclosed segment of the previously provided Architectural Drawings of the Project have been updated to illustrate this modification that will provide an efficient and less visually impactful alternative along Fishkill Avenue as compared to the large ramp along the northern and eastern edges of the building.[1]

[1] Note: Provided the short turnaround as a result of the adjourned Planning Board meeting, based on the enclosed segment of the Architectural Drawings, it has been shown that an ADA-compliant entry point along Fishkill Avenue may be feasible. Notwithstanding, the final location of same will be confirmed in a supplemental submission to this Board.

At this time, the Applicant is in the process of updating the Site Plan Drawings and other portions of the Architectural Drawings, including elevations, to reflect these revisions and to incorporate responses to comments received from the Board at its March 28th meeting as well as those included in Lanc & Tully's March 9, 2023 Comment Letter and John Clarke Planning and Design's March 10, 2023 Comment Letter. Notably, the Applicant is also retaining a landscape designer to enhance the landscaped plantings at the site, which details will also be included in a future submission. In the meantime, the Applicant wanted to provide the Board with the enclosed segment of the Architectural Drawings to highlight that efficient and extensive accessibility will be provided to the structure from the surrounding neighborhood.

In support of this supplemental submission, enclosed at **Exhibit A** you will find a response to comments letter from Colliers Engineering & Design dated March 30, 2023 responding to the comments provided by Creighton Manning in its respective March 10, 2023 and March 14, 2023 Comment Letters, as well as in response to comments received from the Board at its March 28th meeting. Pursuant to the discussions at the March 28th meeting, the Applicant is exploring the feasibility of providing for ten (10) land-banked parking spaces and what opportunities for landscaping and related site improvements this could create.

PROCEDURAL INFORMATION – COORDINATED SEQRA REVIEW & ZBA REFERRAL:

As you know, the Board declared its intent to serve as Lead Agency pursuant to the State Environmental Quality Review Act ("SEQRA") in connection with the coordinated environmental review of the Project. As the review of the site plan proceeds, the Applicant will seek a referral from this Board to the Zoning Board of Appeals ("ZBA"), where the Applicant anticipates seeking an interpretation and, in the alternative *de minimis* area variance relief for the building height, and for the retaining wall, which request are more fully detailed in the Applicant's February 27, 2023 letter to the Board.

CONCLUSION & INDEX OF ENCLOSURES:

In support of this Application, please find five (5) copies of the following document:

Exhibit A: Response Letter from Colliers Engineering and Design, dated March 30, 2023.

Also enclosed you will find an updated segment of the previously provided Architectural Drawings entitled "152-158 Fishkill Avenue, Beacon," prepared by Nexus Creative Architecture, Planning, Design dated March 30, 2023, consisting of the following two (2) sheets:

Sheet SK0: Site Plan; and
Sheet SK1: First Floor.

Additionally, enclosed you will find the required Subdivision Plat illustrating the proposed lot merger, entitled "Subdivision Plat – Lot Line Consolidation," prepared by Heritage Land Surveying, P.C., and dated March 9, 2023.

We look forward to appearing at this Board's regular meeting on April 11, 2023 in order to further discuss the Project as refined. 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
max
Enclosures
cc: Jennifer L. Gray, Esq., City Attorney
John Clarke Planning and Design
Lanc & Tully, P.C.
Nexus Creative Architecture, Design, Planning
Arden Consulting Engineers, PLLC
Colliers Engineering & Design, P.C.
Maximilian R. Mahalek, Esq.

Exhibit A

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

Colliers Engineering & Design

March 30, 2023

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

152-158 Fishkill Avenue
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 22013186A

Dear Chairman Gunn and Members of the Planning Board:

The following items are in response to comments contained in the Creighton Manning (CM) letters dated March 10, 2023 and March 14, 2023. The items are numbered according to their review comments.

CM Letter Dated March 10, 2023

1. The Traffic Impact Study prepared by Colliers Engineering & Design follows industry-standard traffic engineering guidelines.

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

2. CM identified an inconsistency in the Existing PM Peak volume for the Northbound through movement at Teller Ave/Fishkill Ave and Main Street. The correct volume is 127. CM notes that this inconsistency does not affect the substantive results of the study.

   Response: ***Comment noted. The noted volume discrepancy within the capacity analysis does not change the substantive results of the traffic study therefore, no further analysis has been provided.***

3. CM agrees with the trip generation estimates based on data from the Institute for Transportation Engineers. Based on this data, the proposed project will generate 28 total trip during the weekday AM peak hour, 30 total trips during the weekday PM peak hour, and 12 total trips during the Saturday midday peak hour.

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

4. The level of service analyses account for the improvements to the Fishkill Avenue/Verplanck Avenue and Fishkill Avenue/Main Street intersections that are part of PIN 8757.80 & PIN 8757.30.

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

Colliers Engineering & Design

5. The level of service analyses indicate that the study intersections will operate at acceptable levels of service in the Build condition during all study peak hours. CM agrees with the methodology and findings of these analyses.

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

6. CM notes that the proposed number of off-street parking spaces does not meet the number of required parking spaces. CM notes that the peak parking demand for a residential use typically occurs opposite of the peak parking demand for an office use. CM understands that a shared parking analysis evaluating this matter is forthcoming from the applicant's engineer. CM will conduct of a review of this materials once submitted.

   Response: ***See below regarding CM review of shared parking analysis contained in their March 14, 2023 letter.***

7. CM notes that a parking space appears to be obstructing access to the refuse location. Please confirm the accessibility of the refuse area.

   Response: ***Access to the refuse area is being addressed by the site engineer for the Project, Arden Consulting.***

8. CM notes that there should be a total of three ADA-accessible parking spaces.

   Response: ***The site plan has been updated to provide three ADA accessible parking spaces.***

9. CM recommends that the applicant consider the installation of EV-charging stations for a portion of the parking spaces.

   Response: ***The feasibility of providing EV-charging stations is being reviewed by the applicant and additional information will be provided when available.***

10. CM recommends that a bike rack or some form of bike storage be provided.

    Response: ***Bike racks are planned to be provided on the site. A final location for the bike racks will be identified on the site plan as part of a future submission.***

11. CM recommends that ADA-accessible curb ramps be provided to cross the proposed driveway.

    Response: ***ADA accessible curb ramps will be provided at the driveway crossing at its connection with Fishkill Avenue. See also response to Comment 12 below.***

Colliers Engineering & Design

12. CM notes that Fishkill Avenue, which is designated at NYS Route 52, is under the jurisdiction of the City of Beacon. Therefore, a New York State Department of Transportation Highway Work Permit is not needed to complete the work proposed within the right-of-way.

    Response: ***Comment noted. Per discussion with the Planning Board at the March 28, 2023 meeting, the Applicant is working on coordinating with the City on reconstruction of the driveway location to the Project site proposed as part of the City's Fishkill Avenue Rehabilitation Project.***

CM Letter Dated March 14, 2023

1. The Shared Parking Analysis prepared by Colliers follows industry-standard traffic engineering guidelines.

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

2. Colliers references the time-of-day peak parking demand percentage for the two proposed land uses from the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, which is an industry standard publication.

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

3. Based on the ITE data and the City of Beacon parking requirements, the peak shared parking demand for this development is expected to occur on a Saturday between 10:00 AM and 11:00 AM with a demand of 60 spaces. On a weekday, the peak shared parking demand is expected to occur between 10:00 AM and 11:00 AM with a demand 52 spaces.

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

4. CM agrees that typically office spaces are not fully occupied on weekends with the parking demand being lower on a Saturday and Sunday. Hence, utilizing the parking demand from ITE most closely represents the parking demand of a typical Saturday as shown in Table 2A.

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

5. Based on the shared parking analysis, the proposed 62 parking spaces is sufficient. Per our initial comment letter, CM maintains that an additional ADA-accessible parking space should be provided and that accessibility to the refuse location be investigated given the location of the adjacent parking space possibly obstructing access.

   Response: ***As discussed during the March 28, 2023, Planning Board meeting the Applicant is requesting a reduction in the overall parking requirement for the Project of two (2) parking space from 64 required to 62 proposed based on the shared parking analysis previously prepared by our office. Furthermore, at the direction of the Board the possibility of land banking an additional 10 parking spaces to provide a total of 52***

Colliers
Engineering
& Design

off-street parking spaces including three (3) ADA accessible spaces. The total of 52 parking spaces is consistent with the maximum anticipated parking demand based on shared parking and will also allow for additional green space/landscaping on the site.

Sincerely,

Colliers Engineering & Design CT, P.C.

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

R:\Projects\2022\22013186A\Correspondence\OUT\230330RGD_CM 3.10 & 3.14 Comment Response.docx

Architectural Drawings

90.70'
88.29'
S 48°30'00" W
105.62'(CALC)
105.64'(DEED)
PROPOSED RETAINING WALL
S 48°11'54" W
S 38°32'20" E
175.29'(DEED)
173.30'(CALC)
160.27'(CALC)
141.50'(DEED)
7 PARKING SPACES
8 PARKING SPACES
6 PARKING SPACES
5 PARKING SPACES
6 PARKING SPACES
13 PARKING SPACES
6 PARKING SPACES
15 PARKING SPACES
25'
138.02'
DEED DISTANCE L.22012 P.822
S 42°10'00" E
R27'
S 50°02'30" E
N 41°50'00" W
CONCRETE WALK
DROP CURB
FISHKILL AVE.
104.

NEXUS creative
Architecture Planning Design
a collaborative network alliance
General Studio 100 White Plains Road Tarrytown, New York 10591
914-740-4774 | imagine@nexuscreative.design

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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
03.30.23 INITIAL P.B. SUBMISSION

Project Title:
CLIENT
152-156 FISHKILL AVE.
BEACON NY

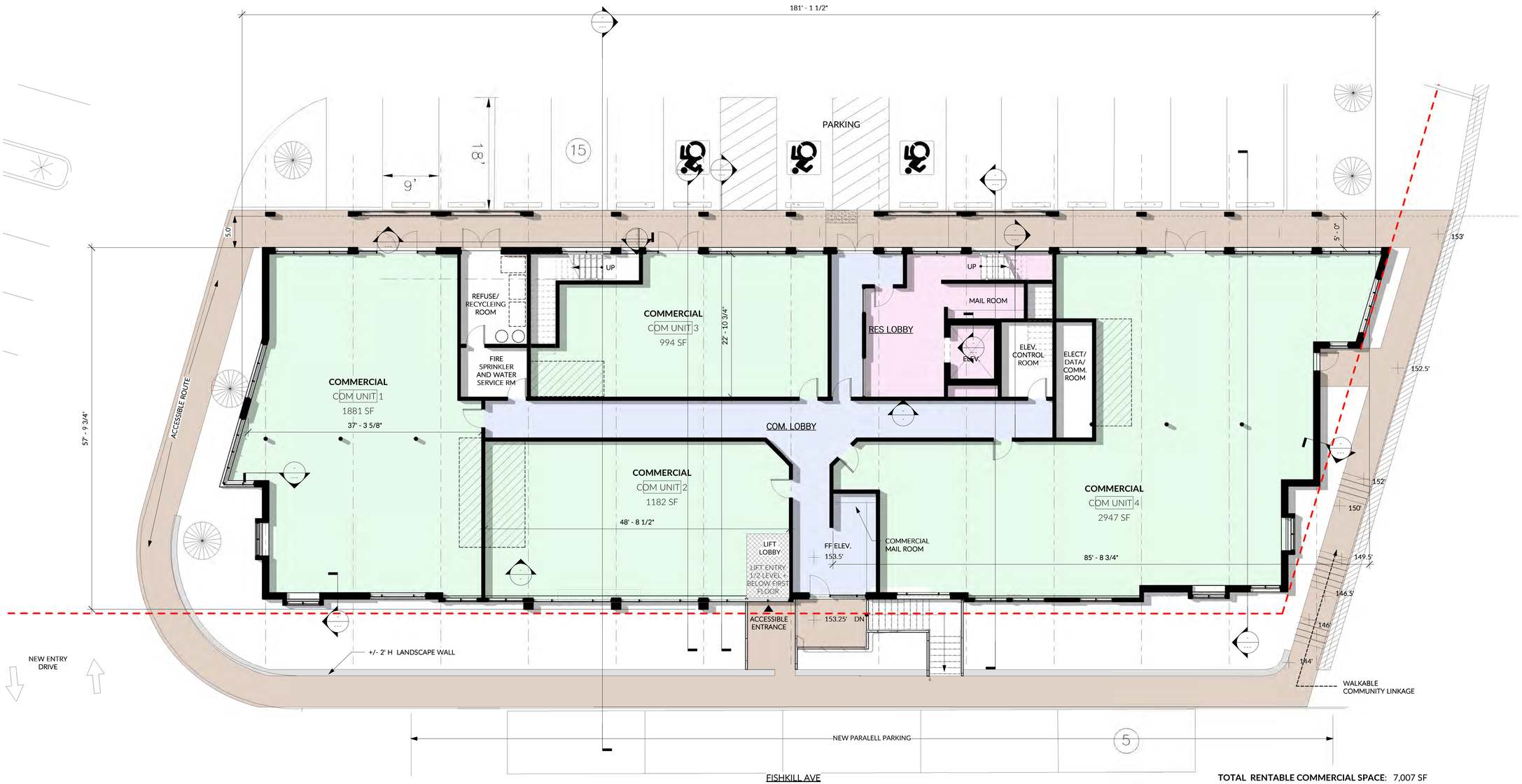
Drawing Title:
SITE PLAN

Scale: 1" = 10'-0"

Date: 01.17.23
Seal:
Project No: 22-26
Drawing By: Author
Checked By: Checker

Drawing No:
SK0

sheet_____ of _____



TOTAL RENTABLE COMMERCIAL SPACE: 7,007 SF
GROSS COMMERCIAL SPACE : 8,213 SF
GROSS FLOOR AREA: 9,341 SF

COMMERCIAL SPACE
UTILITY ROUGH AREA

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

FLOORS	GROSS AREA	NET AREA
1ST FL	9,341 SF	9,251 SF
2ND FL	10,446 SF	10,210 SF
HALF STORY	8, 052 SF	8,007 SF
LOFT	2,200 SF	2,200 SF

NOTE: THE NET ATE IS THE HEATED / COOLED AREA, THE LOFT AREA IS THE ESTIMATED AS THE SPACE IS NOT YET DESIGNED

NEXUS creative
Architecture Planning Design
a collaborative network alliance
Central SLudio 100 White Plains Road Tarrytown, New York 10591
914-740-4774 | imagine@nexuscreative.design

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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
03.30.23 P.B. SUBMISSION

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
FIRST FLOOR

Owner:
152-158 FISHKILL AVENUE LLC
316 MAIN STREET, SUITE 6
POUGHKEEPSIE, NY 12601

Scale: 1/8" = 1'-0"
0 8 16 24

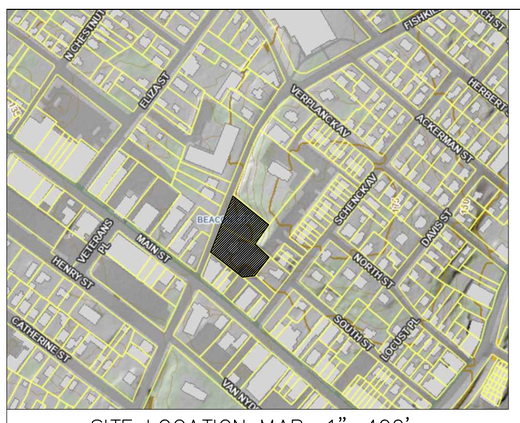
Date: 02.27.23
Project No: 22-26
Drawing By: KG/JT
Checked By: JT

Seal: REGISTERED ARCHITECT JASON ANNE TRIPP 036224 STATE OF NEW YORK

Drawing No: SK1

sheet 2 of 9

Subdivision Plat



SITE LOCATION MAP: 1"=400'

REFERENCES:

1. CITY OF BEACON TAX MAP SECTION 6054
2. DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   L.22001 P.9287
   L.22004 P.2987
   L.22012 P.822
   L.2004 P.293
   L.22007 P.1239
   L.22006 P.8313
   L.525 P.323
   L.22013 P.5835
   L.22007 P.8504
   L.22004 P.11496
3. MAPS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   MAP No. 10078
   MAP No. 8510

SURVEY REFERENCE:

SURVEY PREPARED BY HERITAGE LAND SURVEYING, P.C. DATED 11/28/2016 AND LAST REVISED ON 4/25/2017.

TOTAL PARCEL AREA:

43,885 SQUARE FEET OR 1.01 ACRES±

TAX MAP REFERENCE:

6054-29-042814 & 041801

FLOOD BOUNDARY:

FEMA FLOOD BOUNDARY MAP 36027C0464E EFFECTIVE DATE OF 5/2/2012

WETLANDS NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

SUBDIVISION NOTE:

PROPOSED LOT LINE TO BE REMOVED TO COMBINE TAX LOTS INTO ONE LOT.

TABLE OF ZONING REQUIREMENTS:

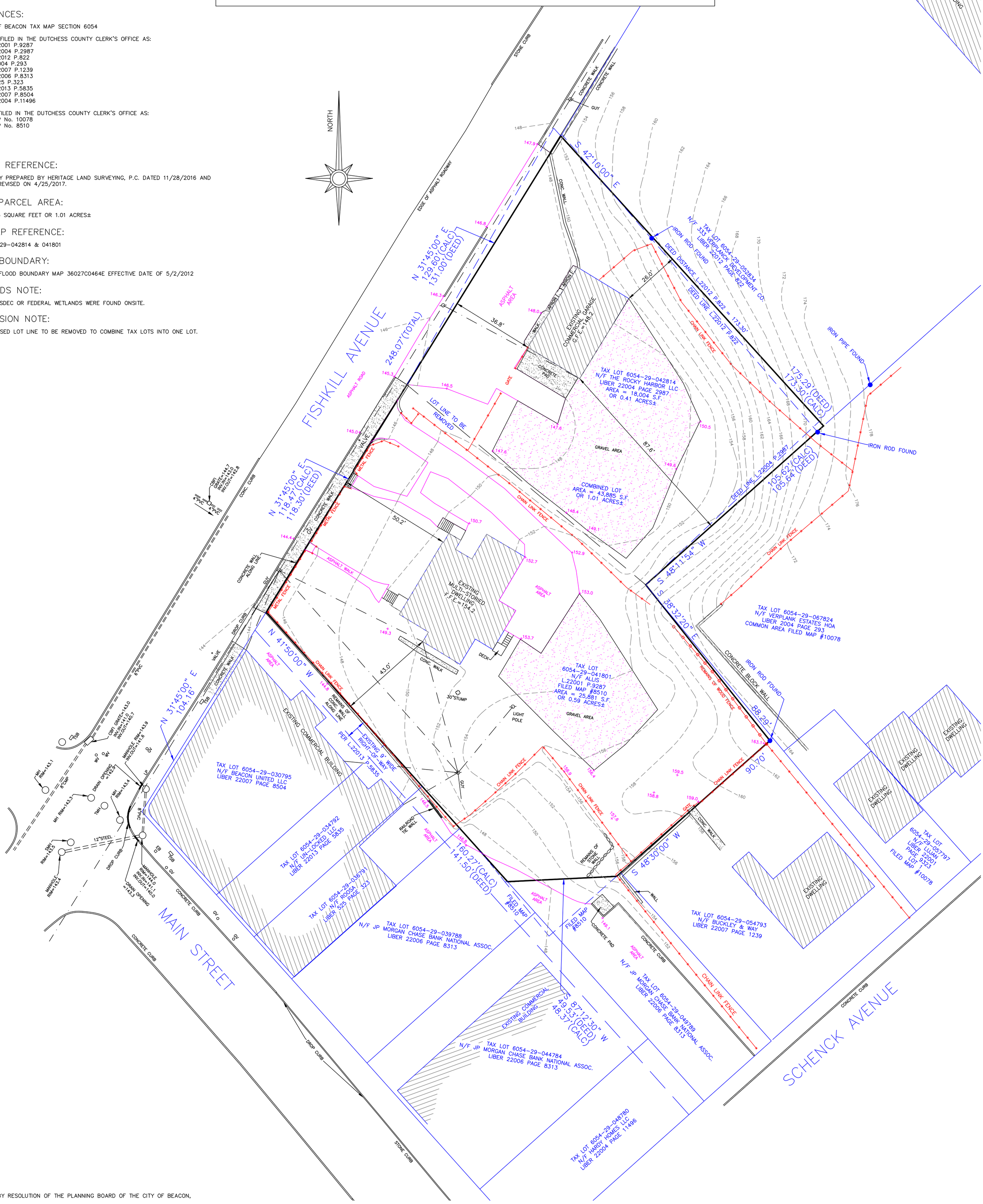
T ZONING DISTRICT

BULK TABLE: (MINIMUMS)		PROPOSED:	
LOT AREA:	5,000 SF	LOT AREA:	43,885 SF
LOT AREA PER DWELLING UNIT[1]:	2,000 SF	LOT AREA PER DWELLING UNIT:	2,000 SF
LOT WIDTH:	50'	LOT WIDTH:	249'
LOT DEPTH:	100'	LOT DEPTH:	204'
FRONT YARD:	10'	FRONT YARD:	12.5'
SIDE YARD:	10'	SIDE YARD:	10'
TOTAL SIDE YARD:	20'	TOTAL SIDE YARD:	65.5'
REAR YARD[d,e]:	20'	REAR YARD:	69.1'
BULK TABLE: (MAXIMUMS)		**BULK TABLE: (MAXIMUMS)**	
BUILDING HEIGHT	2.5 STORIES/35'	BUILDING HEIGHT	2.5 STORIES/33'-11"
MAXIMUM NUMBER OF UNITS:	21	MAXIMUM NUMBER OF UNITS:	21

LEGEND

	DENOTES EXISTING UTILITY POLE
- -	DENOTES EXISTING OVERHEAD WIRES
	DENOTES EXISTING STONE WALL
GV	DENOTES EXISTING GAS VALVE
144.6+	DENOTES EXISTING SPOT GRADE
144	DENOTES EXISTING CONTOUR LINE

EXISTING BUILDING



APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON,

ON THE _____ DAY OF _____ , 20____

SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT,

SIGNED THIS _____ DAY OF _____ , 20 _____ BY

_____ CHAIRMAN

_____ SECRETARY

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

0 1 2 3

ORIGINAL SIZE IN INCHES

DATUM: NAVD 1988

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

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

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

Darren Stridiron

DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

HERITAGE LAND SURVEYING, P.C.
155 PRESSLER ROAD, WALLKILL, NEW YORK 12589
TEL (845)234-2310, FAX (845)566-1416, e-mail: heritagesurvey@hotmail.com

SUBDIVISION PLAT-LOT LINE CONSOLIDATION

152 & 158 FISHKILL AVENUE
LOCATED AT
TAX LOTS 6054-29-041801 & 042814
CITY OF BEACON
COUNTY OF DUTCHESS, NEW YORK

Date	Work Order	Drawing No.	SHEET
3/09/23	2023-015	PLAT	1/1
Scale 1"= 20'			

LANC & TULLY
Engineering and Surveying, P.C.

April 4, 2023

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

RE: 152-158 Fishkill Ave.
Mixed-Use Building
Tax No. 6054-29-042814 & 041801
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a mixed-use building to be located at 152-158 Fishkill Avenue:

- Correspondence dated March 31, 2023, from Cuddy & Feder.
- Response correspondence from Colliers Engineer & Design, dated March 30, 2023, addressing comments raised regarding traffic impact and parking study.
- Architectural rendering plans SK0 – Site Plan and SK1 – First Floor, with both sheets having the latest revision date of March 30, 2023, as prepared by Nexus Architecture Planning Design.
- Plan titled "Subdivision Plat-Lot Line Consolidation – 152 & 158 Fishkill Avenue", dated March 9, 2023, as prepared by Heritage Land Surveying, P.C.

The proposed project entails the demolition of the existing structures located at 152 and 158 Fishkill Avenue; the merging of the two parcels into a single parcel; and the construction of a mixed-use building consisting of 8,213 square feet of office space on the first floor and 16 residential units on the 2nd and 3rd floors, consisting of 8 one-bedroom units and 8 two-bedroom units. The applicant is also proposing roof-top terrace in the southern corner of the building. The project site, with the lots merged, has an area of 1.01± acres and is located in the T (Transitional) Zone. The proposed uses, office and residential, are permitted uses within the T Zone. The project will require two (2) variances, with the first for the overall height of the building and the second for the proposed height of the retaining walls to be constructed at the site.

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

<u>Subdivision Plat-Lot Line Consolidation Plan:</u>

1. In accordance with Section 195-29(B)(1) of the City Code, the plan shall include the name and address of the owner of record and of subdivider (if other than owner).

As this was an interim submission to the Planning Board, the following comments are those that are outstanding from our previous correspondence of March 9, 2023.

SEQRA Comments:

1. The calculations for the proposed water and sewer usage shall be provided.

2. The applicant shall seek a letter from the Beacon Water & Sewer Superintendent to verify that there is sufficient water and sewer to service the project.

3. We would recommend that an environmental site assessment be prepared for the project, as the existing commercial garage site was a repair garage previously, and at one time believed to be a fueling station.

General Comments:

1. The project requires a variance for the proposed overall height of the building, as it exceeds the maximum building height as listed in the "Schedule of Dimensional Regulations".

2. The project requires a variance for the proposed retaining wall, as it exceeds the maximum 6-foot height as allowed by Section 223-13, Paragraph G(1), of the City Code.

3. The project requires a total of 64 parking spaces but is currently only achieving a total of 62 spaces on the site. The applicant's attorney has noted that a "Shared Parking Study" is currently being prepared to demonstrate that a total of 64 spaces is not required to service the proposed project. Section 223-26(C)(6) of the City Code allows the Planning Board to approve the joint use of parking spaces by two or more establishments on the same lot, when properly demonstrated, in turn allowing the Planning Board to reduce the total number of parking stalls to be constructed for the project. This study should be submitted sooner than later, otherwise the applicant would need to seek a parking variance for the proposed project.

4. A drainage analysis shall be prepared for the project. Based upon the information provided in the Full EAF, the amount of impervious on the site will almost triple.

5. The engineering plans shall be updated to show Fishkill Avenue and the utilities running in and along Fishkill Avenue.

6. The "Existing Conditions" plan shall be updated to include a note as to where the boundary survey information and topography were obtained.

7. The construction of the proposed sidewalks and curbs along the front of the project, as well as the utilities to service the project shall be coordinated with the Fishkill Avenue rehabilitation project which is currently out to bid.

8. As there is significant cut proposed in the north-east corner of the parcel based upon the 17-foot high retaining wall, we would recommend that soil borings or test pits be excavated in this area to determine if any rock exists in this area, and at what depth.

9. As the retaining walls exceed 4-feet in height, the retaining walls shall be designed by a licensed engineer in the State of New York. Design drawings of the wall(s), along with the calculations for the wall design, shall be submitted for review. It is recommended that the type of wall to be used be considered at this time, as the walls are located at the property lines and/or in close proximity.

10. The plans shall be updated to show the water and sewer services for the project, as well as where they will connect to the mains within Fishkill Avenue.

11. The plans shall be updated to reflect how drainage at the site is to be handled.

12. The plans shall take into account snow storage areas for the proposed project.

13. The refuse location is pinched between parking stalls and does not appear to have appropriate access to allow for the maneuvering of a garage truck to allow for the loading and unloading of a dumpster. This should be reviewed further by the engineer, and the plans shall demonstrate that sufficient of maneuvering room is provided to allow for a truck to load and unload a dumpster. A dumpster enclosure shall also be provided for the refuse area.

14. A landscape plan shall be prepared for the project.

15. A lighting plan shall be prepared for the project.

16. An erosion and sediment control plan shall be prepared for the project.

17. The plans shall be updated to include all relevant construction details necessary for the construction of the project.

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 /dm

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
Bruce Flower, Building Inspector

April 7, 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 #2 for **Proposed Mixed Use Development,** 152-158 Fishkill Avenue, City of Beacon, Dutchess County, New York; CM Project No. 123-016

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) has performed a review of the documents contained within the Application for Lot Merger prepared by Cuddy+Feder, LLP, dated March 31, 2023. CM notes that its previous comment regarding access to the refuse area being obstructed by parking spaces is still outstanding. Colliers has addressed all other comments, and there are not follow-up comments upon review of the aforementioned submission materials.

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\2023\123-016 Beacon - 2023 Traffic Reviews\Working\Correspondence\152-158 Fishkill Ave\20230407_152-158 Fishkill Rev2_123016.docx

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: April 7, 2023
Re: **152-158 Fishkill Avenue Site Plan and Subdivision**

I have reviewed the March 31, 2023 cover letter from Cuddy+Feder, March 30, 2023 response letter by Colliers Engineering and Design, March 9, 2023 Subdivision Plat by Heritage Land Surveying, and revised sheets SK0 and SK1 of a 9-sheet Site Plan set by Nexus Architecture, dated March 30, 2023.

Proposal
The applicant is proposing to construct a 2½-story, mixed-use building in the Transitional (T) district, including first floor office space and 16 apartments. Two adjoining lots with 43,885 total square feet will be merged through the subdivision approval process.

Comments and Recommendations

1. For Sheet 1, the Total Tract Area and the square footage on the adjacent plan should match.

2. The Existing Conditions sheet should show the location and size of any trees over 6 inches in diameter and indicate which trees will be removed.

3. An ADA compliant lift is now being proposed for the front entrance, although a ramp from the higher driveway side of the building is also possible.

4. There are existing utility poles in the middle of the front sidewalk. Could the retaining wall and sidewalk be modified around these poles to allow a minimum 4-foot clearance?

5. If the proposed on-street parking spaces use the dimensions striped on Main Street (20-feet for interior spaces, 18 feet for end spaces, and only 8 feet wide), six new spaces could be provided.

6. For Sheet 4, The Zoning Table should include compliance with the 40 percent maximum building coverage requirement. The footnotes d and e provisions do not apply in the T district.

7. The Sheet 4 Parking Requirements should base the offices parking count from the gross square feet, minus utility areas. The Building Inspector can provide guidance on what qualifies as a utility area.

8. A note under the Parking Requirements should reference any shared parking deduction under Section 223-26C(6) and the potential land-banking of 10 additional parking spaces under Section 223-26E. I suggest that spaces visible from Fishkill Avenue be considered for land-banking.

9. Unless a wider driveway entrance and parking aisles are necessary for truck turning, they should be reduced to 24 feet to eliminate excess asphalt and to increase the landscaped areas.

10. Area variances are requested for the height of the rear retaining wall and the height of the building.

11. When appropriate, the Board should refer the building design to the Architectural Review Subcommittee. Proposed materials and colors should be noted on the building elevations.

12. Future submissions should include a landscaping plan with species and planting sizes provided, lighting plan confirming compliance with all the provisions in Section 223-14B, and a turning diagram for any expected large vehicles.

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
Michael A. Morgante, P.E., Project Engineer

City of Beacon Planning Board Agenda
04/11/2023

Title:

Appointing Planning Board members to serve on the Architectural Review Board Subcommittee

ATTACHMENTS

2023 Planning Board Resolution Appointing Members to the Architectural Review Subcommittee (4862-9330-8763.1).pdf

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

APPOINTING PLANNING BOARD MEMBERS TO SERVE ON THE ARCHITECTURAL REVIEW SUBCOMMITEE

WHEREAS, pursuant to Section 86-3 of the City of Beacon Code the Beacon Planning Board is designated as the Architectural and Community Appearance Board of Review; and

WHEREAS, pursuant to Section 86-5 of the City of Beacon Code all applications received by the Planning Board are deemed simultaneously referred to the Board of Review and the architectural review of such applications occur simultaneously with the Planning Board's review of the site development plan application; and

WHEREAS, to increase the efficiency of the Planning Board's review of site development applications, the Planning Board establish a subcommittee by resolution adopted in February 2017 for the purpose of reviewing the architectural details of site development applications, subject to the following parameters as set forth in said resolution:

1. Upon referral from the Planning Board, the Subcommittee shall provide recommendations regarding the architectural details of the proposed building(s) to the Planning Board for its consideration at a public meeting prior to the close of the public hearing.
2. The Subcommittee shall not have the authority to make decisions regarding the architectural details or any other aspect of an application.
3. The Subcommittee shall provide a report to the Planning Board containing a summary of any meeting held with the applicant and/or the applicant's representatives.
4. The Subcommittee shall provide at least five (5) days prior notice to an applicant and/or its representatives of any meeting scheduled to discuss its application; and

WHEREAS, the review performed by the Architectural Review Subcommittee does not relieve the Planning Board of its obligations to review and consider the architectural details of a site development plan application at a public meeting, but increases the efficiency of such review by authorizing the Subcommittee to provide recommendations to the Planning Board for its consideration at a public meeting; and

WHEREAS, the terms of the three appointees to the Subcommittee have expired and one of the three members is no longer a member of the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby appoints the following Planning Board members to serve on the Architectural Review Subcommittee for the terms as follows:

1. Kevin Byrne (2-year term expiring April 2025)
2. Leonard Warner (2-year term expiring April 2025)
3. Karen Quiana (2-year term expiring April 2025)

Resolution Adopted: April 11, 2023
Beacon, New York

_____ _____, 2023
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Leonard Warner	Voting:
Donna Francis	Voting:	J. Randall Williams	Voting: EXCUSED
David Jensen	Voting:	John Gunn, Chairman	Voting:
Karen Quiana	Voting:		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
04/11/2023

Title:

Certificate of Appropriateness - 456 Main Street; Signage

ATTACHMENTS

456 Main Sign Application.pdf

456 Main Sign Colors.pdf

456 Main Sign.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 3/15/23

Project Address: 456 MAIN STREET

Project Architect/Engineer: _____

Owner/Builder: JOSEPH LOGUIRATO

Contact Phone No.: 347-525-3636 Email: CHRISTOPHERSTELLALL@GMAIL.COM

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

~~Siding:~~ BACKGROUND AREA OF SIGN TO BE BENJAMIN MOORE

~~Roofing~~: CLASSIC BURGUNDY HC-182 - SEE SAMPLE

~~Windows~~: Color: LETTERING TO BE BENJAMIN MOORE LIGHTNIG BOLT 323 ~~Type~~: _____

Trim: FACADE SIGN

Garage ~~Door~~: _____

Stone/Brick: _____

Joseph Loguirato

Signature of Owner

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

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20___
Disapproved: _____ 20___

_____
Building Inspector

Application for Sign Permit

Date 3/15/23

Address of Sign 456 MAIN STREET

PROPERTY OWNER

Name JOSEPH LOGUIRATO Phone 347-525-3636
Address 88 SACAMORE DR CARMEL NY 10512

BUSINESS OWNER

Name of Owner JOSEPH LOGUIRATO Phone 347-525-3636
Name of Business: CHRISTOPHER STELLA GALLERY LLC
Type of Business: ART GALLERY
Address 456 MAIN STREET BEACON

SIGN COMPANY

Name SUNDOG SIGNS LLC Phone 845-228-6447
Address 1408 PEEKSKILL HOLLOW RD. KENT CLIFFS NY 10512

ELECTRICIAN – (For Illuminated Signs)

Name NOT APPLICABLE Phone _____
Address _____

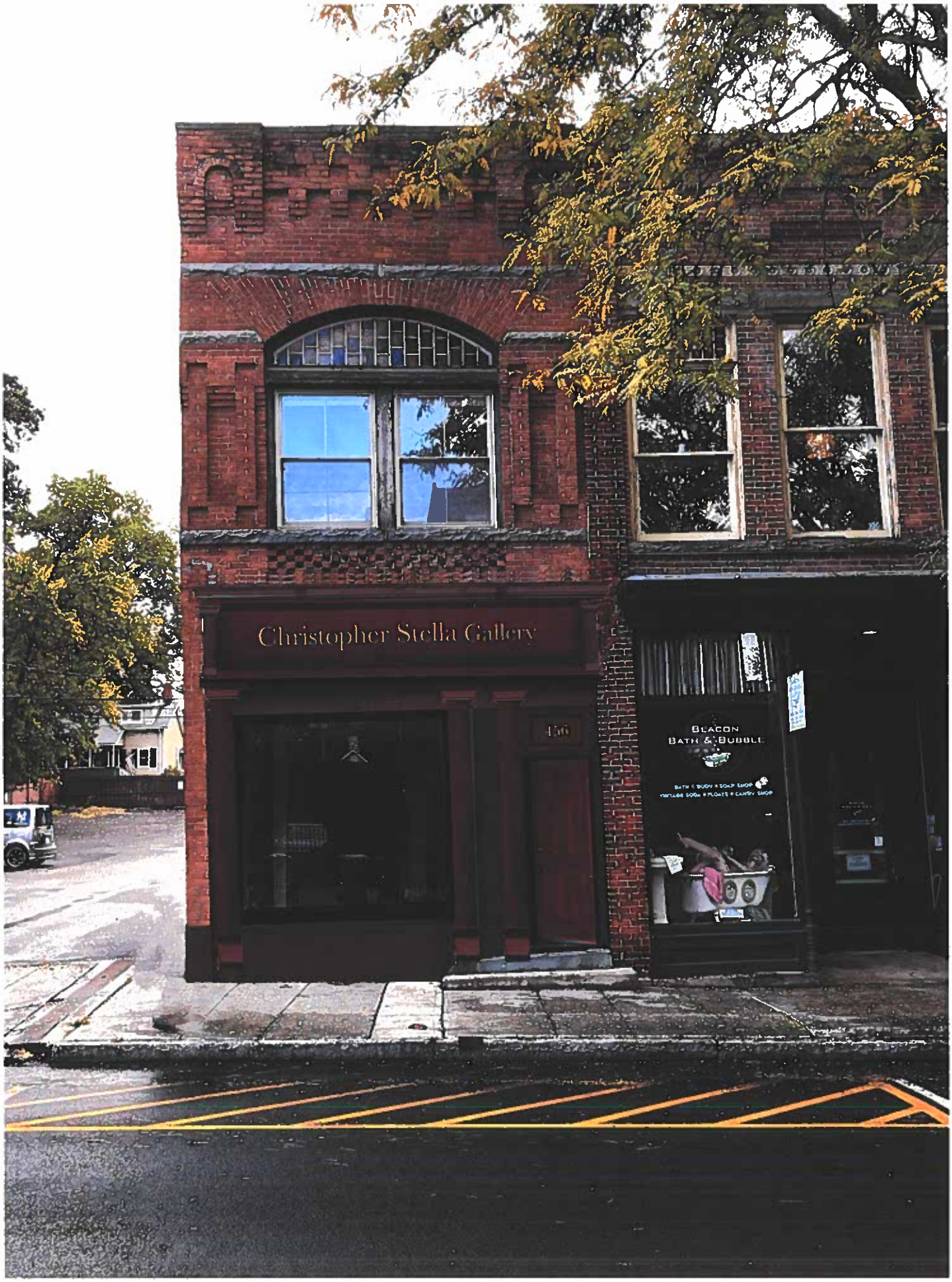
TYPE OF SIGN:

_____ Ground ($25) | ✓ Wall ($15) FACADE | _____ Temporary Sign ($10)

Sign Content: CHRISTOPHER STELLA GALLERY
Height of sign (if applicable) _____ Sign Dimensions 24" X 120" (2' X 10')
Type of materials to be used: PVC WITH INLAYED PVC LETTERS
Means of anchoring: SCREWS

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)


Christopher Stella Gallery
156
BEACON
BATH & BUBBLE


Classic Burgundy
HC-182
HC-182


323

Christopher Stella Gallery

Christopher Stella Gallery

City of Beacon Planning Board Agenda
04/11/2023

Title:

Certificate of Appropriateness - 456 Main Street; Facade

ATTACHMENTS

456 Main Facade app.pdf

456 Main Facade Colors.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 3/8/23

Project Address: 456 MAIN STREET

Project Architect/Engineer:

Owner/Builder: JOSEPH LOGUIRATO

Contact Phone No.: 347-525-3636 Email: CHRISTOPHERSTELLAGALLERYLLC@GMAIL.COM

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding:

Roofing:

Windows: BENJAMIN MOORE Color: NATURAL Type:

Trim: BROWN 2103-10 FYPON MLD 641-16 FYPON MLD 610-16 FYPON 527-16

~~Garage Door~~: PANELS: 1/2" 4X8 PVC COLUMNS: 1X6(?) PVC

Stone/Brick:

Signature of Owner

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

PROPOSED FACADE FOR 456 MAIN ST

164



EXISTING FACADE



CHRISTOPHERSTELLAGALLERYLLC@GMAIL.COM
JOSEPH LOGUIDICE MM 347-5253636

COLOR SAMPLE FOR
456 MAIN STREET



CP Benjamin Moore CP

City of Beacon Planning Board Agenda
04/11/2023

Title:

Certificate of Appropriateness - 215 Main Street; Facade

ATTACHMENTS

CCL-Beacon215Main-Layout.pdf

SAS10-Datasheet .pdf

SCorcoran C23032813431.pdf

SCorcoran C23032816070.pdf





CORCORAN STOREFRONT

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Paint to be selected from approved historic color list (Dark Gray)

New aluminum full panel glass door.

INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

Project Manager: Paul Beichert 845-331-8710 x1003
Drawn By: Paul Beichert 845-331-8710 x1003

Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: Corcoran - Beacon 215 Main
File Title: CCL-Beacon215Main-Layout.ai
Date: March 28, 2023

Client Approval: _____

Date: _____

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INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
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Remove flood light and replace with farmhouse fixture to light sign and entry

(2) Awning Panels open frame sides, painted black. Black Sunbrella Fabric with white text for company name

Single sided hanging sign facing main street. Dimensional letters for Corcoran text. Color bar and country living text in flat vinyl.

1/2" thick dimensional pin mount address numbers.

Vinyl logo on door and windows

INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

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23” x 42” hanging sign - Single-sided - Total of 6.7 sq.ft.

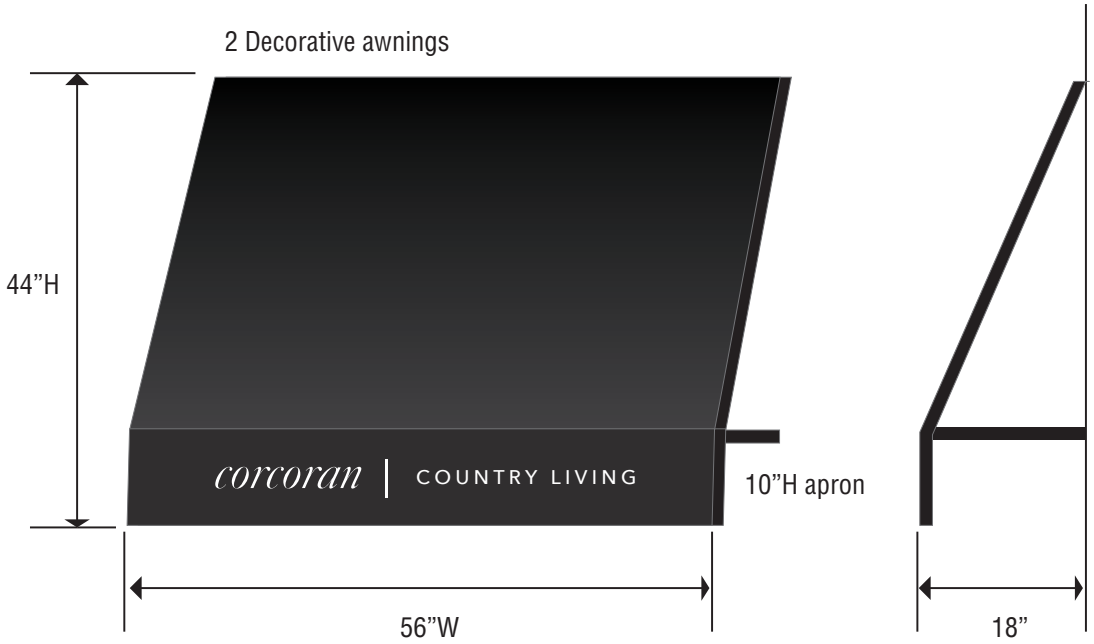
215

6”H x 1/2” thick dimensional pin mount letters in metallic silver





Vinyl lettering on door / windows





HTM Lighting
10” diameter RLM angled shade with
10” straight art bracket.
3000K LED A-10 Bulb.
(see included specs)

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TECHNICAL DATA SHEET

Project Name _____ Catalog # _____

Comments _____ Date _____

Fovero RLM - Angle Shade With Gooseneck

UL LISTED E502113 | LED Compatible

Features

- Fovero RLM's are manufactured using premium cold rolled steel and die cast zinc, which is then electrostatically sprayed, prior to being oven baked with reliable UV stabilized paint suitable for indoor and outdoor use.
- Each shade comes with a wire length of 96 in.
- Gooseneck Arms I.D. 3/4" with 1-14 Thread
- Takes up to 200W A21 Incandescent Bulb, or any E26 Medium Base LED Bulb.
- Fovero RLM's are UL Listed for Wet Locations [E502113] when using Gooseneck Arms



Specifications

SKU	Description	Dimensions
SAS10-BK	10" Satin Black RLM Angle Shade	Ø10" x 10-3/4" H
SAS10-BZ	10" Architectural Bronze RLM Angle Shade	
SAS10-GA	10" Galvanized Painted RLM Angle Shade	
SAS10-WH	10" White RLM Angle Shade	



SKU	Description
SGN10-XX	10" Gooseneck Arm With Height of 6" w/ Mounting Plate
SGN13-XX	13" Straight Arm With Height of 2" w/ Mounting Plate
SGN15-XX	14-1/2" Gooseneck Arm With Height of 8" w/ Mounting Plate
SGN22-XX	22" Gooseneck Arm With Height of 7-1/2" w/ Mounting Plate
SGN24-XX	24" Gooseneck Arm With Height of 17" w/ Mounting Plate




SAS10-BZ-SGN10-BZ


SAS10-GA-SGN13-GA


SAS10-BK-SGN15-BK


SAS10-WH-SGN22-WH


SAS10-GA-SGN24-GA

HTM Lighting Solutions
6420 Benjamin Road,
Tampa, FL 33634

sales@htm-lighting.com
https://www.htm-lighting.com
Rev: V0619

Tel: +1 (813) 649-8899
Fax: +1 (813) 425-9007

TECHNICAL DATA SHEET

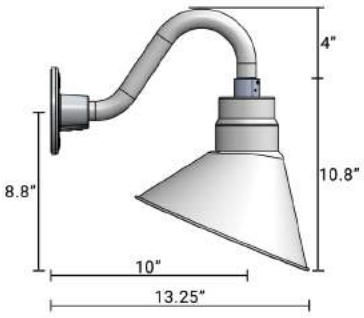
Project Name | Catalog #

Comments | Date

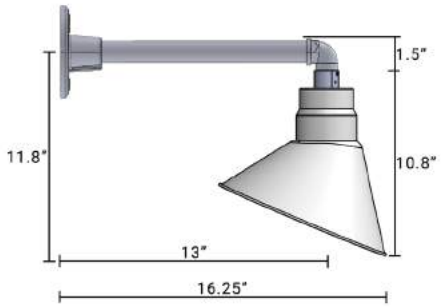
Fovero RLM - Angle Shade With Gooseneck

Ordering Info

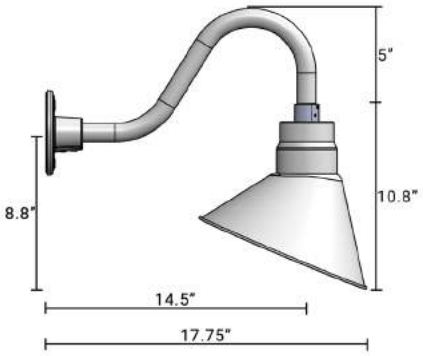
Shade	Finish	Arm Length	Finish
SAS10-	BK (Satin Black)	SGN10 - SGN13 - SGN15 - SGN22 - SGN24 -	BK (Satin Black)
	BZ (Architectural Bronze)		BZ (Architectural Bronze)
	GA (Galvanized)		GA (Galvanized)
	WH (White)		WH (White)



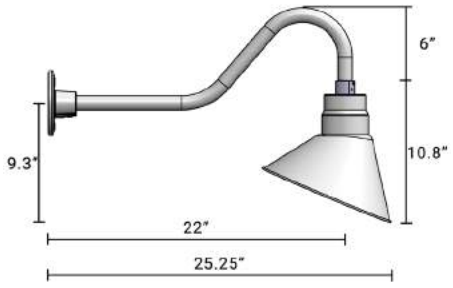
SAS10-XX-SGN10-XX



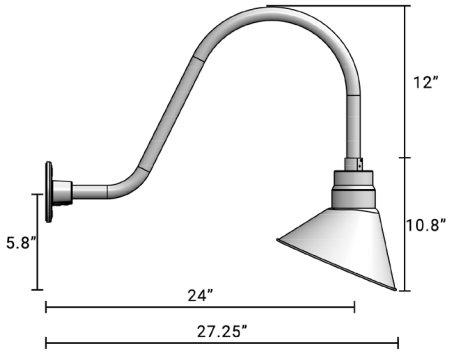
SAS10-XX-SGN13-XX



SAS10-XX-SGN15-XX



SAS10-XX-SGN22-XX



SAS10-XX-SGN24-XX



SAS10-GA-SGN10-GA



SAS10-BK-SGN13-BK



SAS10-WH-SGN15-WH



SAS10-BK-SGN22-BK



SAS10-BZ-SGN24-BZ

HTM Lighting Solutions
6420 Benjamin Road,
Tampa, FL 33634

sales@htm-lighting.com
https://www.htm-lighting.com
Rev: V0619

Tel: +1 (813) 649-8899
Fax: +1 (813) 425-9007

BUILDING DEPARTMENT
City of Beacon

One Municipal Plaza - Suite 1 - Beacon, New York 12508

Application for Sign Permit

INSTRUCTIONS

a. ***This application must be completely filled in and submitted to the Building Inspector.***

b. ***This application must be accompanied by two copies of colored rendering of proposed sign.***

c. ***The plan must include dimensions and square foot calculations.***

d. ***The work covered by this application may not be commenced before the issuance of a sign permit.***

e. ***Upon approval of this application, the Building Department will issue a sign permit to the applicant together with approved, duplicate copy of drawings. Such permit and approved drawings shall be kept on the premises available for inspection throughout the progress of the work.***

f. ***All electrical work to be done by an electrician licensed to work in the City of Beacon and shall comply with the City of Beacon Electrical Code.***

g. ***All work to be done in accordance with the plans and specification and no person shall make any change in said plans and specifications without the written consent of the Building Department.***

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20___
Disapproved: _____ 20___

_____
Building Inspector

Application for Sign Permit

Date MARCH 11, 2023

Address of Sign 215 MAIN STREET, BEACON, NY 12508

PROPERTY OWNER

Name NORBEA HALL ASSOCIATION INC c/o HAROLD MILLER Phone _____
Address 215 MAIN ST, BEACON NY 12508

BUSINESS OWNER

Name of Owner JASON KARAUS/ Corcoli Group Phone (917) 685 8575
Name of Business: CORCORAN COUNTRY LIVING
Type of Business: REAL ESTATE
Address 51-3 EAST MARKET ST, RHINEBECK, NY 12572

SIGN COMPANY

Name TIMELY SIGNS c/o PAUL BEICHERT Phone _____
Address _____

ELECTRICIAN – (For Illuminated Signs)

Name N/A Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) X Wall ($15) _____ Temporary Sign ($10)

Sign Content: _____
Height of sign (if applicable) _____ Sign Dimensions _____
Type of materials to be used: _____
Means of anchoring: _____

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: NORBETH HALL ASSOCIATION, INC c/o HAROLD MILLER
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.
HAROLD MILLER

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

NONE

Applicant Address: 215 MAIN ST, BEACON, NY 12508
Project Address: 215 MAIN ST, BEACON, NY 12508
Project Tax Grid #: 130200-5954-27-821923-0000
Type of Application: FACADE PAINTING / SIGNAGE

*** 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, HAROLD MILLER, 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. ___

HM

Signature of Owner

OWNER

Title if owner is corporation

Parcel Number
130200-5954-27-821923-0000

Parcel Address
215 Main St

Municipality
Beacon City

Owner Name
Norbeh Hall Association Inc *(P)*

Primary Owner Mailing Address
149
Beacon, NY 12508



Parcel Details

Lot Size (acres):	0.09 ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(130200) Beacon City SD
Land Use Class:	(482) Det row bldg		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$100,000	$450,000	$450,000	$450,000	$450,000	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
N (Non-Homestead)	1 (Taxable)	100	$450,000		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2022	7/1/2022	7/1/2021			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	1/1/2000	22001	04266	-	0

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal	CB	(A01) Walk-up apt

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: March 28, 2023

Project Address: 215 Main Street, Beacon NY 12508

Project Architect/Engineer: Sign Contractor - Timely Signs of Kingston, Inc.

Owner/Builder: Norbeh Hall Association Inc. c/o Harold Miller

Contact Phone No.: Jason Karadus - 917-685-8575 Email: jason.karadus@corcorancl.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: Brick / Wood Trim

Roofing: Unknown

Windows: Color: Yellow > Gray Type: _____

Trim: Yellow > Gray

Garage Door: N/A

Stone/Brick: Brick

_____

Signature of Owner

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

Title:

Certificate of Appropriateness - 215 Main Street; Sign

ATTACHMENTS

CCL-Beacon215Main-Layout.pdf

SAS10-Datasheet .pdf

SCorcoran C23032813431.pdf

SCorcoran C23032816070.pdf





CORCORAN STOREFRONT

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Paint to be selected from approved historic color list (Dark Gray)

New aluminum full panel glass door.

INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

Project Manager: Paul Beichert 845-331-8710 x1003
Drawn By: Paul Beichert 845-331-8710 x1003

Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: Corcoran - Beacon 215 Main
File Title: CCL-Beacon215Main-Layout.ai
Date: March 28, 2023

Client Approval: _____
Date: _____

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INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
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(2) Awning Panels open frame sides, painted black. Black Sunbrella Fabric with white text for company name

Single sided hanging sign facing main street. Dimensional letters for Corcoran text. Color bar and country living text in flat vinyl.

1/2" thick dimensional pin mount address numbers.

Vinyl logo on door and windows

INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

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Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: Corcoran - Beacon 215 Main
File Title: CCL-Beacon215Main-Layout.ai
Date: March 28, 2023

Client Approval: _____
Date: _____

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23” x 42” hanging sign - Single-sided - Total of 6.7 sq.ft.

215

6”H x 1/2” thick dimensional pin mount letters in metallic silver





Vinyl lettering on door / windows





HTM Lighting
10” diameter RLM angled shade with
10” straight art bracket.
3000K LED A-10 Bulb.
(see included specs)

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TECHNICAL DATA SHEET

Project Name | Catalog #

Comments | Date

Fovero RLM - Angle Shade With Gooseneck

UL LISTED E502113 | LED Compatible

Features

- Fovero RLM's are manufactured using premium cold rolled steel and die cast zinc, which is then electrostatically sprayed, prior to being oven baked with reliable UV stabilized paint suitable for indoor and outdoor use.
- Each shade comes with a wire length of 96 in.
- Gooseneck Arms I.D. 3/4" with 1-14 Thread
- Takes up to 200W A21 Incandescent Bulb, or any E26 Medium Base LED Bulb.
- Fovero RLM's are UL Listed for Wet Locations [E502113] when using Gooseneck Arms



Specifications

SKU	Description	Dimensions
SAS10-BK	10" Satin Black RLM Angle Shade	Ø10" x 10-3/4" H
SAS10-BZ	10" Architectural Bronze RLM Angle Shade	
SAS10-GA	10" Galvanized Painted RLM Angle Shade	
SAS10-WH	10" White RLM Angle Shade	



SKU	Description
SGN10-XX	10" Gooseneck Arm With Height of 6" w/ Mounting Plate
SGN13-XX	13" Straight Arm With Height of 2" w/ Mounting Plate
SGN15-XX	14-1/2" Gooseneck Arm With Height of 8" w/ Mounting Plate
SGN22-XX	22" Gooseneck Arm With Height of 7-1/2" w/ Mounting Plate
SGN24-XX	24" Gooseneck Arm With Height of 17" w/ Mounting Plate




SAS10-BZ-SGN10-BZ


SAS10-GA-SGN13-GA


SAS10-BK-SGN15-BK


SAS10-WH-SGN22-WH


SAS10-GA-SGN24-GA

HTM Lighting Solutions
6420 Benjamin Road,
Tampa, FL 33634

sales@htm-lighting.com
https://www.htm-lighting.com
Rev: V0619

Tel: +1 (813) 649-8899
Fax: +1 (813) 425-9007

TECHNICAL DATA SHEET

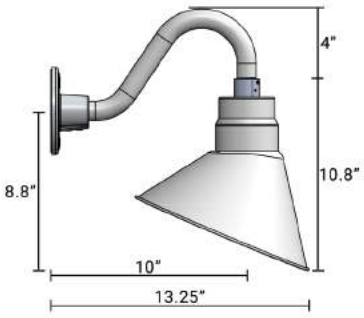
Project Name | Catalog #

Comments | Date

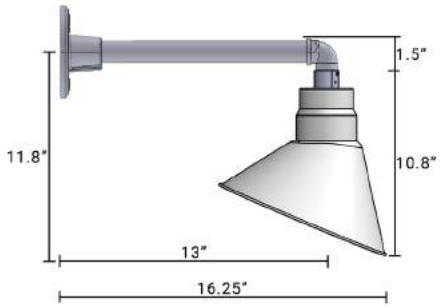
Fovero RLM - Angle Shade With Gooseneck

Ordering Info

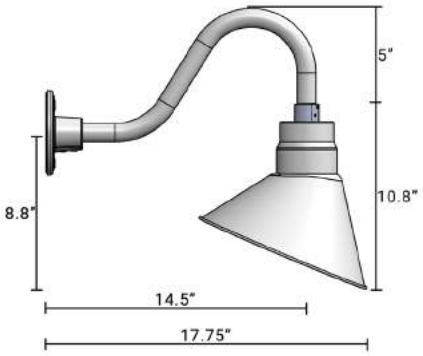
Shade	Finish	Arm Length	Finish
SAS10-	BK (Satin Black)	SGN10 - SGN13 - SGN15 - SGN22 - SGN24 -	BK (Satin Black)
	BZ (Architectural Bronze)		BZ (Architectural Bronze)
	GA (Galvanized)		GA (Galvanized)
	WH (White)		WH (White)



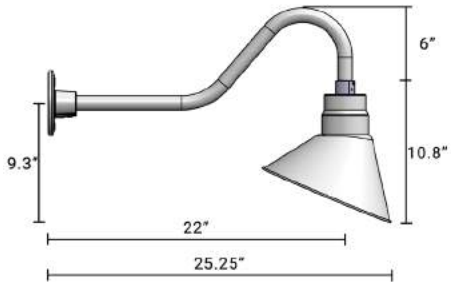
SAS10-XX-SGN10-XX



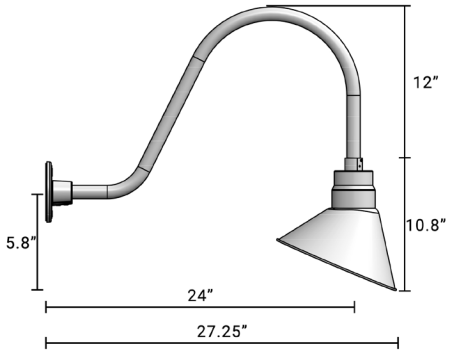
SAS10-XX-SGN13-XX



SAS10-XX-SGN15-XX



SAS10-XX-SGN22-XX



SAS10-XX-SGN24-XX



SAS10-GA-SGN10-GA



SAS10-BK-SGN13-BK



SAS10-WH-SGN15-WH



SAS10-BK-SGN22-BK



SAS10-BZ-SGN24-BZ

HTM Lighting Solutions
6420 Benjamin Road,
Tampa, FL 33634

sales@htm-lighting.com
https://www.htm-lighting.com
Rev: V0619

Tel: +1 (813) 649-8899
Fax: +1 (813) 425-9007

BUILDING DEPARTMENT
City of Beacon

One Municipal Plaza - Suite 1 - Beacon, New York 12508

Application for Sign Permit

INSTRUCTIONS

a. ***This application must be completely filled in and submitted to the Building Inspector.***

b. ***This application must be accompanied by two copies of colored rendering of proposed sign.***

c. ***The plan must include dimensions and square foot calculations.***

d. ***The work covered by this application may not be commenced before the issuance of a sign permit.***

e. ***Upon approval of this application, the Building Department will issue a sign permit to the applicant together with approved, duplicate copy of drawings. Such permit and approved drawings shall be kept on the premises available for inspection throughout the progress of the work.***

f. ***All electrical work to be done by an electrician licensed to work in the City of Beacon and shall comply with the City of Beacon Electrical Code.***

g. ***All work to be done in accordance with the plans and specification and no person shall make any change in said plans and specifications without the written consent of the Building Department.***

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20___
Disapproved: _____ 20___

_____
Building Inspector

Application for Sign Permit

Date MARCH 11, 2023

Address of Sign 215 MAIN STREET, BEACON, NY 12508

PROPERTY OWNER

Name NORBEA HALL ASSOCIATION INC c/o HAROLD MILLER Phone _____
Address 215 MAIN ST, BEACON NY 12508

BUSINESS OWNER

Name of Owner JASON KARAUS/ Corcoli Group Phone (917) 685 8575
Name of Business: CORCORAN COUNTRY LIVING
Type of Business: REAL ESTATE
Address 51-3 EAST MARKET ST, RHINEBEAR, NY 12572

SIGN COMPANY

Name TIMELY SIGNS c/o PAUL BEICHERT Phone _____
Address _____

ELECTRICIAN – (For Illuminated Signs)

Name N/A Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) X Wall ($15) _____ Temporary Sign ($10)

Sign Content: _____
Height of sign (if applicable) _____ Sign Dimensions _____
Type of materials to be used: _____
Means of anchoring: _____

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: NORBETH HALL ASSOCIATION, INC c/o HAROLD MILLER
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.
HAROLD MILLER

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

NONE

Applicant Address: 215 MAIN ST, BEACON, NY 12508
Project Address: 215 MAIN ST, BEACON, NY 12508
Project Tax Grid #: 130200-5954-27-821923-0000
Type of Application: FACADE PAINTING / SIGNAGE

*** 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, HAROLD MILLER, 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. ___

HM

Signature of Owner

OWNER

Title if owner is corporation

Parcel Number
130200-5954-27-821923-0000

Parcel Address
215 Main St

Municipality
Beacon City

Owner Name
Norbeh Hall Association Inc *(P)*

Primary Owner Mailing Address
149
Beacon, NY 12508



Parcel Details

Lot Size (acres):	0.09 ac	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(130200) Beacon City SD
Land Use Class:	(482) Det row bldg		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$100,000	$450,000	$450,000	$450,000	$450,000	$0
Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**		
N (Non-Homestead)	1 (Taxable)	100	$450,000		
Tentative Roll:	**Final Roll:**	**Valuation Date:**			
5/1/2022	7/1/2022	7/1/2021			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	1/1/2000	22001	04266	-	0

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(3) Normal	CB	(A01) Walk-up apt

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: March 28, 2023

Project Address: 215 Main Street, Beacon NY 12508

Project Architect/Engineer: Sign Contractor - Timely Signs of Kingston, Inc.

Owner/Builder: Norbeh Hall Association Inc. c/o Harold Miller

Contact Phone No.: Jason Karadus - 917-685-8575 Email: jason.karadus@corcorancl.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: Brick / Wood Trim

Roofing: Unknown

Windows: Color: Yellow > Gray Type: _____

Trim: Yellow > Gray

Garage Door: N/A

Stone/Brick: Brick

_____

Signature of Owner

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