COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

May 9, 2023
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue Public Hearing on application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC
2. Public Hearing on application for Site Plan Approval, 3-story Retail/Commercial, 536 Main Street, submitted by HRSM LLC
3. Continue review of application for Subdivision Approval, 3-lot residential, 44 Kent Street, submitted by Hardy Homes LLC
4. Continue review of application for Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC
5. Continue review of application for Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC and referred to Planning Board by City Council
6. Review application for Site Plan Amendment, 511 Fishkill Avenue, submitted by Diamond Properties
7. Review application for Site Plan Approval and Special Use Permit, personal wireless service facility, 375 Washington Avenue, submitted by Verizon Wireless of the East, LP (dba Verizon Wireless)

Miscellaneous Business

1. Consider request for one 90-day extension of Site Plan, Special Use Permit, and Subdivision (lot merger) Approval, 62 units, 16 W Main Street, submitted by Farrell Building Company.

Architectural Review

1. Certificate of Appropriateness - 456 Main Street; Facade
2. Certificate of Appropriateness - 169-175 Main Street; Facade

City of Beacon Planning Board Agenda
05/09/2023

Title:

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

ATTACHMENTS

4-25-23 1113 Wolcott Supplemental PB Submission Cover letter.pdf

Exhibit A - Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated 4-25-23.pdf

Exhibit B - Response to Comments Memorandum prepared by Hudson Land Design dated 4-25-23.pdf

Exhibit C - Letter of Support.pdf

Prophecy Theater Application Acoustical Analysis April 25 2023.pdf

Site Plan Set 4-25-23.pdf

1113 Wolcott Public Comment Gallina.pdf

1113 Wolcott Public Comment Letter Wall.pdf

1113 Wolcott Public Comment Samuelson.pdf

1113 Wolcott Public Comment Bummele.pdf

1113 Wolcott Public Comment Borenstein.pdf

1113 Wolcott Public Comment Shriftman.pdf

1113 Wolcott Public Comment Semra.pdf

1113 Wolcott Public Comment Skidmore Carlin.pdf

1113 Wolcott Public Comment Rivlin.pdf

1113 Wolcott Public Comment RRV13.pdf

1113 Wolcott Public Comment Romano.pdf

1113 Wolcott Public Comment Shriftman2.pdf

1113 Wolcott Public Comment Riley.pdf

1113 Wolcott Public Comment Wall.pdf

1113 Wolcott Public Comment Kent.pdf

1113 Wolcott Public Comment River Ridge Views Letters.pdf

Engineer Review 1113 Wolcott 05-04-23.pdf

1113 Wolcott Public Comment letter Rivkind.pdf

1113 Wolcott Public Comment Simmons Bloom.pdf

1113 Wolcott Public Comment View RRV Hammond Plz.pdf

1113 Wolcott Public Comment Bloom.pdf

1113 Wolcott Public Comment Hammond Plaza Residents.pdf

1113 Wolcott Public Comment Rodriguez.pdf

1113 Wolcott Public Comment DeNat.pdf

1113 Wolcott Public Comment Phillips.pdf

1113 Wolcott Public Comment Nowillo.pdf

1113 Wolcott Public Comment Pietrzak.pdf

Planner Review 1113 Wolcott Av 5.8.23.pdf

1113 Wolcott Public Comment Jaffe.pdf

5-8-23 1113 Wolcott Supplemental Planning Board Submission Cover Letter(5668466.1).pdf

Acoustical Supplemental Report prepared by B. Laing Associates dated May 3,

2023(5668446.1).pdf

5-8-23 1113 Wolcott Supplemental Planning Board Submission Cover Letter(5668466.1).pdf

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

April 25, 2023

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

Dear Chairman Gunn and Members of the Planning Board:

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

As this Board is aware, the Applicant adjourned its continued Public Hearing scheduled for April 11, 2023 in light of the Board's pending site visit to the Premises, which was held on April 14, 2023. During the site visit, members of the Planning Board (both past and present) and members of the public and neighboring developments walked the Premises. Specifically, the Applicant provided a tour for all parties present of the existing church, rectory, and cemetery and showed the expansive church hall area while highlighting the reduced maximum capacity proposed for the adaptive re-use of the historic structure in contrast to existing church seating capacity of 336 people. Representatives of the new River Ridge development then provided a private tour of their properties without the Applicant or its representatives, and we understand that tour also included stops by the residences at Hammond Plaza, The Views and West End Lofts.[1]

The Applicant looks forward to returning to the Board for the May 9, 2023 continued Public Hearing, at which time the Applicant respectfully requests the Board consider completing the

[1] Note: In addition to the prior verbal and written statements in support of the Project provided in advance of and at Planning Board meetings, the Applicant also recently received a letter of support from Donna Mikkelsen, who we understand resides at West End Lofts in the apartment nearest to the Premises' north driveway. Notably, the letter of support attests to the elevated sound levels surrounding the area along Route 9D (Wolcott) that results from existing vehicle and foot traffic patterns. A copy of this letter is enclosed as **Exhibit C** for the Board's review.

environmental review of the Project in accordance with the State Environmental Quality Review Act ("SEQRA").

ADDITIONAL SITE PLAN REFINEMENTS & REMOVAL OF CONNECTION TRAIL IN CEMETERY:

The enclosed Site Plan Set details additional site plan refinements requested by the City's Consultants. These refinements include the removal of the proposed stairs down to the cemetery and up to Beekman Street, as these items are no longer necessary given the Applicant's elimination of the proposed walking path from Beekman Street to Wolcott Avenue, which elimination was requested by the Planning Board and its Consultants at the Board's March 28th meeting. The refined Site Plan set also includes revised seating arrangements in the church's conference/event space, which reflect the Applicant's further capacity reduction for maximum occupancy events from 180 down to 150 attendees. Specifically, two (2) seating options are detailed on Sheets 6: Stage and Seating and 7: Event Configuration, both of which maintain the maximum 150 attendee capacity.

Finally, the Site Plan Set includes detailed notes regarding the Applicant's proposed sound mitigation measures, including the acoustical material to be installed on the interior of the church windows, tongue-in-groove construction of the proposed 6.0' tall rough cedar sound-dampening fence, fencing surrounding the HVAC equipment that is a minimum 1.0' taller than any exhausts, 95 dB(A) limit on all amplified sound measured from the eastern wall of the conference/event space, automatic doors accessing the deck from the café, and solid fillings within any opening of the brick wall extending from the back of the existing church to the edge of the deck. *See* Sheet 1. As detailed in the Applicant's prior submissions and Acoustical Reports, these measures, when combined with the existing structures on the property and surrounding built environment, will effectively mitigate noise from inside the conference/event space and act as noise reduction barriers for patron's voices and vehicles using the driveway and rear parking areas.[2]

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

[2] Note: The Applicant has not received any further comments from the City's Sound Consultant in response to the Acoustical Supplemental Report prepared by B. Laing Associates, dated March 31, 2023 or from the City's Planning Consultant in response to the Applicant's March 31, 2023 supplemental submission to the Board. Should any further comments be provided in advance of the Board's May 9th meeting Agenda, the Applicant respectfully reserves the ability to supplement its submission to include any applicable responses to comments from the City's Consultants at that time for consideration at the continued Public Hearing on the Project.

memoranda prepared by the City's Engineering Consultant, Lanc & Tully, dated April 5, 2023 (the "Engineering Comments Memorandum").

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated April 25, 2023, (the "Architect Response to Comments Memorandum"). *See* **Exhibit A** – Architect Response to Comments Memorandum;[3] and
- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated April 25, 2023 (the "HLD Response to Comments Memorandum"). *See* **Exhibit B** – HLD Response to Comments Memorandum.

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 April 25, 2023, numbered and titled as follows:

- Sheet 1 of 16 Site Plan;
- Sheet 2 of 16 Full Site Plan;
- Sheet 3 of 16 Existing Conditions & Demolition Plan;
- Sheet 4 of 16 Landscape & Lighting Plan;
- Sheet 5 of 16 Hotel Building Plans & Elevations;
- Sheet 6 of 16 Conference/ Event Plans;
- Sheet 7 of 16 Conference/ Event Plans 2;
- Sheet 8 of 16 Conference Center Elevations;
- Sheet 9 of 16 Grading & Utility Plans;
- Sheet 10 of 16 Erosion and Sediment Control Plan;
- Sheet 11 of 16 Vehicle Tracking Plan;
- 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.

[3] Note: For ease of review by the City's Consultants, we have reincluded the Applicant's response to the Planning Consultant's March 10, 2023 Comment Memorandum within **Exhibit A.**

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 April 25, 2023, providing responses to the Planning and Engineering Comments Memoranda; and

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated April 25, 2023, providing responses to the Engineering and Planning Comments Memoranda; and

Exhibit C: Letter of Support for the Project from Donna Mikkelsen, dated March 30, 2023.

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. The Applicant respectfully submits that the forgoing and the previously submitted correspondence, consultant responses, traffic and parking studies and assessments, and acoustical reports, in addition to the Applicant's numerous appearances before this Board demonstrate that the Project and its various 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. The Applicant respectfully request the Board act under SEQR to adopt a Negative Declaration at the May 9th Planning Board meeting.

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

April 25, 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 letter dated April 5, 2023. Please also refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated April 5, 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 have been 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 letter for responses to additional engineering comments.

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

General Comments

1. Hudson Land Design has responded under separate cover.

2. Hudson Land Design has responded under separate cover.

Sheet 1 of 16 - Site Plan

1. Hudson Land Design has responded under separate cover.

2. The gate to the cemetery will remain as shown on the plans to prevent people from walking into the cemetery area. The note on the site plan was revised.

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

April 25, 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 April 5, 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.

Lanc & Tully April 5, 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. The trail through the cemetery has been removed. As such, the stairs down to the cemetery and up from Beekman Street are no longer needed and have been removed from the plan.
2. Aryeh Siegel has responded to this comment under separate cover.

Please find five (5) hard copies of the revised site plan set for continued review. We look forward to discussing this project at your May 9, 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)

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

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

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

April 25, 2023

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

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

Dear Mr. Gunn,

We have received and reviewed the following new document:

> Re: Acoustical Supplemental Report #3 – Prophecy Theater LLC – Proposed Event Space/Conference Center and Hotel, Beacon, NY, prepared by B. Laing Associates, dated March 31, 2023 (Applicant's Report).

Herewith are our comments.

Section 1.0 Monitoring reiterates points previously made by the applicant, and responded to in our previous comments. The sound levels referred to are those measured at Location #1, immediately adjacent to Wolcott Avenue. It is more appropriate to refer to the levels measured at Location #2, adjacent to the West End Lofts, when focusing on the potential impacts on the West End Lofts, which is the focus of this filing.

Section 2.0 summarizes current areas of agreement, subject to the comments either made in writing or in testimony (e.g., interior sound production is likely to meet the daytime permissible sound level limits at the property lines if there is a "series of divided and separated interior spaces between the venue and the exterior doors," (applicant's report 2/28/23, p.3, item F)).

Section 3.0 Northern Barrier Insertion Losses is the major focus of the current filing and includes associated sound propagation charts in Appendix A of the report. There are several significant errors in the assumptions and calculations.

Applicant's report appropriately determined that the sound pressure level of a medium truck at cruise throttle is 68 dBA from the FHWA Traffic Noise Model Technical Manual, dated December 2019 (FHWA Manual). However, Applicant's Report failed to indicate that 68 dBA is from measured data at 50 feet (approximately 15 meters) and consider this in their calculations. The distance from a medium truck operating in the driveway of the proposed facility adjacent to the West End Lofts is stated in Applicant's Report to be 31 feet (9.5 meters). We agree with this distance. However, being that the distance between the source (truck) and the receiver (West End Lofts) is 31 feet – not 50 feet – the sound pressure level from the trucks at 31 feet is 72 dBA, assuming there is no sound fence in the sound path.

That said, the sound fence is only capable of attenuating about 10 dBA, at maximum. Based on these conservation estimates the lowest reasonably possible sound level received at the West End Lofts (at any elevation) would be approximately 62 dBA. This sound level is 7 dBA above Beacon's daytime permissible limit of 55 dBA.

Furthermore, throughout Applicant's Report there are miscalculations due to the fact that it treats decibels as arithmetic, not logarithmic, which they are. Decibel levels cannot simply be added, subtracted or divided.

This lead to miscalculating the energy distribution due to subsource heights provided in the FHWA Manual. The percentage of sound energy associated with each subsource must be calculated on an energy basis, not by simple arithmetic calculation. When calculated on an energy basis for the upper subsource height (35%) the resultant sound level is 63 dBA based on 68 dBA at 50 feet (from the FHWA Manual), and 67 dBA based on 72 dBA at 31 feet (actual distance between the driveway and West End Lofts).

The same miscalculation was performed for the lower subsource height. The resultant sound levels, performed on an energy basis, would be 66 dBA based on 68 dBA at 50 feet (ibid) and 70 dBA based on 72 dBA at 31 feet.

Another significant issue is with the use of the Sound Propagation Level Calculator charts (Charts) in Appendix A of Applicant's Report. The sound level that is to be inputted to these Charts is a Sound Power Level, not a Sound Pressure Level. The sound level data provided in the FHWA Manual is a Sound Pressure Level. These are not interchangeable. As such, the resultant data from these Charts is not accurate, in a significant manner.

The attempt by the Applicant to apportion sound energy to the two subsource heights provided in the FHWA Manual is reasonable but the manner in which it was performed was not accurate.

A reasonable approach to assess the effect on the adjacent West End Loft apartments of medium-sized trucks operating on the project driveway is as follows:

The sound emission level of a medium-sized truck, as provided in the FHWA Manual, is 68 dBA at 50 feet when operated below 10 MPH and at cruise throttle. The project driveway which these trucks will operate on is 31 feet from the southern façade of West End Lofts. As such, the sound emission level of 68 dBA at 50 feet becomes 72 dBA at 31 feet.

The subsource heights reported in the FHWA Manual apportions the contribution of sound energy from the lower height of zero (0) feet (tire/road noise) and five (5) feet (engine/exhaust/ aerodynamic noise) associated with a medium-sized truck. The calculations on a logarithmic basis, as is necessary, are as follows:

- Upper subsource height (5 feet) = 72 dBA x 35% = 67 dBA
- Lower subsource height (0 feet) = 72 dBA x 65% = 65 dBA

A reasonable assumption can be made that if the line-of-sight between the sound source and the receiver (1st-, 2nd- and 3rd -floor windows at West End Lofts) is just "broken" (i.e., the sound path is interrupted) the sound fence is providing approximately 5 dB of reduction. If the sound path is more substantially interrupted, the reduction is approximately 10 dB. The Summary Table shows to what extent the sound path for the two subsource heights are interrupted by the sound fence and the resulting sound levels received at the windows on each floor of the West End Lofts.

Summary Table: Resultant combined sound level (dBA) received at windows on each floor.

Window location	Sound level at window – unmitigated by sound fence (dBA)	Estimated (dB) Reduction due to sound fence (insertion loss)	Resultant sound level (dBA) due to sound fence for each subsource height	Resultant combined sound level (dBA) received at window
1st Floor				
Upper subsource	67	10	57	59
Lower subsource	65	10	55	
2nd Floor				
Upper subsource	67	5	62	63
Lower subsource	65	10	55	
3rd Floor				
Upper subsource	67	0	67	68
Lower subsource	65	5	60	

These levels will exceed the daytime permissible sound level limits in Beacon's Noise Code, should it be determined that the limits apply to vehicles on site. This was discussed in our report dated March 24, 2003, page 3. Further it should be noted that other potential uses for this site might result in similar vehicular activity in that driveway.

It may be useful to review these levels in comparison with the US Housing and Urban Development (HUD) interior noise standard to determine if an appreciable noise disturbance can be expected in the apartments at the West End Lofts when a medium-sized truck is passing the residential complex. The HUD interior standard is 45 dBA with the windows closed. If we make a reasonable assumption that the windows at the West End Lofts provide 25 dB of transmission loss (i.e., sound reduction) the resultant interior sound levels will be as follows:

- 1st floor: 59 dBA – 25dB = 34 dBA
- 2nd floor: 63 dBA – 25 dB = 38 dBA
- 3rd floor: 68 dBA – 25 dB = 43 dBA

While these levels indicate that the trucks will be audible within the apartments, they are below the HUD interior standard of 45 dBA.

It is noteworthy that the HUD interior standard uses a metric known as an LDN (i.e., 24-hour daytime/nighttime average sound level with a nighttime, 10 PM to 7 AM, penalty of 10 dBA). In this case, the sound emission level associated with a medium-sized truck is a maximum sound level (Lmax). Comparing an Lmax sound level to the HUD standard is more conservative and is made even more so since the Prophecy Theater will not be operating at nighttime hours.

The analysis did not consider automobiles operating on the project driveway as their sound emission level is 54 dBA at 31 feet which is significantly lower than that of medium-sized trucks, they would not cause an exceedance of the City of Beacon's daytime permissible sound level limit (55 dBA) and they provide no appreciable concern of acoustical impacts for the West End Loft residents.

Applicant has not performed an analysis of the off-site impacts resulting from vehicles accelerating to cruising speed on Wolcott Avenue. It should be noted, however, that there is a signaled crosswalk on Wolcott Avenue located approximately 10 feet to the north of the entrance to the project driveway. As such, there are vehicles that accelerate from a stop at the same location.

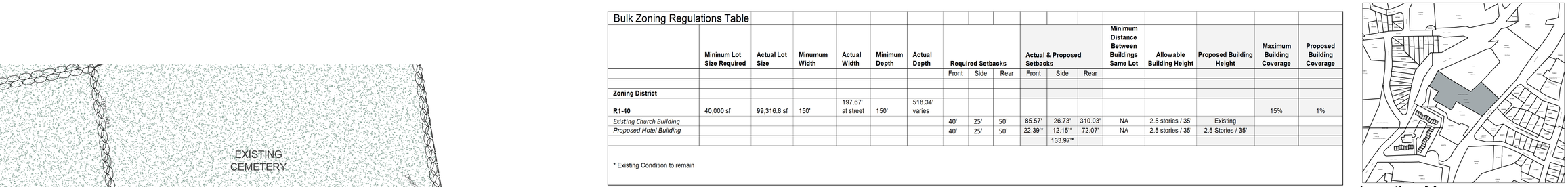
Sincerely,

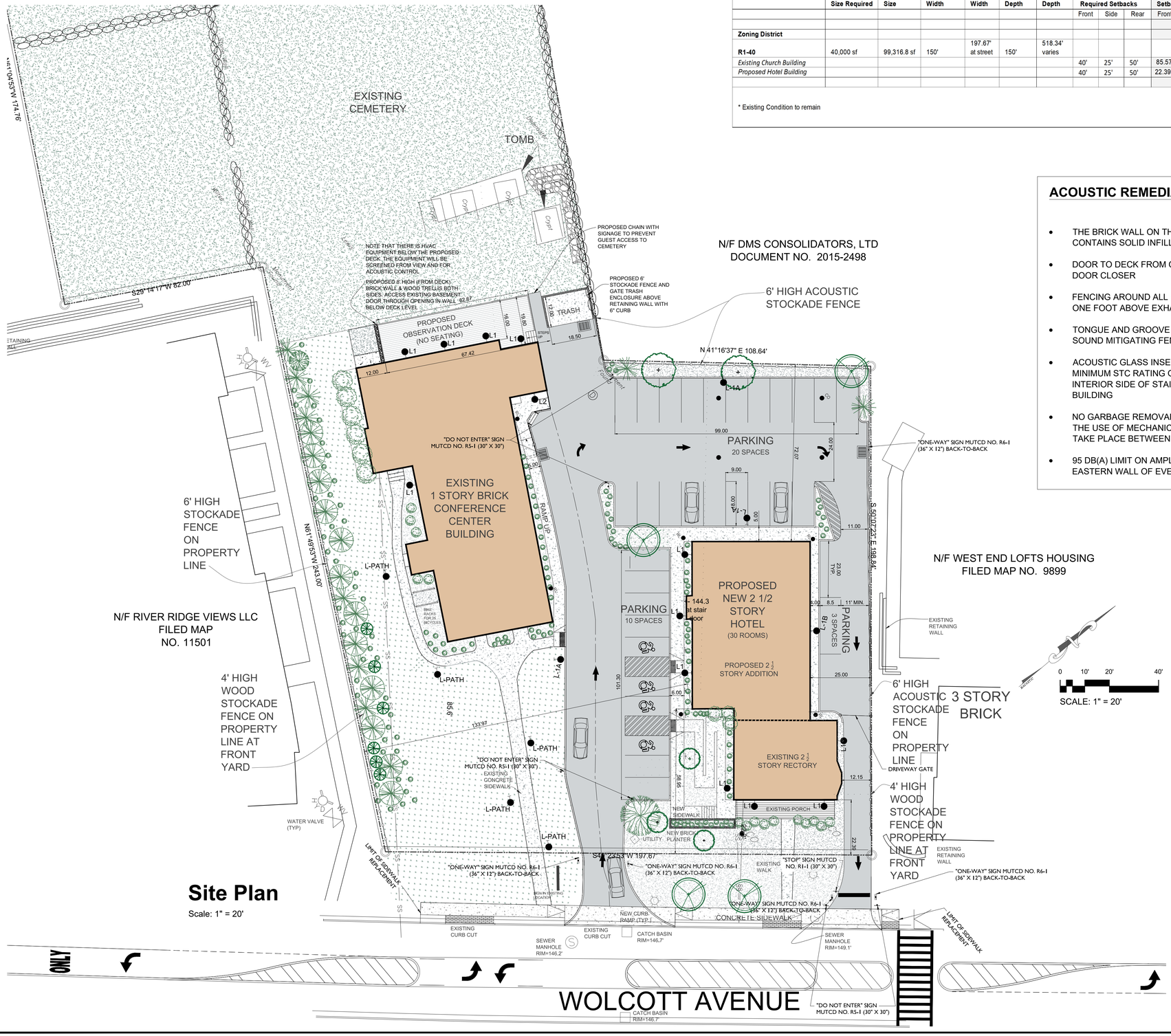


Eric M. Zwerling, M.S., INCE, ASA
President

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'

ACOUSTIC REMEDIATION MEASURES

- THE BRICK WALL ON THE WEST SIDE OF THE DECK CONTAINS SOLID INFILL MATERIAL
- DOOR TO DECK FROM CAFE WILL HAVE AN AUTOMATIC DOOR CLOSER
- FENCING AROUND ALL HVAC UNITS WILL BE A MINIMUM OF ONE FOOT ABOVE EXHAUST
- TONGUE AND GROOVE CONSTRUCTION OF ROUGH CEDAR SOUND MITIGATING FENCE (NORTH FENCE)
- ACOUSTIC GLASS INSERTS (MINIMUM OF ONE PANE WITH A MINIMUM STC RATING OF 10) TO BE INSTALLED ON INTERIOR SIDE OF STAINED GLASS WINDOWS IN EVENT BUILDING
- NO GARBAGE REMOVAL OR LOADING/UNLOADING WITH THE USE OF MECHANICAL/POWERED EQUIPMENTWILL TAKE PLACE BETWEEN 9:00 P.M. - 7:00 A.M
- 95 DB(A) LIMIT ON AMPLIFIED SOUND AS MEASURED FROM EASTERN WALL OF EVENT/HALL SPACE

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.

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18	04/25/23	REVISED PER PLANNING BOARD COMMENTS	AJS

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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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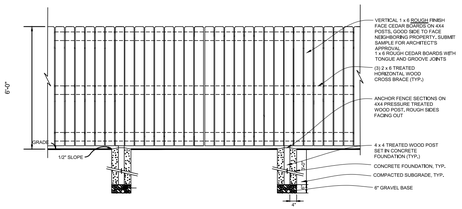
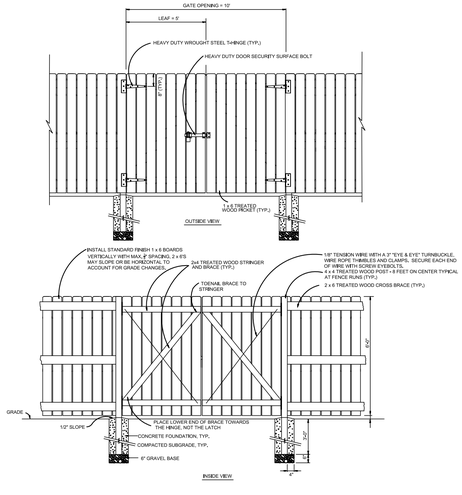
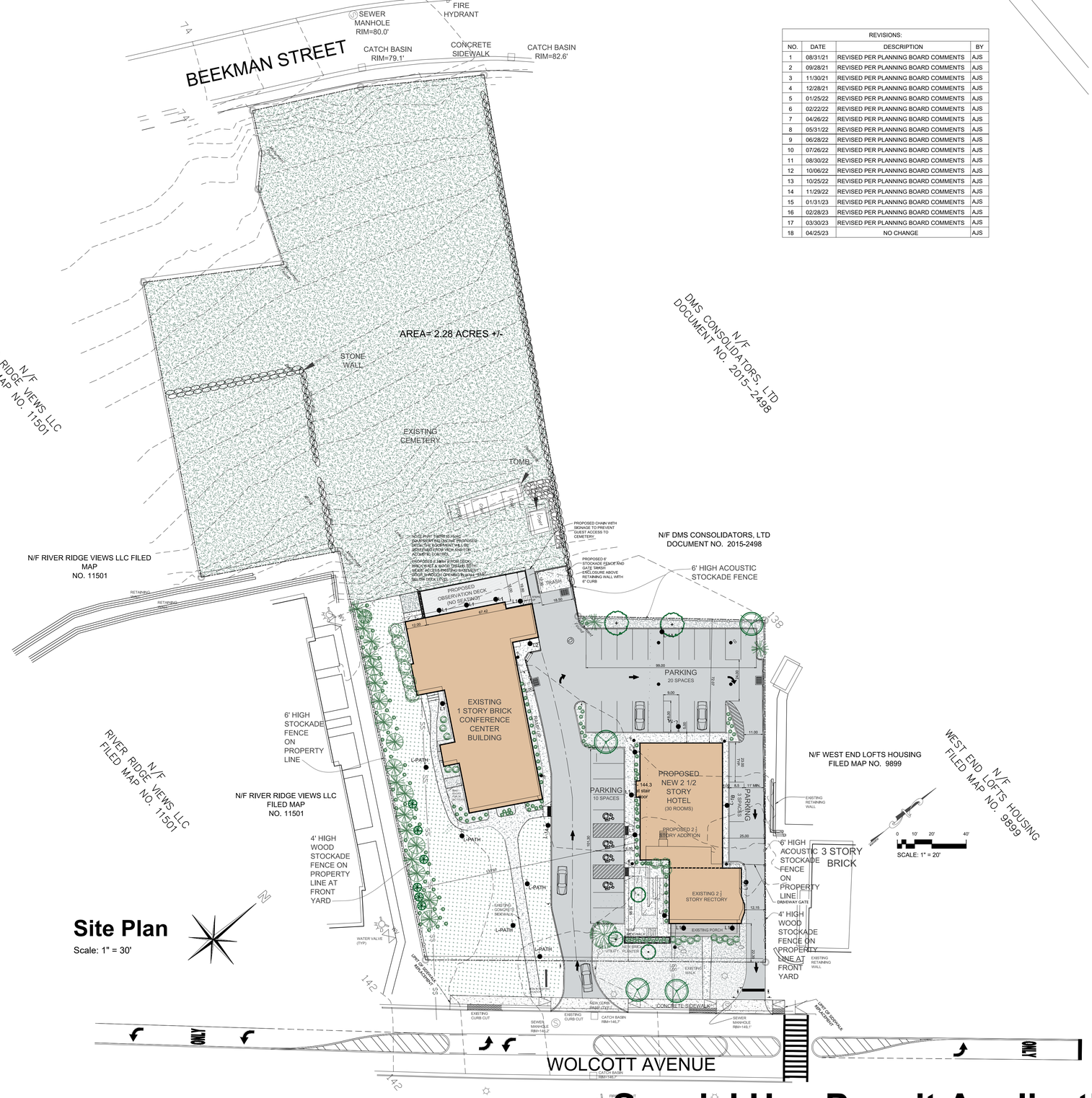


ACOUSTIC WOOD FENCE DETAILS

Acoustic Fence Details



Stockade Fence Details



Site Plan

Scale: 1" = 30'

Special Use Permit Application

Sheet 2 of 16 - Full Site Plan

1113 Wolcott Avenue

Beacon, New York
Scale: 1" = 30'
June 29, 2021

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

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

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

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

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

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

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18	04/25/23	NO CHANGE	AJS

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'
S 50°07'23" E 198.84'
GARBAGE
CONCRETE SIDEWALK
RETAINING WALL
N/F
WEST END LOFTS HOUSING
FILED MAP NO. 9899
GRAVEL PARKING
3 STORY BRICK
REMOVE EXISTING GRAVEL DRIVEWAY
REMOVE EXISTING STAIR AND PORCH
2 STORY FRAME
13.7'
BLACKTOP PARKING
REMOVE EXISTING ADDITIONS TO BUILDING
REMOVE EXISTING WALK
22.3'
UTILITIES
S40°23'53"W 197.67'
EXISTING SIGN
WOLCOTT AVENUE
CONCRETE SIDEWALK
AREA OF SIDEWALK REPLACEMENT
SEWER MANHOLE RIM=149.1'
REMOVE EXISTING SHRUBS (TYP)
LIGHT POST (TYP)
CATCH BASIN RIM=146.7'
FIRE HYDRANT (TYP)
SEWER MANHOLE RIM=146.2'
CATCH BASIN RIM=146.7'
WATER VALVE (TYP)
1 STORY BRICK CHURCH
28.7'
REMOVE BLACKTOP DRIVEWAY
85.6'
CONCRETE SIDEWALK
N61°49'53"W 243.00'
2 STORY FRAME
S29°14'17"W 82.00'
N61°04'53"W 174.76'
N68°54'53"W 46.42'
S32°45'07" E 82.36'
RETAINING WALL
N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501
N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501

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:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
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175 WALSH ROAD PO BOX 1
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Landscape Designer:
Landscape Restorations
7 Creek Drive
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1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 20'
June 29, 2021



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.

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

Planting and Landscape Notes

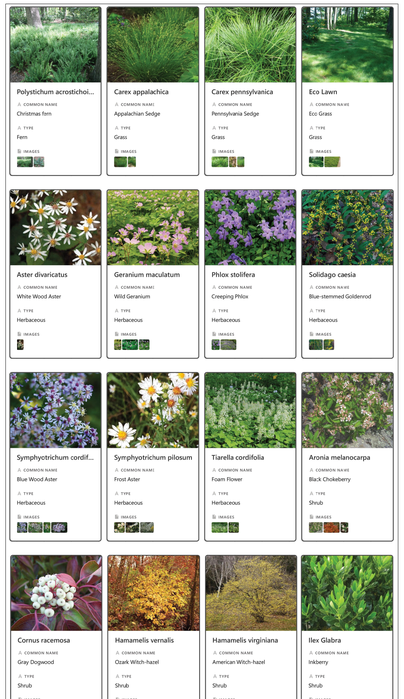
1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval 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.

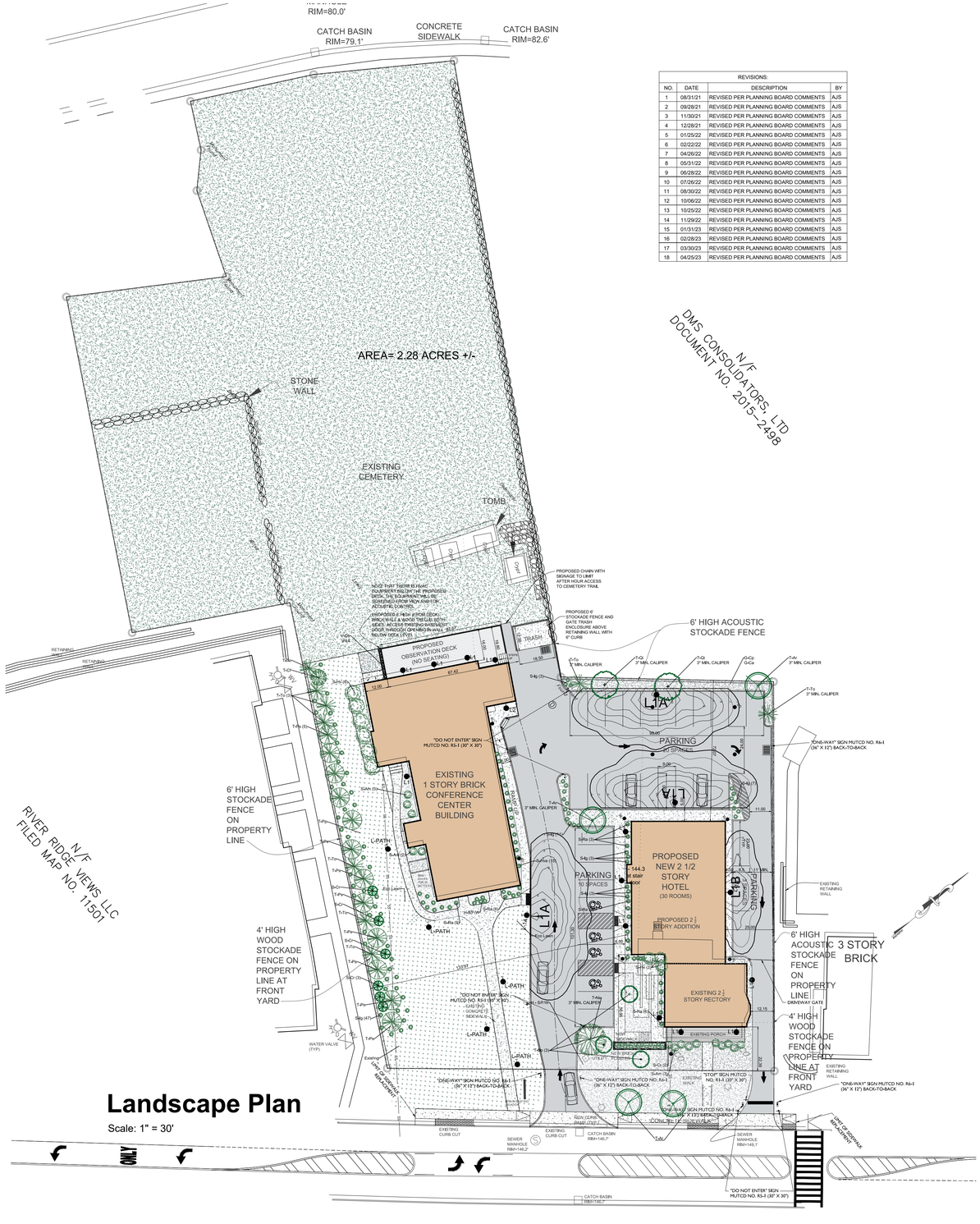


POLE MOUNTED LIGHT (L1B)

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

Illustrated Plant List





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:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

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



Elevation: Side Facing Church

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



Elevation: Rear

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



Elevation: Side

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



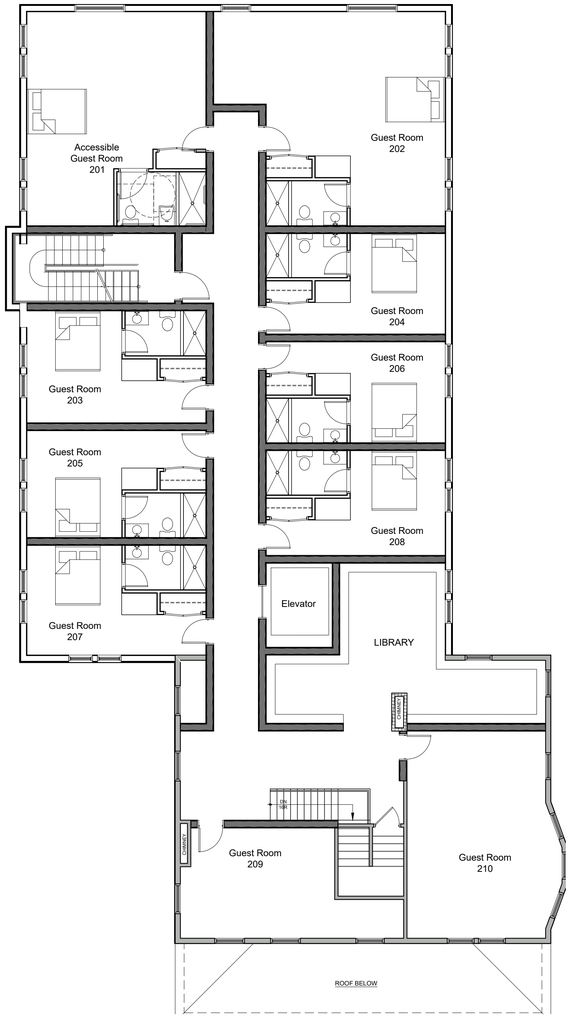
Elevation: Front - Facing Wolcott

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



3rd Floor Plan: Hotel

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



2nd Floor Plan: Hotel

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



1st Floor Plan: Hotel

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



View



View

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Special Use Permit Application

Sheet 5 of 16 - Hotel Plans & Elevations

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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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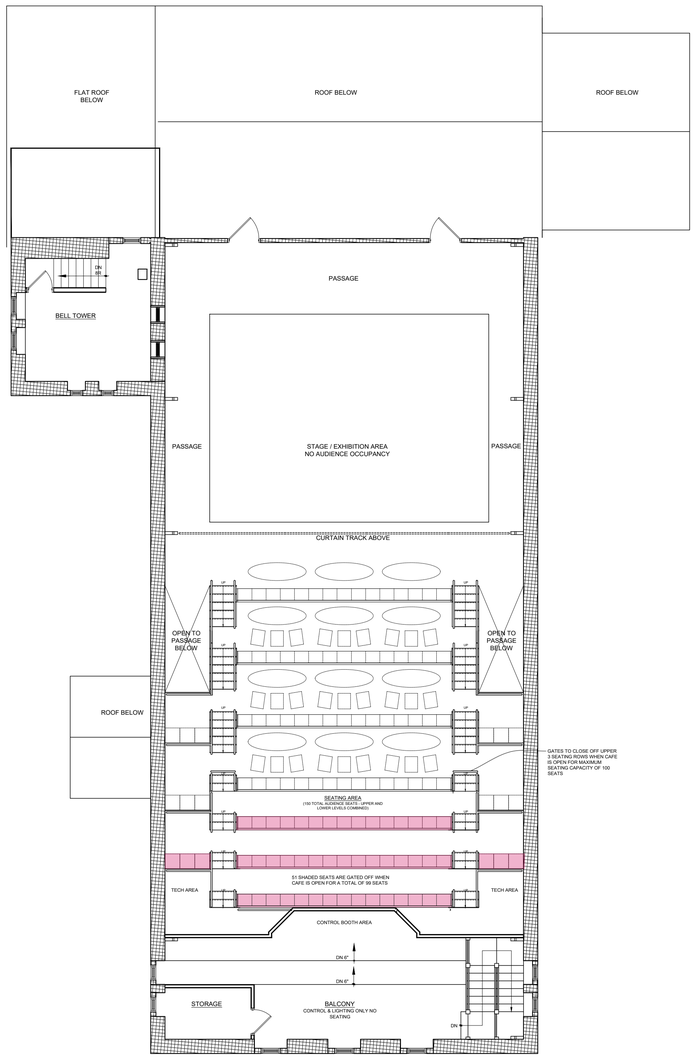
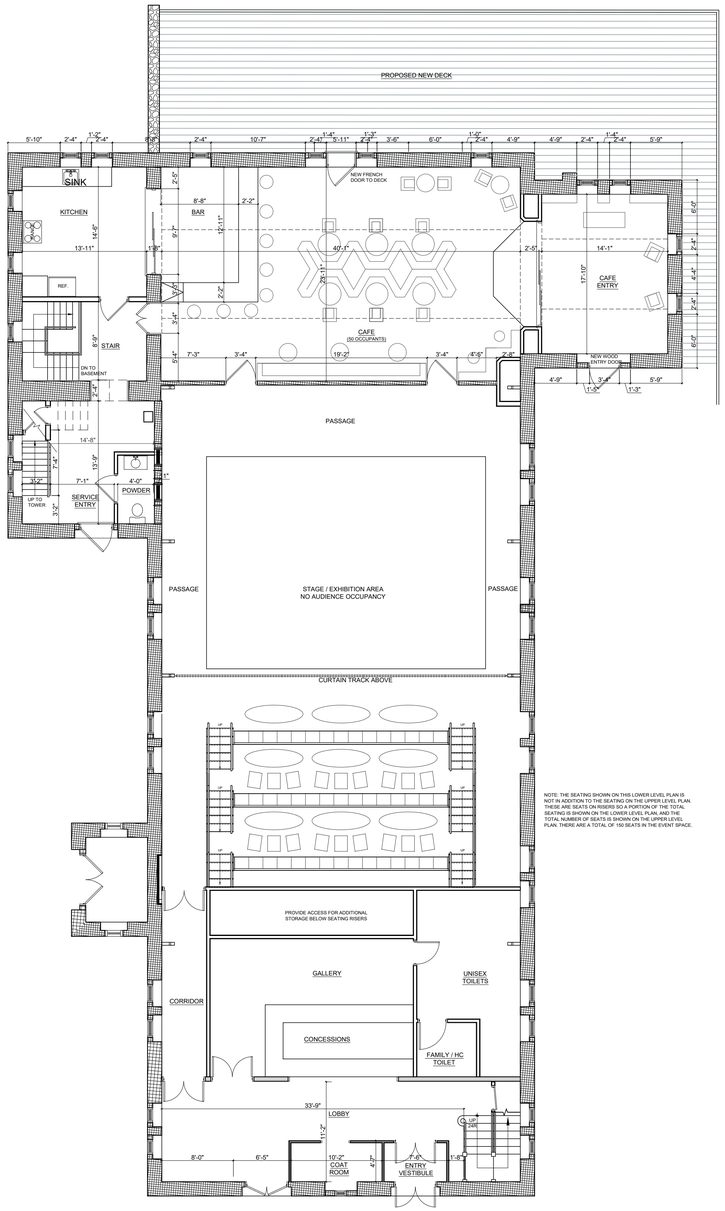


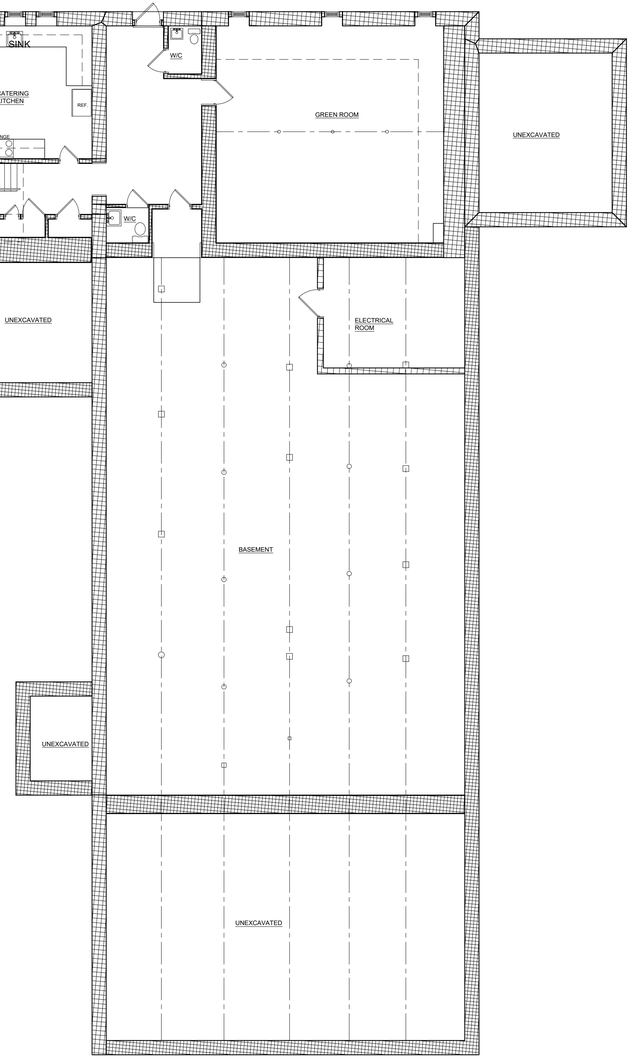
Upper Level Plan: Conference Center: Stage and Seating Configuration

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



Main Level Plan: Conference Center: Stage and Seating Configuration

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



Basement Plan: Conference Center

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

Special Use Permit Application

Sheet 6 of 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

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

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

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

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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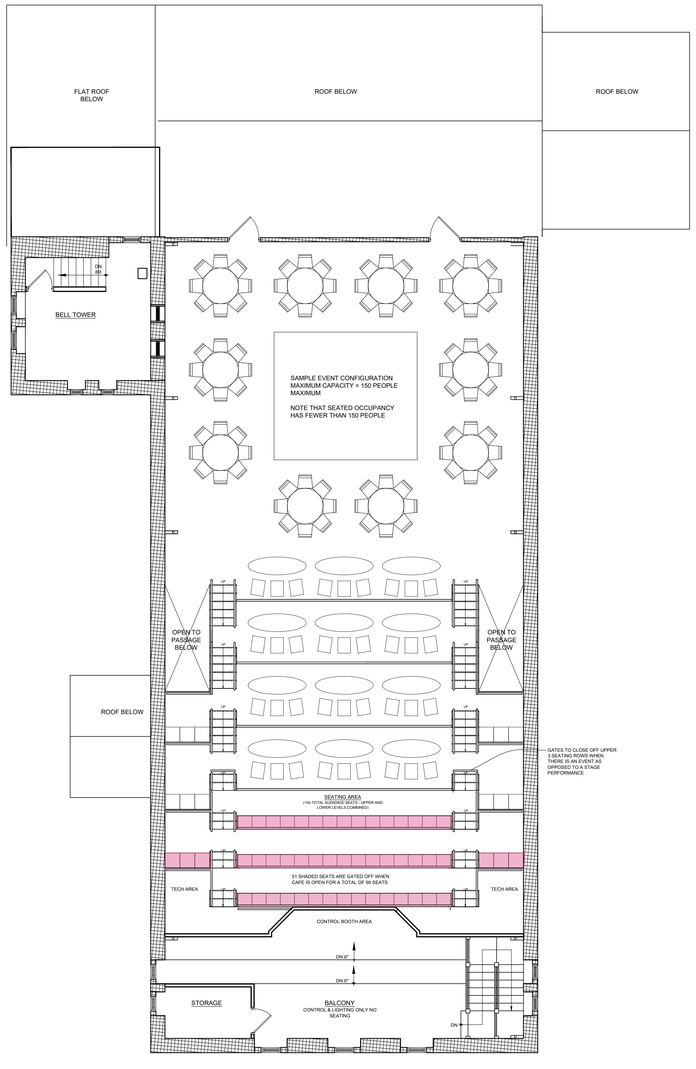
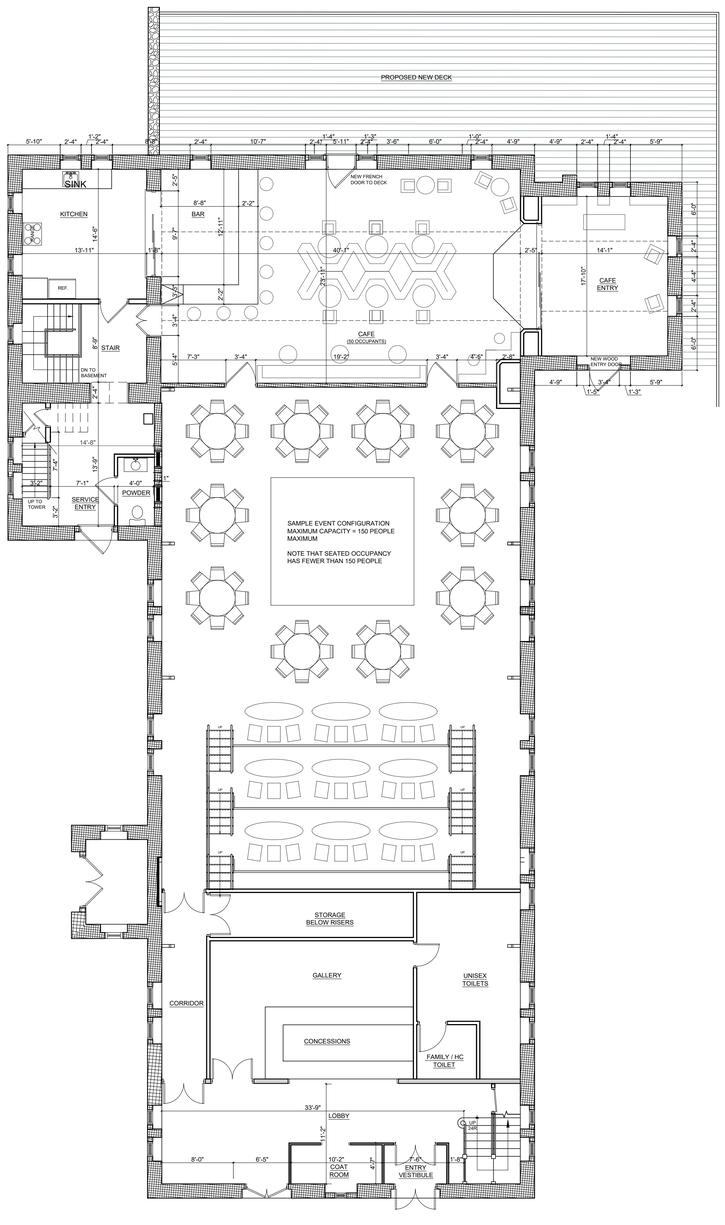


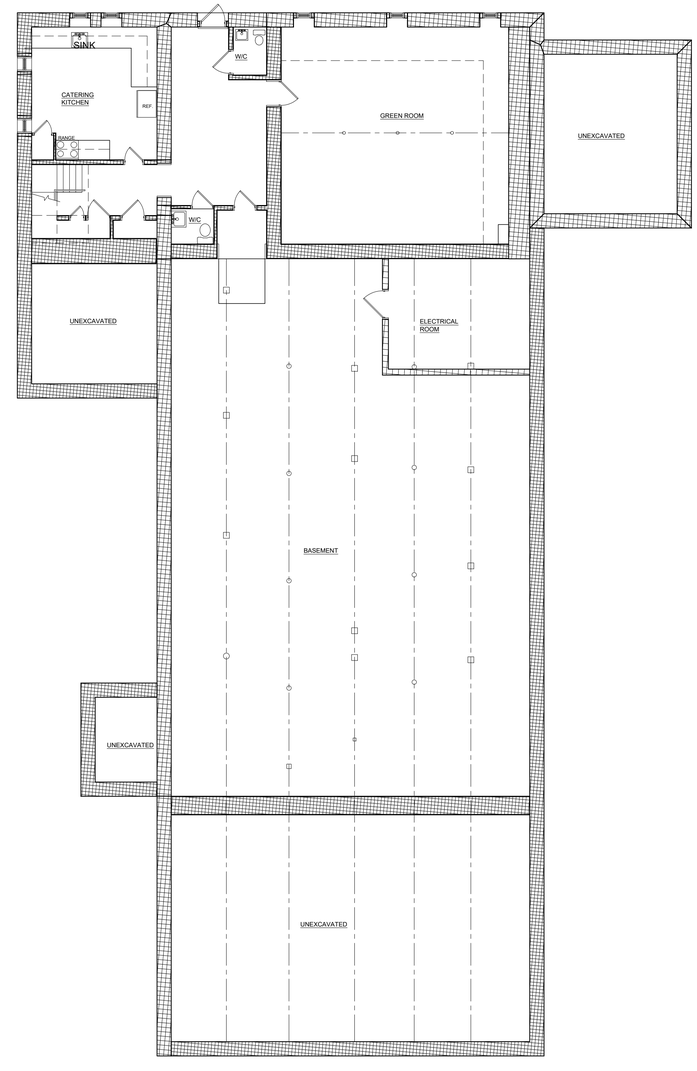
Upper Level Plan: Conference Center: Event Configuration

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

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
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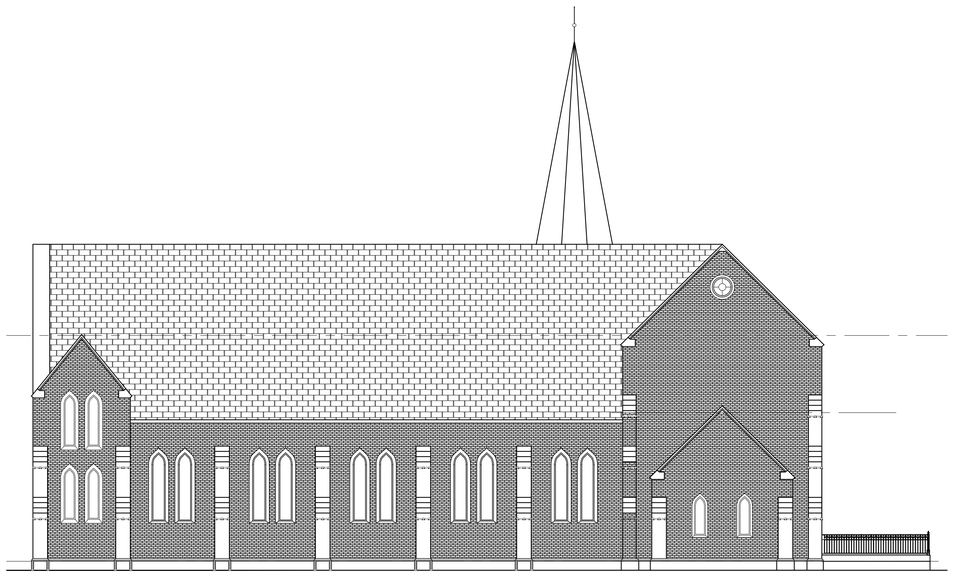
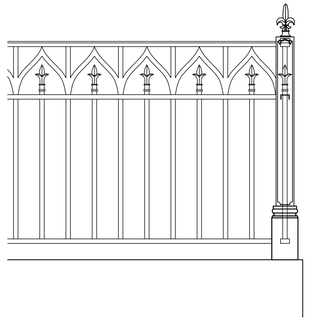


Elevation: Conference Center Building - North

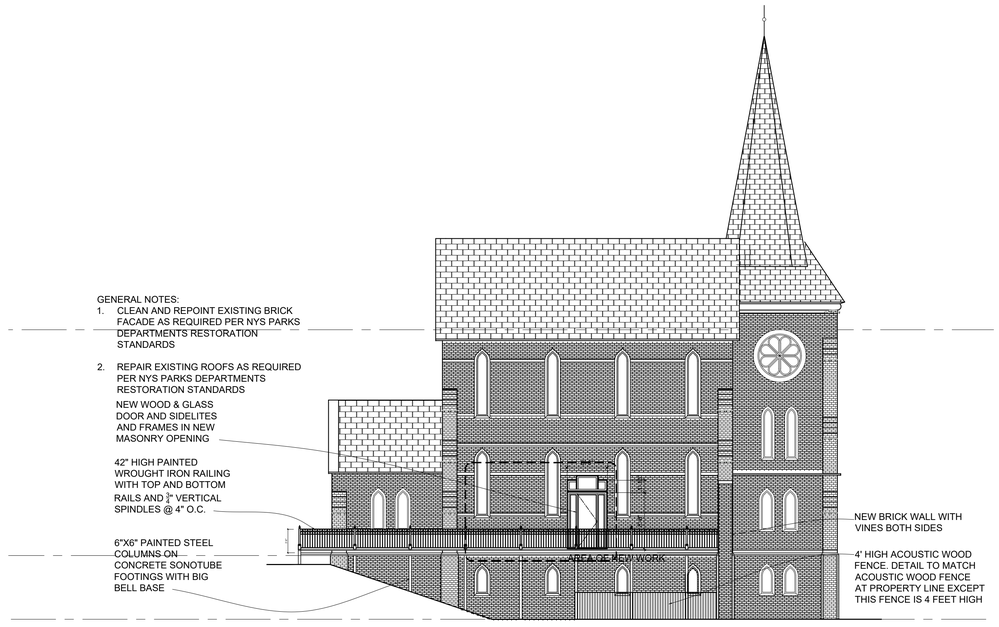
Scale: $\frac{3}{32}$" = 1'-0"



Enlarged View: Railing

Scale: 1" = 1'-0"

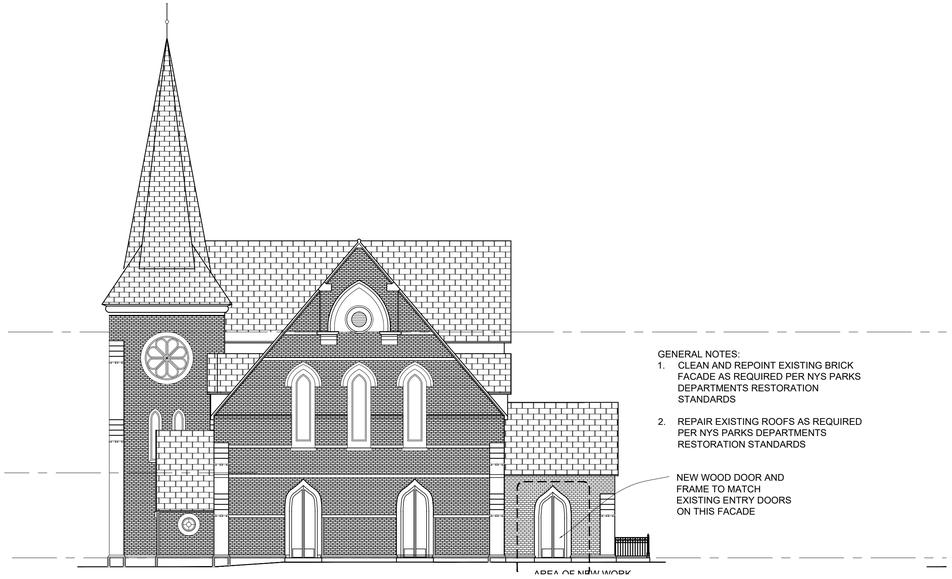
NOTE: THE RAILING CONFIGURATION WILL BE SIMILAR TO THE RAILING SHOWN, BUT MAY DIFFER IN FINAL DETAILING DEPENDING ON THE FABRICATOR SELECTED.



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

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
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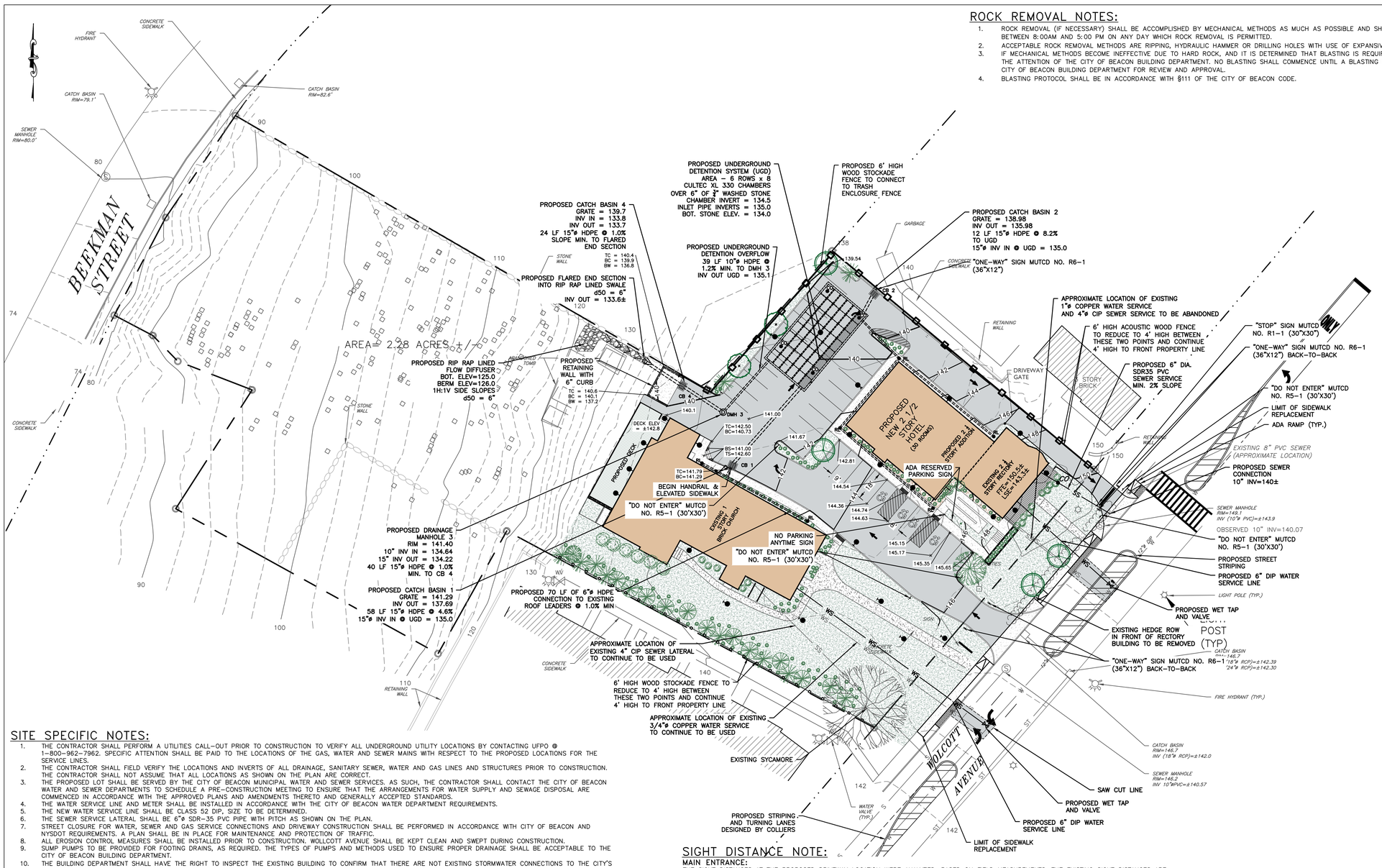

ROCK REMOVAL NOTES:

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	16	4/25/23	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. BOSCHKOFF — 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 NECESARRY. 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
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11	10/25/22	NO CHANGE THIS SHEET	CMB				
12	11/29/22	NO CHANGE THIS SHEET	MAB				

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

STATE OF NEW YORK · 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
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TITLE:	EC-1
SHEET:	10 OF 16

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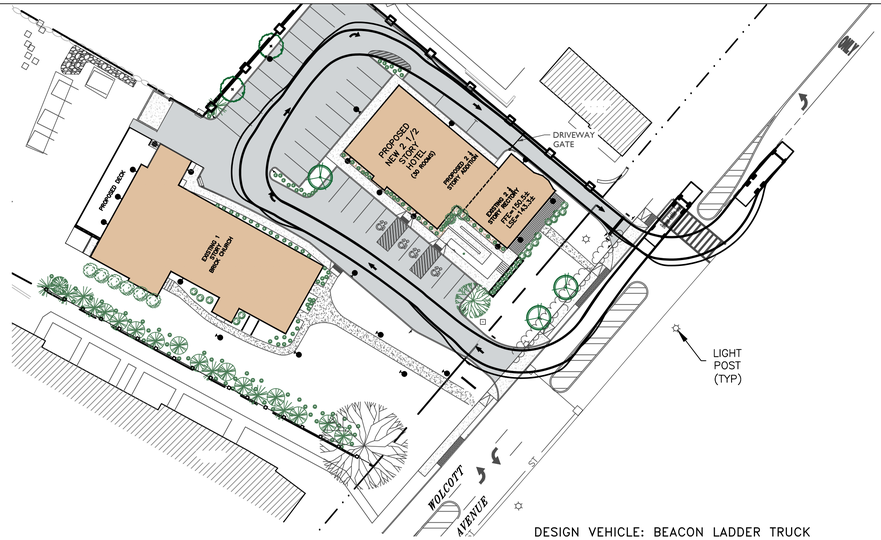
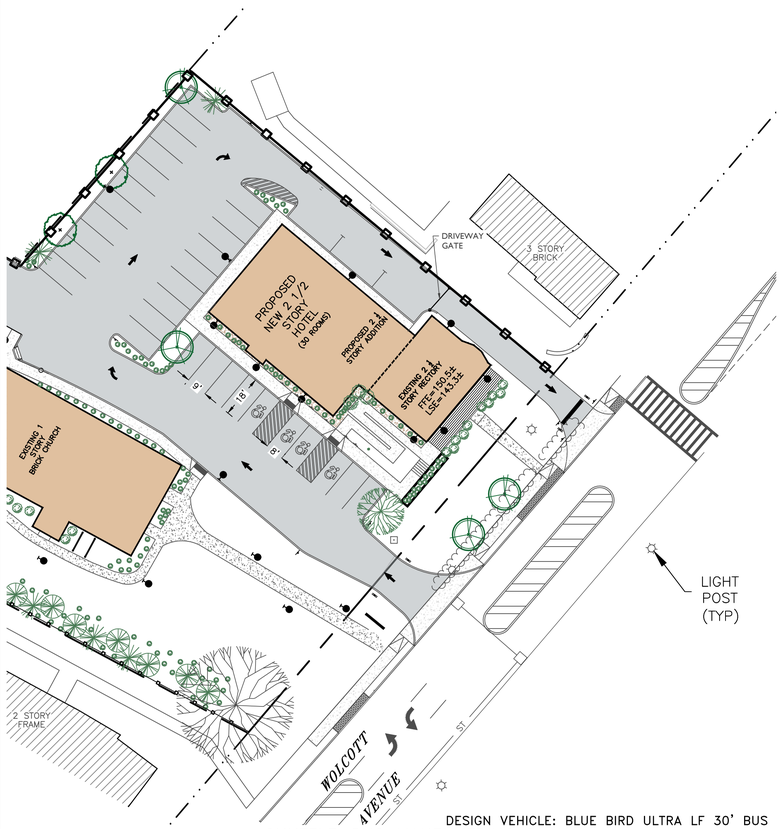


DESIGN VEHICLE: BEACON LADDER TRUCK

BEACON LADDER TRUCK MANEUVERING PLAN

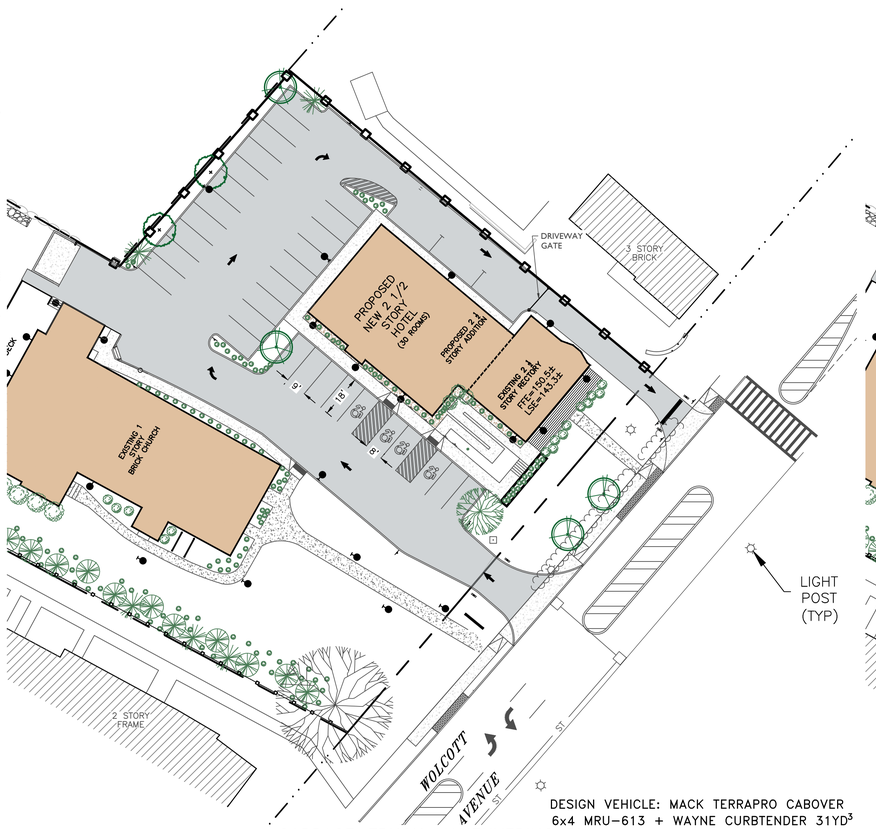
SCALE: 1" = 40'



DESIGN VEHICLE: BLUE BIRD ULTRA LF 30' BUS

SHUTTLE-BUS MANEUVERING PLAN

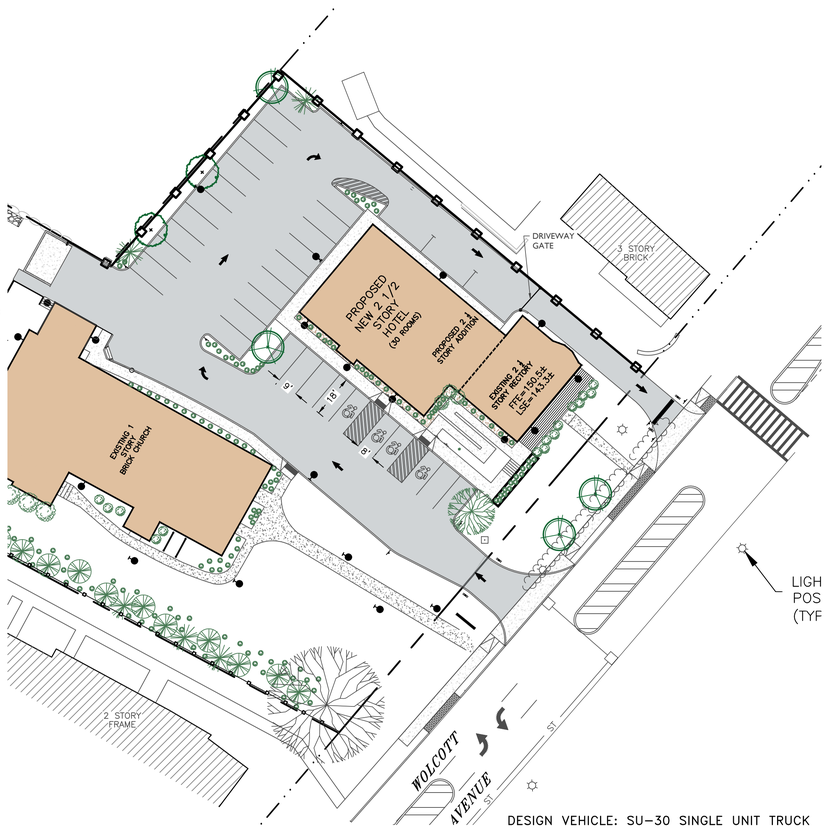
SCALE: 1" = 30'



DESIGN VEHICLE: MACK TERRAPRO CABOVER
6x4 MRU-613 + WAYNE CURBTENDER 31YD^3

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
7	7/26/22	NO CHANGE THIS SHEET	CMB	13	1/31/23	NO CHANGE THIS SHEET	CMB
8	10/7/22	NO CHANGE THIS SHEET	CMB	14	2/28/23	UPDATED SHEET NUMBER	MAB
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11	1/31/23	NO CHANGE THIS SHEET	MAB				
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.

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VEHICLE TRACKING PLAN

1113 WOLCOTT AVENUE

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

JOB #:	2021:022
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SHEET:	11 OF 16

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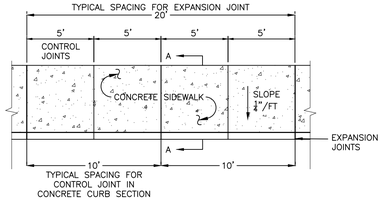
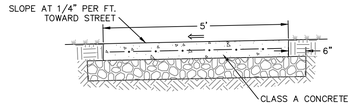
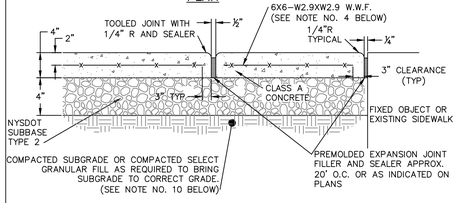
SITE DETAILS



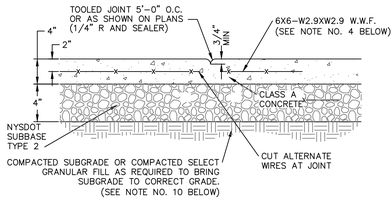
PLAN



SECTION A–A



EXPANSION JOINT

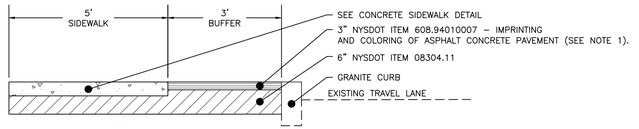


CONTROL JOINT

NOTES:

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

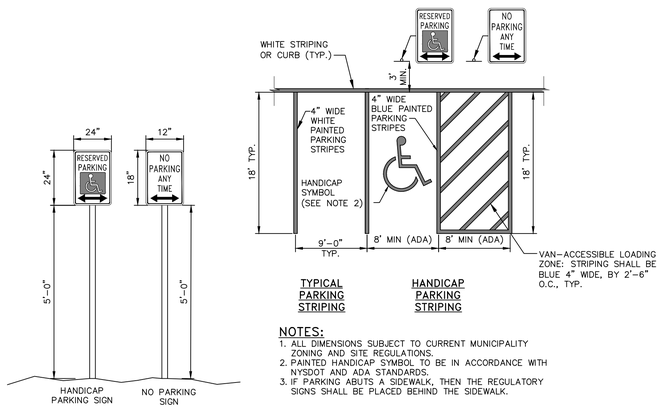
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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



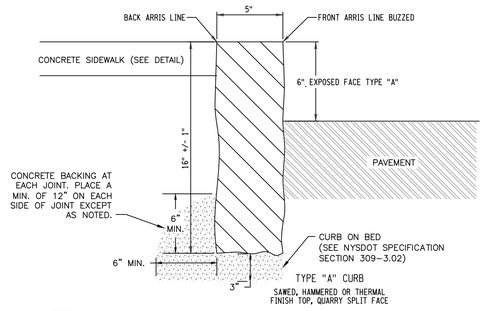
TYPICAL PARKING STRIPING | HANDICAP PARKING STRIPING

NOTES:

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

SIGN DETAILS
NOT TO SCALE

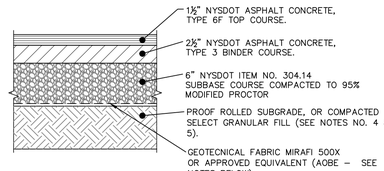
PARKING AND STRIPING DETAIL
NOT TO SCALE



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.

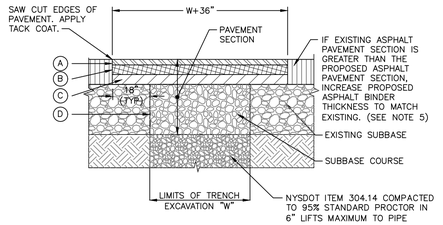
GRANITE CURB DETAILS
NOT TO SCALE



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



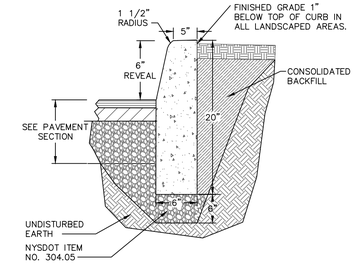
LEGEND

- (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

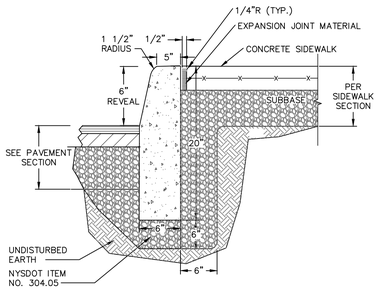
NOTES:

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

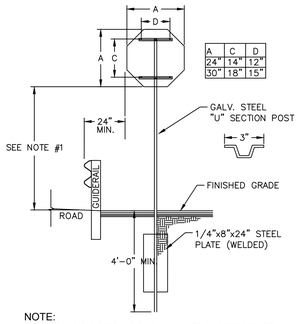


ABUTTING SIDEWALK

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.

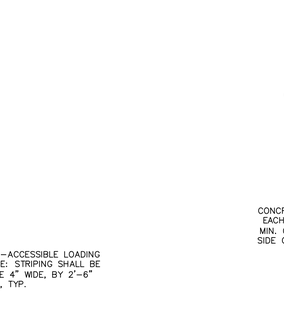
CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



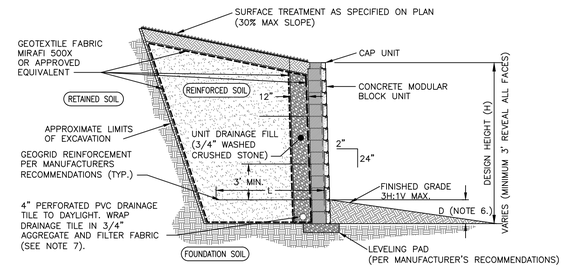
NOTE:

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	16	4/25/23	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. BOSSONE · 084466 · LICENSED PROFESSIONAL ENGINEER

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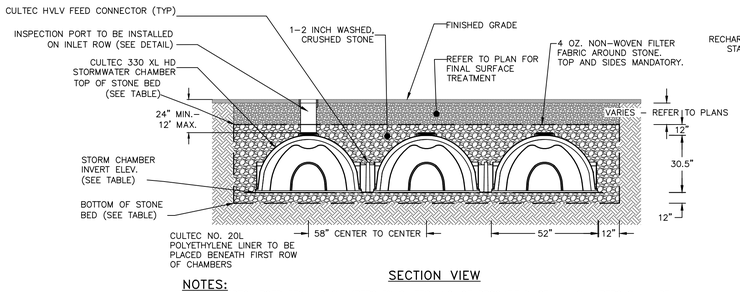
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

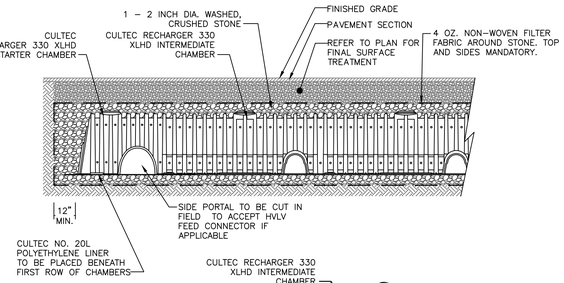
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

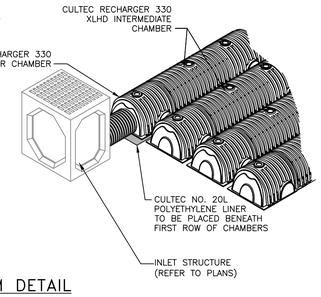
JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD–1
SHEET: 12 OF 16

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



SECTION VIEW

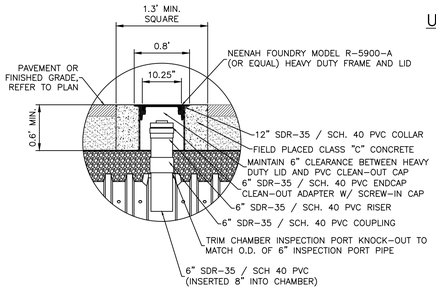




NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD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

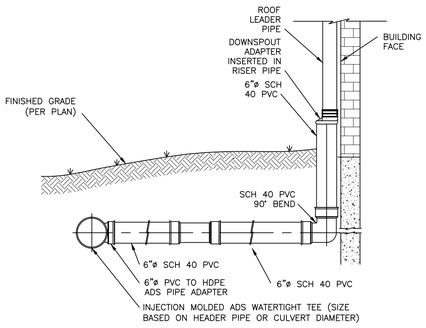


NOTES:
1. PROVIDE AN INSPECTION PORT FOR THE INITIAL AND FINAL CHAMBER OF EACH ROW, AND FOR ROWS WITH MORE THAN 10 CHAMBERS, ONE IN AN INTERMEDIATE CHAMBER.

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE

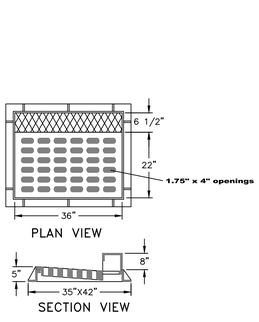
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



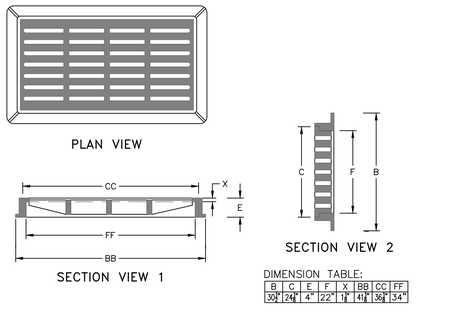
NOTES:
1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT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

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



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

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE

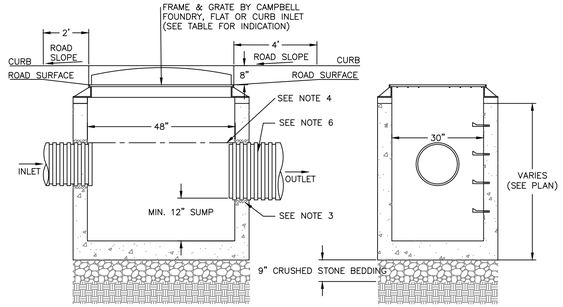


DIMENSION TABLE:

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

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

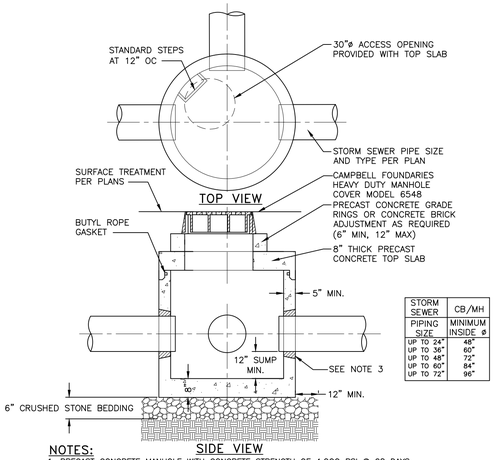
CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



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

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	16	4/25/23	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

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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

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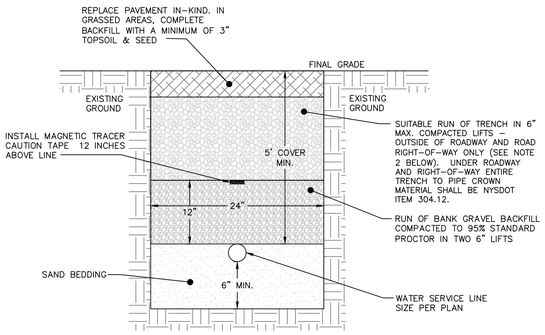


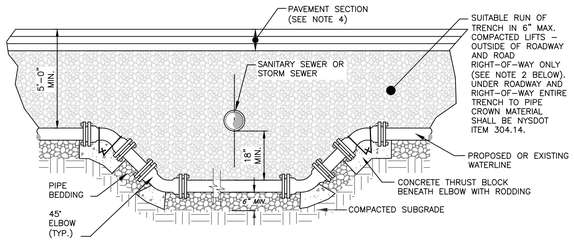
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

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

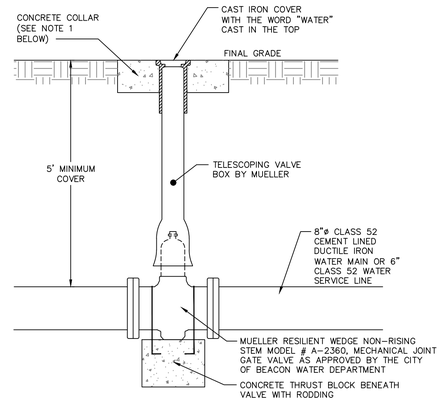
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

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

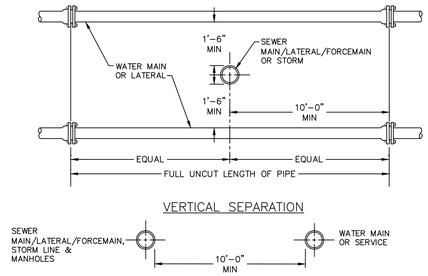
WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

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

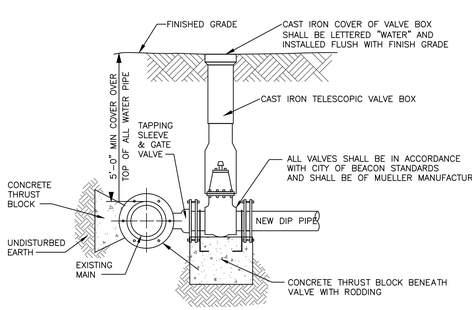
GATE VALVE DETAIL
NOT TO SCALE



NOTE:

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

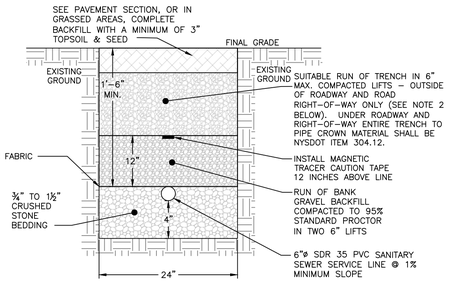
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

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

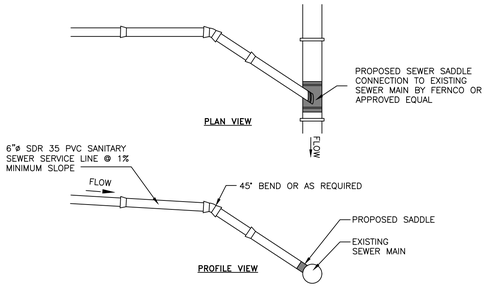
TAPPING SLEEVE DETAIL
NOT TO SCALE



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

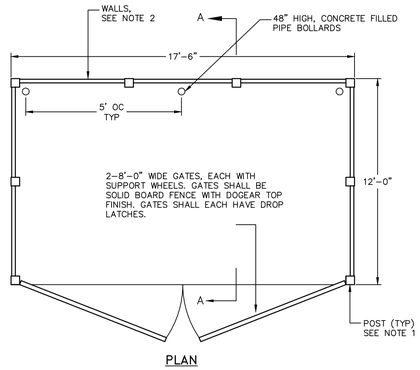
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

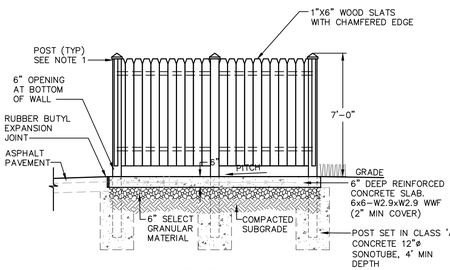
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE





NOTES

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

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

TRASH ENCLOSURE DETAILS
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
7	5/31/22	PER PLANNING BOARD COMMENTS	CMB	13	1/31/23	NO CHANGE THIS SHEET	CMB
8	6/28/22	NO CHANGE THIS SHEET	CMB	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	16	4/25/23	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. BOEHNER · 084466 · LICENSED PROFESSIONAL ENGINEER

SEAL

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
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WATER & SEWER CONSTRUCTION DETAILS

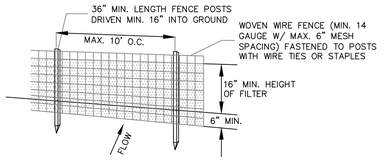
1113 WOLCOTT AVENUE

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

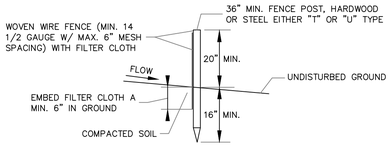
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	14 OF 16

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



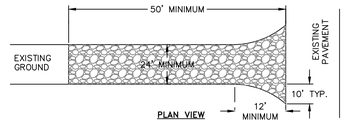
SECTION VIEW

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.

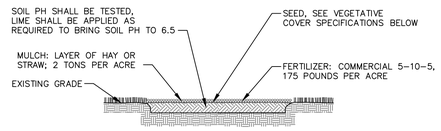
7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT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

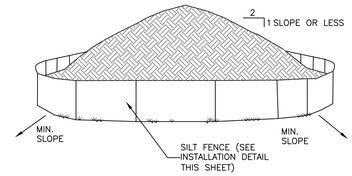
3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

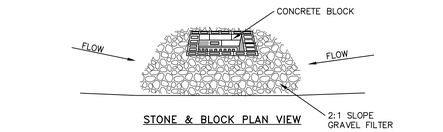


NOTES:

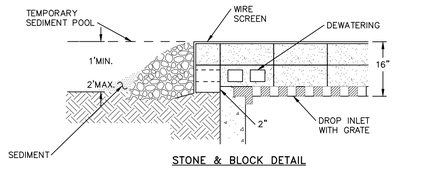
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL

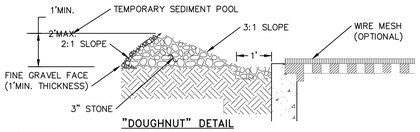
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



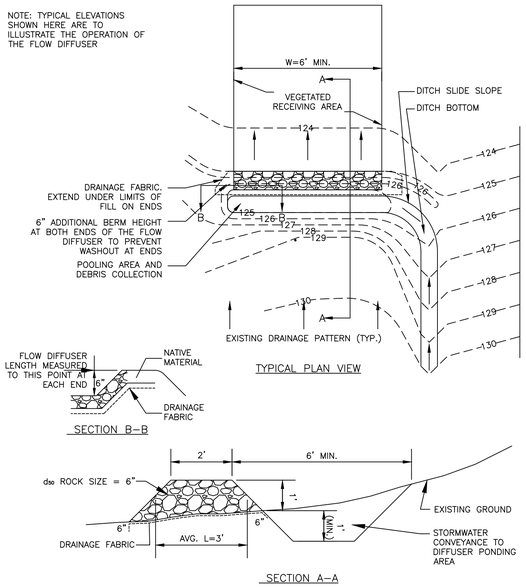
"DOUGHNUT" DETAIL

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



FLOW DIFFUSER DETAIL

NOT TO SCALE

DIFFUSER CALCULATIONS:

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

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

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.

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	11	4/25/23	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.
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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

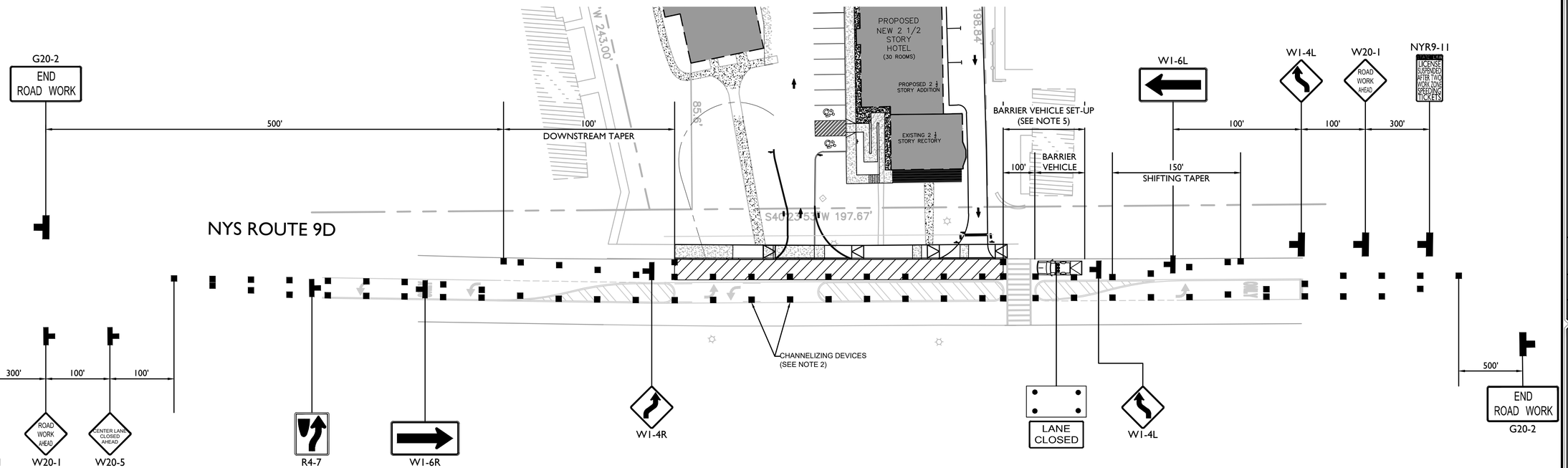
EROSION & SEDIMENT CONTROL DETAILS

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

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



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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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
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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: Lisa Gallina <starripley3@gmail.com>
Sent: Saturday, April 22, 2023 12:27 PM
To: Amanda Caputo
Subject: Re-development of church

Greetings.

I am writing to you as a former resident of Beacon for 23 years(1999-2021).I also did my college intern with the city in 1991 with DPW. For the last decade development has placed excessive pressure to the Hammond Plaza neighborhood.

A neighborhood that was once destroyed by urban renewal and recreated as the first Condos in Dutchess County.

During my time in Beacon, I participated with many wonderful people to halt poorly designed and disruptive projects. You may want to thank those who stopped the 10 story TOD at the Metro North Station… many of them still live in Hammond Plaza.

The latest proposal to turn the former church and rectory adjacent to Hammond Plaza is yet another horrible idea.

Over and over the community has asked, begged and pleaded for some sanity in what is approved.

Having the church, which should be preserved, converted into yet another venue for those with deep pockets is going to further the divide in a community that has been gentrified beyond recognition.

Noise pollution
Air quality
Traffic
Run off
Sewage discharge
Old city infrastructure
Parking….

Have NOT been resolved!

I moved two years ago due to my utter disappointment in the direction the city has taken.

It is becoming nothing more than a place for well to do to play and the rest of the community members to serve them… yes literally serve.

I hope the Planning Board will do the right thing and not allow such a disruptive development to occur.

Thank you,

Lisa Gallina
Former owner of 23 Hammond Plaza
Beacon NY 12508

Sent from my iPhone

Monday, March 27th, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Questions regarding Prophecy Theater development proposal for 1113 Wolcott Avenue

We understand that this public hearing is the appropriate opportunity to have our voices heard, and we appreciate Ms. Gray's recent guidance that we share our questions for you and the Applicant in this public forum.

There are multiple questions from the community that remain unanswered— after many months—by the Applicant. Some of these questions have been raised on multiple occasions. We respectfully ask that the Planning Board require the Applicant to answer our questions without further delay. We also request that the Planning Board provide answers to the questions we have for them.

Questions for the Applicant:

1. **How would the Applicant realistically prevent customers from parking in his neighbors' parking lots or on residential streets?** Our experience is that signs don't work. We don't want to have event signage on our property, nor incur the cost of installing towing signs. Equally, we don't want to have to look at towing signs on our property nor do we want to have to call the police or get into conflicts with the Applicant's customers when they do park on our property.

2. While the Applicant can "encourage" people to leave his premises at a certain time, how can he prevent them from moving a few steps onto neighbors' properties and

congregating in front or back of his neighbors' homes? In short, how will he prevent trespassing on our properties?

3. How will he ensure his neighbors are not disturbed by noisy and inconsiderate attendees and hotel guests?

4. **Will the Applicant confirm exactly what type of events he will host and will not host?** We have absolutely no sense of his vision for this space. For example, is his intention to host all day festival style events where instead of having an event for 150 people, he could have events going on all day and evening where groups of 150 people are leaving, and other groups of 150 people are coming? This could amount to 600+ people per day. This is another "loophole" that needs to be addressed.

5. **The Applicant has not adequately addressed the question of safety at the hotel. Will he commit to an on-site staff member 24 hours a day, seven days a week?** Remote working is inadequate for a commercial hotel property of this size, sitting in the middle of a residential neighborhood. It has the potential to become a 30-room Airbnb with only neighbors around to report issues. THE APPLICANT HAS COMMITTED TO A 24-7, ON-SITE STAFF MEMBER.

6. How will the Applicant ensure that the bar/restaurant and event space are safely run when he plans to have so few staff on site and/or doing double duty?

7. Who is going to undertake the restoration to this historic cemetery and what are their credentials? What is going to be done to it, and can the Planning Board confirm that the descendants of those buried there need to give permission? NOW THAT THE PATHWAY IS NOT GOING TO EXIST, WHAT RESTORATION WILL BE DONE TO THE CEMETERY?

8. Will the Applicant commit to **not allowing** smoking of any type **inside or outside** of his property and surroundings?

9. What type of restoration is going to be done to the outside of the church?

10. **What is the proposed barrier between the church and River Ridge Views?** Originally there was a landscaping barrier proposed but several times Planning Board members flagged that there is bedrock along the property line. In the most recent site plan, a 6-foot acoustic fence and 4-foot stockade fence is indicated but isn't noted in any other documents. The residents of River Ridge Views have major concerns about both proposed "barriers" including that a fence won't prevent noise on upper floors. Affected residents shouldn't have to look out their front window and lose their view and instead see a 6-foot fence just a few feet from their front windows. (Many additional concerns were listed in Karoline Nowillo's letter dated March 12th and submitted to the Planning Board.) SINCE IT WAS DETERMINED THAT THE PROPOSED FENCE ON THE RRV SIDE OF THE CHURCH WOULD NOT SERVE AS A NOISE BARRIER, WE THOUGHT THAT FENCE WAS GOING TO BE REMOVED. IT IS STILL IN THE LATEST PLAN. WHAT WILL BE DONE TO PREVENT NOISE FOR RESIDENTS OF RRV LIVING ON THE NORTH SIDE?

11. How does the Applicant plan to protect the Indiana bats and other wildlife that inhabit the church grounds and neighboring residential properties during and after construction?

12. **Who are the investors behind Prophecy Theater?** As the Applicant is not a known entity and has been so vague about the details of intended use of the space, it is important that the local community understands the background of the investors.

Questions for the Planning Board:

1. How will the city monitor the number of attendees, hours of operation, number of events per year, noise levels or will all of that become the responsibility of Beacon residents? If so, that is an unreasonable burden to place on the residents.

2. Who will be responding to noise, capacity and trespassing complaints? Will the police respond each time? Will the Building Inspector respond?

3. With regards to the question above of whether the Applicant intends to host all day festival events, will the Planning Board require a written provision to prevent the Applicant from doing this should a Negative Declaration be granted?

4. In the very unfortunate event that the proposal receives approval, can the Planning Board please confirm that an event venue **could not open** before the hotel is up and running, since the event venue is "an accessory" to the hotel?

Thank you, as always, for your time and consideration.
Sincerely,

Shelley Simmons-Bloom | Board President, The View, 30 Beekman Street
Betty Wall | Board President, River Ridge Views, River Ridge Court
Dawn Powell Manso | Board President, Hammond Plaza, Beekman Street

DR. KRISTIN SAMUELSON
30 BEEKMAN PLACE, #205
BEACON, NY 12508
917.880.8176

May 3, 2023

Re: Proposed development of 1113 Wolcott Avenue

Dear Chairman Gunn and the City of Beacon Planning Board,

I am writing to express my continued concerns regarding the proposed development of a hotel/bar/restaurant/café/event space/wedding venue on the location of the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

This proposed development is decidedly not compatible with our residential neighborhood! Section 223-24.7 (b) of the City Zoning Code clearly states that they must meet the following standard: "The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes." From everything that has been presented to the Planning Board by the community and its own consultants—particularly those who conducted the acoustics study— it's evident the Applicant doesn't meet this standard.

The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your serious consideration of this proposal.

Yours sincerely,

Dr. Kristin Samuelson

May 2, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

We are writing to share our continued concerns regarding the proposed development of a hotel/bar/restaurant/café/event space/wedding venue for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

We are aware that one of the conditions for a Special Permit approval is that "the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Name: Karen & Armin Bummele
Address: 30 Beekman Street, Unit 104
Beacon, NY 12508

Amanda Caputo

From: SUSAN BORENSTEIN <sborenstei@aol.com>
Sent: Tuesday, May 2, 2023 6:22 PM
To: Amanda Caputo
Subject: 1113 Wolcott Avenue

Sent from my iPhone 2 May 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "…the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedgedbetween our residential complexes and streets.

Regardless of how the proposal is further streamlined or alteredfor this event space, it lessens none of the existing concerns ofthose who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Susan Borenstein
30 Beekman Street
Unit 212
Beacon,NY 12508

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

First, at the last planning board meeting, Lauren Walling spoke about her and her family's long history of living in Beacon and the contribution she made to its betterment. I have no reason to doubt her words and perhaps there should be a plaque placed somewhere to honor her and all those who made a difference for the City of Beacon but people who give of themselves for the benefit of others do so selfishly with integrity and appreciation of correlative rights and obligations of all those involved in the process. However, it would be in pure denigration of the attributes involved in making something better were Lauren and by extension Gavin to use the deserved accolade as a license to do whatever she/they want. There is no basis for her to seek approval of Prophecy on the basis of what she has personally done in the past whether or not she got the full recognition for her contributions.

Second, Lauren Walling also stated that only the Applicant's plan can work to save the church and the sanctuary. We disagree. While I do not claim that the following proposal is the only one that could work, indeed, quite to the contrary, I believe that creative people and especially those who have been involved with situations where churches or synagogues lose their followers and must close should be able to offer other solutions. My proposal is that the Mayor form a committee comprised of representatives of government, both Beacon and NYS, and members of the communities surrounding the church, to solicit 10, 15 or 20 mid-size or major corporations to buy shares in varying units that would cover the costs of the purchase of the church, its improvement and maintenance and which would endow each the right to hold community-style meetings or in-service trainings for their employees and customers. A management company would handle scheduling, maintenance and be allowed to draw from a fund similar to an HOA to pay for necessary expenses. After all, churches are used for social events for their congregants, be it meet and greets, bereavement counseling, twelve-step programs and other gatherings designed for education and support.

Thank you for your careful consideration of this letter.

Sincerely,



Elliott D. Shriftman
6 River Ridge Court
Beacon, NY 12508

Amanda Caputo

From: Semra <semri6@yahoo.com>
Sent: Wednesday, May 3, 2023 2:05 PM
To: Amanda Caputo
Cc: Gavin H.; Alex Rivers
Subject: Support for Prophecy Theater

Dear Members of the Beacon Planning Board,

Though I've had some doubts in the past, I'm now writing to support the approval for the proposed event space and hotel by Prophecy Theater LLC on the property at 1113 Wolcott Ave.

My family lives in the very nearest house to this project on 2 Academy Street, directly across from both proposed driveways of the hotel and event space/church. At first, we had our concerns about noise and traffic, etc. But, after learning extensively about this project, meeting with the owners, and attending meetings, I have to say that my family all now considers this an excellent project for our neighborhood. All of the traffic and noise concerns have been addressed, and we feel this will be an enriching venue in terms of performance and community-building. They have made many concessions and have been extremely thoughtful of our entire community and responsive to concerns, not to mention that they are raising their own family, and live and work here as well.

The proposed project is the best option for this location, and the most authentic way to preserve this historic building. Honestly, it's a breath of fresh air that this church was purchased by a group who live in our community and have a goal to enhance it for use as an arts venue. It would be horrible to see this place turned into condos or some fancy exclusive club. It is a shame that some people in the newly built adjacent developments (and, I'm sure many people protested when those were built) would rather see that the church remain empty, quiet and without life. The proposed capacity is perfect for this building and neighborhood. Parking and noise is not a problem and we live right on top of this place with our kids. This project benefits everyone and will be a great asset to our city and families. We hope you will please move this project forward.

Thank you,

Semra Ercin, and Alex Rivers
2 Academy Street

March 13, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I remain deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Tuesday, March 14th, 2023.

While the proposal may be further streamlined, it lessens none of the concerns that exist for those who will be close neighbors of this proposed development: significantly increased noise, traffic, parking, and safety.

The sad fact is that the onus will be placed upon residents to monitor and register noise, trespassing and parking complaints with the police and Building Inspector on a regular basis. That is an unfair burden to place on residents and the Beacon police department.

Our neighborhood is a residential area, surrounded by complexes that were approved by the City of Beacon Planning Board and quiet neighborhood streets. Why is it now acceptable to turn our quiet community into a business district? There is no doubt that our quality of life will be greatly diminished if the current proposal is approved, and we are counting on you to protect our rights.

Thank you for your careful consideration of this proposal and your time.

Sincerely,
Mae Skidmore & Marilou Carlin
16 River Ridge Court, Beacon, NY

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Hope Rivers
5 River Ridge Court
Beacon

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Jurkock
RRV #13

May 3, 2023

Re: Proposed development of 1113 Wolcott Avenue

Dear Chairman Gunn and the City of Beacon Planning Board,

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Virginia Romano

9 River Ridge Court

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Madeleine A. Shreftman
6 River Ridge Court
Beacon, NY 12508

May 5, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Jane Riley

4 Stratford Ave
Beacon, NY 12508

May 5, 2023

Chairman Gunn & The Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508
Re: 1113 Wolcott Avenue

Dear Chairman Gunn and The Beacon Planning Board,

Thank you to the current and former Planning Board members who accepted our invitation to tour 3 of the 4 developments that surround 1113 Wolcott. As we have mentioned in the past, we have reached out to the building management company at West End Lofts (WEL), but they have chosen not to get involved in the debate over the current proposal for the property that sits directly adjacent to WEL, River Ridge Views (RRV), The View and in very close proximity to Hammond Plaza. Although there is one very vocal resident from WEL, who is clearly supportive of the proposal, she does not represent WEL nor does she represent the many people who live there who have raised serious concerns and are opposed to the proposal -- some of whom have written to the Planning Board to share those concerns over the past several months.

I hope that those of you who toured the 3 properties on 4/14/23 were able to see how closely our property at RRV is situated to the church, particularly the 6 homes on the north side. Those residents literally share a front yard with the church, and their quality of life will clearly be adversely affected if a hotel/restaurant/bar AND event venue is allowed to open on the grounds of this historic church.

I was extremely surprised to see that RRV was not mentioned this month by either noise consultant. The applicant's noise consultant has called out that the hotel would serve as a noise barrier from sounds coming from the church for WEL, **but RRV has no protection from noise**. And the applicant's proposal to install a 6' fence in front of our homes will only serve to block our views of the

street and the beautiful church -- it won't solve the noise issue, so that particular fence needs to be removed from the site plan and a more appropriate fence (perhaps further back on the applicant's property, lower and more in keeping with the architecture of the church and RRV) as well as landscaping should be considered. But again, none of this will overcome our noise concerns.

Additionally, for the applicant's noise consultant to suggest that we close our windows, so the decibel levels don't exceed the city's noise limit, is beyond ridiculous. Really, we should have to close our windows? Or to suggest that since there are loud trucks occasionally on 9D, that we should therefore waive our right to have a quiet neighbor at 1113 Wolcott, is absurd. The Noise Consultancy did point out several times at the last meeting that just because there may be regulatory compliance now that the hours of operation have changed, that doesn't mean there isn't an adverse impact on RRV which must be considered in the Special Use Permit review. (I'd also like to point out from an impact perspective that 9:00pm is not daytime.)

I hope that those PB members who visited RRV were also able to hear how very quiet it is currently by the back units on the north side, contrary to what the applicant and his representatives have claimed.

In addition to the residents who live on the north side of RRV, you have the remaining homes in RRV who will be adversely affected by not only noise but by our inability to prevent the large groups of people who will be arriving and departing at the same time, from coming onto our property both on foot and in cars.

I don't think that most private homes have to worry about large groups or anyone, entering or parking in their backyard. Yes, other residents live near churches or schools, but I don't think those residents have to worry about people literally walking into their backyard or parking in their backyard. So far there has been NO CREDIBLE PLAN put forth by the applicant to prevent this from happening other than to suggest they would put up a sign in front of our home (that sign would be in front of my home), saying "no event parking". This would also apply to the residents who live on other nearby streets. My understanding from listening to the Planning Board attorney is that the applicant is not permitted to put up signage on private property and potentially not even on city

property. RRV shouldn't have to install additional signage or tow-away zone signage on our property to deal with an issue that we haven't created -- and we know from experience that signs simply don't work and most of them would be unenforceable. There was a lengthy discussion by the Planning Board on this very point at the March 2023 meeting.

By taking the tour of our property, I hope you were able to see how inviting our property is with the gazebo and the open views of the river. While having an occasional tourist or local resident come in and take a quick photo is one thing, having large groups of people coming onto our property on a regular basis, day and evening, will not only be disruptive to everyone who lives here, it will also be dangerous. From cars pulling into our driveway to turn around or illegally park in our parking spaces (we now have 3 children under the age of 3 and 10 dogs who are out and about back there) to the potential for altercations if we have cars towed away or simply ask people to leave our property, to the potential for lawsuits if someone was to get injured on our property (like falling down our very steep hill) after an evening of drinking next door. Yes, we have seen people climb over our fence and sit on the edge of our very steep hill. This is also an issue for the city and The View who could be liable if someone was to get injured on the very steep Ferry St. or Beekman St. staircases.

I know the representatives and residents from Hammond Plaza and The View have similar concerns and when you total the number of people this event venue would negatively impact, and forever change the quality of their lives, it becomes hundreds of Beacon residents.

Chairman Gunn said it perfectly during the March hearing. He said something to the effect that when considering a Special Use Permit, the Board needs to go beyond considering just the city ordinances, it needs to consider how actual people who live in the surrounding area will be impacted. "Impact vs. strict regulatory compliance". "Best laid plans can go to sh-t." "That painful period of woops this didn't work and the people who live in the community will suffer the consequences."

I understand why the applicant's attorney wants to offer up a post evaluation review period in the hopes of pushing this proposal through, but if they haven't come up with solutions over the past 18 months -- trying to find solutions once

the venue is up and running is going to be no easier and everyone will be less inclined to shut something down that has already been built.

Operations in connection with this special use will conflict with the existing permitted uses on adjacent blocks and will be more objectionable to nearby properties of any permitted use, not requiring a special permit. Please keep that in mind when you consider the impact approving a special permit for this type of usage will have on hundreds of your fellow Beacon neighbors. While a small hotel and restaurant could be acceptable, the type of event venue that is being proposed is simply not a fit for this space.

As always, thank you for your time and consideration.
Betty Wall
8 River Ridge Court, Beacon, NY 12508

May 5, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

I am writing to share my unresolved concerns regarding the proposed development of an event space/wedding venue for the Dutch Reformed Church at 1113 Wolcott Avenue.

The proposal has improved significantly over the course of the last two years of hard work between the planning board, developers, and surrounding communities, however these things in particular are still of great concern to me:

1. **The proposed fence along the border of 1113 Wolcott and River Ridge.** This would be unsightly and completely unnecessary in my opinion. The original landscaping proposal is more than adequate as a "border" between properties, and much more appropriate for the serene shared environment between the two properties.
2. **The proposed use of temporary signage outside surrounding communities to deter trespassing on those properties.** Not only will these be insufficient (signage does not effectively deter bad behavior), they will be an eyesore and a burden (e.g. if wind blows these signs over and causes an obstruction in our driveways). In my view, the only appropriate solution to these issues would be personnel dedicated to preventing trespass.
3. **The proposed limit on amplified sound.** From careful reading of all the acoustical analyses, it seems that this will be insufficient in preventing unwanted noise (particular bass) from penetrating our homes.
4. **The potential nature of events.** While guests of a chamber music performance (for example) might not be disruptive to the surrounding community, it is my view that others (wedding guests in particular) tend to be prone to drunken/disorderly conduct, and I would assert that wedding receptions specifically are a venue use case that ought not to be permitted.

Thank you for your careful consideration of this proposal and your time.

Sincerely,
Jenko Kent (15 River Ridge Ct)



May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Angela Hurtado

1 River Ridge Court,
Beacon, NY 12508

From: **Marc Wais** marcwais3@gmail.com
Subject: PROPHECY THEATER LETTER
Date: May 4, 2023 at 12:08 PM
To: bettyw jaffeandpartners.com bettyw@jaffeandpartners.com

May 4, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

First and foremost, thanks to you and the entire Planning Board for your service to the Beacon community. It is deeply appreciated! Within this context, I am writing to once again share my continued concerns regarding the proposed development at 1113 Wolcott Avenue.

At the end of the day, even with the modifications that have been made in the latest version of the proposal, I remain very concerned with the basic issues of likely increased noise and disturbance, trespassing, traffic, parking, and safety. Moreover, I do not believe this concept is a true fit for this space and location.

As always, thank you for your time and effort in service to Beacon!

With all best wishes,

Marc Wais
2 River Ridge Ct.
Beacon

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

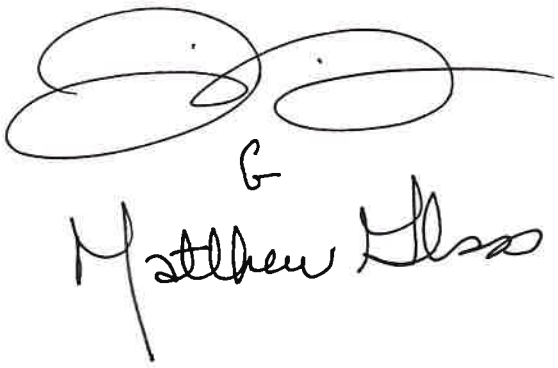
I am writing to share my continued concerns regarding the proposed development of a hotel/bar/restaurant/café/event space/wedding venue for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,



May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

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Thank you for your careful consideration of this proposal and your time.

Sincerely,

4 River Ridge Court
Beacon, NY 12508

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "…the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Arthur Hicks

7 River Ridge

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

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Thank you for your careful consideration of this proposal and your time.

Sincerely,



10 River Ridge

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Casey Rogers
11 River Ridge Court, Beacon, NY 12508

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood.** The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Kimberly Rodriguez
12 River Ridge CT
Beacon, NY 12508

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

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Thank you for your careful consideration of this proposal and your time.

Sincerely,

13 River Ridge

May 5, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

I am writing to share my unresolved concerns regarding the proposed development of an event space/wedding venue for the Dutch Reformed Church at 1113 Wolcott Avenue.

The proposal has improved significantly over the course of the last two years of hard work between the planning board, developers, and surrounding communities, however these things in particular are still of great concern to me:

1. **The proposed fence along the border of 1113 Wolcott and River Ridge.** This would be unsightly and completely unnecessary in my opinion. The original landscaping proposal is more than adequate as a "border" between properties, and much more appropriate for the serene shared environment between the two properties.
2. **The proposed use of temporary signage outside surrounding communities to deter trespassing on those properties.** Not only will these be insufficient (signage does not effectively deter bad behavior), they will be an eyesore and a burden (e.g. if wind blows these signs over and causes an obstruction in our driveways). In my view, the only appropriate solution to these issues would be personnel dedicated to preventing trespass.
3. **The proposed limit on amplified sound.** From careful reading of all the acoustical analyses, it seems that this will be insufficient in preventing unwanted noise (particular bass) from penetrating our homes.
4. **The potential nature of events.** While guests of a chamber music performance (for example) might not be disruptive to the surrounding community, it is my view that others (wedding guests in particular) tend to be prone to drunken/disorderly conduct, and I would assert that wedding receptions specifically are a venue use case that ought not to be permitted.

Thank you for your careful consideration of this proposal and your time.

Sincerely,
Jenko Kent (15 River Ridge Ct)



May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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Thank you for your careful consideration of this proposal and your time.

Sincerely,

Karina Krepp
17 River Ridge Ct
Beacon NY

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

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Thank you for your careful consideration of this proposal and your time.

Sincerely,

Jordan Comito *Unit 18*

River Ridge Ct.

LANC & TULLY
Engineering and Surveying, P.C.

May 4, 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 April 25, 2023, from Cuddy & Feder, LLP.
- Response correspondence dated April 25, 2023, from Hudson Land Design.
- Response correspondence dated April 25, 2023, from Aryeh Sigel, Architect.
- Plan set titled "1113 Wolcott Avenue", with the latest revision date of April 25, 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. Does the applicant have any plans on restoring the cemetery located on site. If so, they should be noted/shown on the plans.

Sheet 1 of 16 – Site Plan:

1. The last bullet under the "Acoustic Remediation Measures" should be verified for the DB(A) limit noted, as well as the note expanded upon.

Sheet 11 of 16 – Vehicle Tracking Plan:

1. The vehicle tracking plans for the shuttle-bus, garbage truck, and box truck, are missing the vehicles and tracking paths. The plan shall be revised to the vehicles and tracking paths of each of the vehicles.

This completes our review at this time. Further comments may be provided based on future submissions. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

5.4.23

Dear Honorable Chairman Mr. Gunn and City Planning Board,

As I write another letter to this board, I continue in my opposition to Prophecy Theater 's proposal for 1113 Wolcott Avenue.

The last business/mgmt plan submitted was in March 2023. I still find it confusing, ambiguous and not practical to real life execution.

I do hope that when the Planning Board walked the properties that were stated in the March 28th, 2023 meeting, that they did see the local residences' concerns. As Per meeting, to my understanding only the Board President of each 3 residential complexes to be previewed were allowed on the tour OF THOSE PROPERTIES. If I had known Applicant was hosting an "Open House" I would have gladly attended. Instead, my husband and I purposely left our home during this time, as to not impede the process or rules of regulation.

I hope when the Board walked the Applicant's site they noticed the size of the 50-seat café. They saw that to even get to café from the stage in current state you need to go down several flight of stairs. That they noticed where the one public bathroom would be. They saw for themselves how tight that parcel/lot is for the purposed use. And in general, could see in a case of a calamity, the entire problems from EMS/Fire Services entering premise to it even further causing potential liabilities onto Wolcott Avenue

That fact that Applicant even thought he could hold events of 300 plus a day, 365 days a year until 11pm, while operating a successful 30 room hotel remains dumbfounding to me, even with current increased total staffing of 10 to 14 employees. Please note on church floor plan there is coat check room but no coat check attendant in mgmt plan.

I previewed Applicant's property in the summer of 2022, while attending The Howland Cultural Center's 150 year and of Richard Morris Hunt Celebration. Included in this wonderful/educational event was a physical tour of the Craig's House, 1113 Wolcott Avenue and the Dia. When I previewed the property, it was during a heat wave and there was only one plug in fan for all attendants.

I do not know the terms of the deal that Applicant made in their purchase of 1113 Wolcott Avenue. However, I do know that the Church is actively rented out on Sunday's from 10am to 11:30am for religious services. If anything has been upgraded in the interior of space, is this a code violation as no permits have been approved? Is this even legal?

I remain steadfast that if church is in "as in condition" when I previewed in summer of 2022, we are already inheriting a liability. Additionally, is the risk vs reward for Applicant for these 1.5hr events even worth it. Can the Planning Board or Building Inspector look into this and confirm its legality?

Please find below a few questions Re Site Plan Sheets 4.25.23:
-Per Sheet 7, Two levels of seating are shown. Is this ADA compliant as there is no elevator?
-Per Sheet 8, East Side Elevation: There appears to be new attachment to building for a 3rd door. Is this allowable under the Historic building guidelines?
-Per sheet 8, East Side Elevation: It states that Applicant will have to clean, repoint brick facade and repair roof in accordance with the NY State Parks Department of Restoration Standards. Has this dialogue even commenced?

In closing, it has continuously been stated by Public, City Consultants and the Planning Board itself that as currently proposed there is no way to control this ambitious endeavor. Temporary parking signage has now been deemed unenforceable and unallowable. Applicant will need to revise his entire parking distribution of information strategy.

We can continue to close our eyes and ignore the obvious facts but wouldn't it be easier to just start at the basics, aka running a beautiful hotel and restaurant. I believe this is currently the only legally allowable use for Applicant to operate on said premise. No anticipated room rates have been mentioned, which is fundamental for any hotel business planning/profitability analysis. Applicant's experience in construction, especially with a historic property would also like to be known. I do not see a good faith effort by Applicant to make something that is viable or that gives the local community any peace of mind.

Thank you again for your continuous time and hard look into this project.

Respectfully,

Rachel Rivkind
River Ridge Ct

Rachel Rivkind

May 4th, 2023

Dear Chairman Gunn and City of Beacon Planning Board,

Re: Prophecy Theater proposal 1113 Wolcott Avenue

I write again as a resident of The View which sits directly behind the proposed event space and hotel at 1113 Wolcott Avenue, and directly next to its graveyard on the Beekman Street side.

While the Applicants have reworked their proposal more times than I can keep track of, it should never be forgotten that this application began with the aspiration to open an event space for 500 people that would operate 365 days a year, until 11:30PM over weekends and holidays. This was their intention when they bought the property, and we should never lose sight of that.

Now the proposal sits at 150 people per event, 160 times a year, with an intention to finish by 9PM at weekends. What does this leave us with? We still have no clear idea of what the intention is for this space. We still have no answer on whether "events" will mean one event a day, or all-day/all-weekend festivals. We have not been presented with a vision and unfortunately, many of the same questions we have had for a very long time remain unanswered.

Large crowds, noise, disturbance & trespassing:

How do the Applicants plan to manage large crowds once they leave their property line? Apparently, they don't. According to one of the Applicants last month, her response to the Chairman and the public was "*there are things that are going to happen that are outside of our control but what else do you expect to happen on this site*?" As one of the residents who would be in the front line of dealing with any disturbances on our property, this response is disturbing to say the least.

Parking:

During the meeting, the Applicants' representatives agreed to deliver a management plan to address the concerns that attendees would park on neighbors' private property and streets regardless of signage. One of the Applicants later in the same meeting then acknowledged that they had no way of controlling the parking challenges this project presents. Her words were: "*…never going to happen. People are going to park there. We can put a management plan in place…it's going to happen*." And as we have seen from their submission letter this month, they have not even tried to present a plan. Again, it appears they think it's ok for the residents to take on the burden of dealing with patrons parking on their private property.

Smoking:

We have asked several times now whether the Applicants plan to allow smoking on their property, including outside. This is a particular concern to residents of The View which has small area of woodlands at the back of the building. During the dry season, we are at a heightened risk of fire hazard and would want to ensure that smoking patrons were not able to throw cigarette, cigar, or marijuana butts onto our property. We have yet to receive a response.

I have heard the Applicants and their representative say numerous times that if this were to remain a church or become a "mega-church," there could still be large crowds to contend with. For the record, it should be recognized that people attending a Sunday morning service, or an hour+ service at a time would not be drinking alcohol, would not risk breaking the city's decibel levels, would not stop to urinate on someone's lawn post-service, would be unlikely to congregate in large crowds afterwards, or trespass on people's property.

My overwhelming concern with the proposal is the existence of the event space which to me presents the greatest threat to our quality of life. I have no real problem with the hotel or restaurant/bar. Events take many shapes and forms, and we simply have no idea what Prophecy Theater's plan may be. However, we do know that as it will operate as a commercial enterprise,

they will do everything they can to always maximize profits. Why wouldn't they? And that would involve packing the house on as many days as permissible (or otherwise). Who will be monitoring them?

Having spoken to experts, it seems clear this proposal clearly violates multiple standards set forth in Section 223-18 and Section 223-24.7 of the City Zoning Code. I am keenly aware that one of the key conditions for a Special Permit approval is that "…the proposed use is compatible with the neighborhood." It is obvious to many of us that the Prophecy Theater proposal is just not a good fit for our residential community.

Furthermore, the Applicants have already made clear—in the media and in person—that they intend to open the accessory space (the church) for business well before the hotel (main use) is complete. I would like to know if the City permits this as the applicant has stated that the church would be an accessory to the hotel. Since the Applicant is saying the church would open before the hotel that seems to be a clear violation of the City's zoning ordinance.

Despite the Applicants' belief that there is nothing else that could be done with this site, there are many of us who strongly disagree. It's a beautiful space with potential to truly serve the community of Beacon in a way that is to the benefit of all.

Thanks as always for your time.

Sincerely,
Shelley Simmons-Bloom
The View |30 Beekman Street| #208| 12508

Thursday, May 4th, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Our continued concerns relating to the Prophecy Theater LLC 1113 Wolcott Avenue development

Firstly, we wish to thank the members of the Planning Board who attended the April site visit to River Ridge Views, Hammond Plaza, and The View, at our invitation. We greatly appreciate your time and professionalism.

While it may be clear to the Planning Board, we feel it is important to state in writing that we are the chosen representatives of our three residential complexes, numbering approx. 89 households consisting of newborns, toddlers, elders, and everyone in between. We are not simply three individuals seeking to influence the Planning Board for our own personal agendas. We state this as it has become clear to us that Prophecy Theater's narrative is that we are merely a handful of people whose concerns do not represent a broader community.

Last month, one of the Applicants asked us to "*trust that we are thoughtful people*…" Unfortunately, that's easier said than done. The Prophecy Theater Applicants and friends turning up en masse, explicitly not invited to the Planning Board's April site visit, in a blatant attempt to distract and drown out our concerns, does nothing to engender trust from our perspective.

Furthermore, for the record, we do not appreciate the misrepresentation of the site visit by Cuddy and Feder in their April 25th, 2023 Submission Cover Letter. We collectively invited and organized the visit with the purpose of providing an opportunity for the Planning Board to see firsthand how closely the Applicants' property abuts River Ridge, The View, and Hammond Plaza

and the implications of that. A review of the Planning Board's March Meeting recording on YouTube at 2:22 to 2:23 is evidence that not only did we organize the visit but that the Applicants and their associates were not invited to tour our properties.

The Planning Board is very aware of our concerns which have now been on record for at least 11 months, so we will not repeat ourselves. We will simply state that we continue to believe this proposal clearly violates multiple standards set forth in Section 223-18 and Section 223-24.7 of the City Zoning Code. We are aware that one of the key conditions for a Special Permit approval is that "…the proposed use is compatible with the neighborhood." It is profoundly clear to us—those who would be living next door to the event space—that it is just not a good fit for our residential community.

Our numerous concerns remain the same: noise, traffic, parking, trespassing, and safety.
We *once again* ask the Planning Board to consider the following questions and ensure the Applicants respond to them, as they have not yet done so (at the time of submitting this letter, 5/4/20203). We would also appreciate the Planning Board's consideration of our questions to them:

Questions for the Applicants:

1. **How would the Applicants realistically prevent customers from parking in their neighbors' parking lots or on residential streets?** Our experience is that signs don't work. We don't want to have event signage on our property, nor to incur the cost of installing towing signs. Equally, we don't want to have to look at towing signs on our property nor do we want to have to call the police or get into conflicts with the Applicant's customers when they do park on our property.
2. While the Applicants can "encourage" people to leave the premises at a certain time, how can they prevent them from moving a few steps onto neighbors' properties and congregating in front or back of his neighbors' homes? In short, how will they prevent trespassing on our properties? One of the Applicants at the March meeting admitted:

"*…there are things that are going to happen that are outside of our control but what else do you expect to happen on this site*?" And it goes without saying (but we will) that an argument stating there's nothing else that could be done with the church—a contention we strongly disagree with—is not a valid argument to approve this proposal.

3. How will they ensure their neighbors are not disturbed by noisy and inconsiderate attendees and hotel guests?
4. **Will the Applicants confirm exactly what type of events they will host and will not host?** We have no sense of their vision for this space. For example, is the intention to host all day festival style events where instead of having an event for 150 people, they could have events going on all day and evening where groups of 150 people are leaving, and other groups of 150 people are coming? This could amount to 600+ people per day. This is another "loophole" that needs to be addressed.
5. How will the Applicants ensure that the bar/restaurant and event space are safely run when he plans to have so few staff on site and/or doing double duty?
6. Who is going to undertake the restoration to this historic cemetery and what are their credentials? What is going to be done to it, and can the Planning Board confirm that the descendants of those buried there need to give permission? **NOW THAT THE PATHWAY IS NOT GOING TO EXIST, WHAT RESTORATION WILL BE DONE TO THE CEMETERY?**
7. What type of restoration is going to be done to the outside of the church?
8. Will the Applicants commit to **not allowing** smoking of any type **inside or outside** of their property and surroundings? As the Planning Board is now aware, The View sits at the rear of the Applicants' property which includes a small woodlands area. We are very concerned about fire hazards should the Applicant allow the smoking of cigarettes, cigars, or marijuana where butts could be thrown onto dry kindling in the summer season, especially when people are more inclined to spend time outside.
9. **What is the proposed barrier between the church and River Ridge Views?** Originally there was a landscaping barrier proposed but several times Planning Board members flagged that there is bedrock along the property line. In the most recent site plan, a 6-foot acoustic fence and 4-foot stockade fence is indicated but isn't noted in any other

documents. The residents of River Ridge Views have major concerns about both proposed "barriers" including that a fence won't prevent noise on upper floors. Affected residents shouldn't have to look out their front window and lose their view and instead see a six-foot fence just a few feet from their front windows. (Many additional concerns were listed in Karoline Nowillo's letter dated March 12th and submitted to the Planning Board.) **SINCE IT WAS DETERMINED THAT THE PROPOSED FENCE ON THE RRV SIDE OF THE CHURCH WOULD NOT SERVE AS A NOISE BARRIER, WHAT WILL BE DONE TO PREVENT NOISE FOR RESIDENTS OF RRV LIVING ON THE NORTH SIDE?**

10. How do the Applicants plan to protect the Indiana bats and other wildlife that inhabit the church grounds and neighboring residential properties during and after construction?

Questions for the Planning Board:

1. How will the city monitor the number of attendees, hours of operation, number of events per year, noise levels or will all of that become the responsibility of Beacon residents? If so, that is an unreasonable burden to place on the residents. Let's remember that this developer originally intended to open a venue with capacity for 500 people, with hours of operation running until late into the night.
2. Who will be responding to noise, capacity and trespassing complaints? Will the police respond each time? Will the Building Inspector respond?
3. With regards to the question above of whether the Applicant intends to host all day festival events, will the Planning Board require a written provision to prevent the Applicant from doing this should a Negative Declaration be granted?
4. In the very unfortunate event that the proposal receives approval, can the Planning Board please confirm that an event venue **could not open** before the hotel is up and running, since the event venue is "an accessory" to the hotel?

We are fully supportive of an appropriate use for the church and the parsonage that fits with our residential communities. This simply isn't it.

We hope that this lengthy process is nearing an end and the Planning Board is nearing a decision that will allow us to go back to living our lives in peace. It's all we ask.

Thank you, as always, for your time and consideration.

Sincerely,
Shelley Simmons-Bloom | The View, 30 Beekman Street
Betty Wall | River Ridge Views, River Ridge Court
Dawn Powell Manso | Hammond Plaza, Beekman Street

Matt Bloom
30 Beekman Street
Beacon, NY 12501
Mattbloom64@gmail.com
646-461-0909

May 4, 2023

Dear Chairman Gunn and the City of Beacon Planning Board:

I am once again expressing my gratitude for your hard work and also my continuing concern about the proposed Prophecy Theater ("PT") project at 1113 Wolcott Avenue.

During the last (3/14/2023) Planning Board hearing, one of the Applicants—who also identifies as an investor in PT—admitted to being unable to control PT's adverse impacts on the neighborhood, which is contrary to what the Applicant has been saying for the past year and a half. Here are the relevant quotes taken directly from the YouTube posting of that hearing:

> *"I've known some of you (meaning the Planning Board) for 20 years now…Worked in non-profit sector for 24 years. Business of creating a business community – I know what I'm doing. More importantly, I've lived here for 19 years."*
>
> *"Parking – Karen – never going to happen – people are going to park there. We can put a management plan in place…it's going to happen."*
>
> *"John – there are things that are going to happen that are outside of our control, but what else do you expect to happen on this site?"*

Not only did this Applicant repeatedly and emphatically admit PT would adversely impact the neighborhood, she also twice invoked her long relationships with members of the Planning Board. This suggests the Applicant is unaware the Planning Board making a decision based on personal relationships (also known as "cronyism"), and not the applicable ordinances (Section 223-18 and Section 223-24.7 of the City Zoning Code), might expose it to legal ramifications.

Additionally, by attempting to hijack and disrupt a previously-scheduled *private* meeting (4/14/2023) between the Board presidents of Hammond Plaza, River Ridge, and the View, going so far as to bring along their children and supporters—some of who repeatedly cruised past in pickup trucks and loudly honked their horns—the Applicant and its attorney were at once attempting to manipulate the Planning Board and to intimidate the Hammond Plaza, River Ridge, and the View Board presidents.

To make matters worse, the 4/25/2023 letter submitted to the Planning Board by the Applicant's attorney blatantly mischaracterized that 4/14/2023 meeting—which happened to have been publicly scheduled during the past two (2/15/2023 & 3/14/2023) Planning Board

hearings (YouTube verifies this)—as instead being a scheduled meeting between members of the Planning Board, the Applicant, and their small handful of supporters. This letter was clearly submitted for the purpose of gaslighting the Planning Board while also creating a misleading paper trail for the eyes of a potential judge who would be unfamiliar with what actually happened that day.

This type of inappropriate, unprofessional, and unethical conduct is yet another example of why we strongly suspect the Applicant's behavior toward the residents of this quiet, residential neighborhood—*some of whom have lived here for decades longer than 19 years*—will be equally if not more disrespectful if the project is approved.

We simply want to live in peace in our residential neighborhood (in residential buildings approved by the City of Beacon Planning Board) and to treat our neighbors with kindness and respect. However, we will not under any circumstances back down. Nor will we allow ourselves to be intimidated or bullied by anyone.

Finally, if the PT project is approved, our legal counsel has advised us to appeal, which we will.

Thank you.

Best regards,

Matt

May 4, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Joyce A. Kaidan

Signature

Name: (print) Joyce Kaidan

Address: 1 Hammond Plaza, Beacon, NY

May 4, 2023

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Thank you for your careful consideration of this proposal and your time.

Sincerely,

Carol Zaccara

Signature

Name: (print) CAROL ZACCARA

Address: 14 Hammond Plaza
Beacon, NY
12508

May 4, 2023

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Thank you for your careful consideration of this proposal and your time.

Sincerely,

Vincent Fung

Signature

Name: (print) Vincent Fung

Address: 7 Hammond Plaza

May 4, 2023

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Sincerely,

M Ruvoso

Signature

Name: (print) M Ruvoso

Address: 24 Hammond Plz Beacon

May 4, 2023

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

I am aware that one of the conditions for a Special Permit approval is that "…the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Hallam Derx

Signature

Name: (print) HALLAM DERX

Address: 24 HAMMOND PLAZA BEACON

May 4, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "…the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Katherine Maheras

Signature

Name: (print) Katherine Maheras

Address: 30 Hammond Plaza

May 4, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "…the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Dawn Powell-Manso

Signature

Name: (print) Dawn Powell-Manso

Address: 19 Hammond Plaza

May 3, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Joseph J. Rodriguez

12 River Ridge Ct

May 4, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "…the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,



Signature

Name: Peter DeNat

Address: 18 Hammond Plaza, Beacon, NY

May 7th, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "...the proposed use is compatible with the neighborhood." **This proposed development is decidedly not compatible with our residential neighborhood**. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

The proposal to further streamline or alter this event space, unfortunately does not lessen the main concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Bonnie Phillips

30 Beekman St. #116

Beacon NY 12508

Amanda Caputo

From: Karoline Nowillo <karolinenowillomd@gmail.com>
Sent: Monday, May 8, 2023 8:40 AM
To: Amanda Caputo
Subject: Proposed development of 1113 Wolcott Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

May 8, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

I am aware that one of the conditions for a Special Permit approval is that "…the proposed use is compatible with the neighborhood." This proposed development is decidedly not compatible with our residential neighborhood. The issue of large groups of people arriving at the same time, then leaving at the same time cannot be overcome for a venue so tightly wedged between our residential complexes and streets.

Regardless of how the proposal is further streamlined or altered for this event space, it lessens none of the existing concerns of those who will be its closest neighbors: These concerns being significantly increased noise and disturbance, trespassing, traffic, parking, and safety.

Thank you for your careful consideration of this proposal and your time.

Sincerely,

Karoline Nowillo

Amanda Caputo

From: Frank T. Pietrzak <ftpietrzak@me.com>
Sent: Sunday, May 7, 2023 7:18 PM
To: Amanda Caputo
Subject: Proposed development of 1113 Wolcott Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

May 7, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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

Approval contemplates that "the proposed use is compatible with the neighborhood." **This proposed development is not compatible with our residential neighborhood**.

The onus of monitoring and reporting noise issues and parking should not become our responsibility as residents. The proposed use should fit without adverse harm to neighbors or the environs and this project does not do that.

Significantly increased noise and disturbance, trespassing, traffic, parking, and safety will affect us every time there is an event. Why should this become our reality?

Sincerely,

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 8, 2023
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the cover letter from Cuddy+Feder, response letters from Aryeh Siegel and Hudson Land Design, and a 16-sheet Special Permit set, all dated April 25, 2023.

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

Comments and Recommendations

1. The applicant has proposed reductions in capacity and event hours, with 150 peak-capacity events ending at 8:30 pm and patron dispersal by 9 pm. Events preceding work days will end at 7:30 with dispersal by 8 pm. These proposed limitations and their enforceability should be part of the Board's review during the following two steps: a determination of significance under SEQRA and whether the proposal meets the Special Permit conditions under sections 223-18B(1) and 223-24.7D.

2. The Planning Board has received independent consultant reviews on traffic, parking, and noise issues. Since enforcement of these and other potential problems is an ongoing concern, the Board might consider a Special Permit condition that allows a trial period to analyze operations and the right to make modifications.

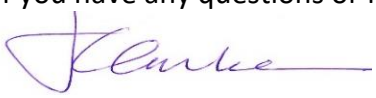
3. Based on continuing public comments, certain questions should be clarified in writing, including:
   a) Is a fence proposed along the River Ridge side of the project, as shown on submitted sheets?
   b) Is there enough soil depth to support the plantings on the River Ridge side of the project?
   c) Will the hotel be in operation before the accessory event and café uses be activated?
   d) Will successive or overlapping events be scheduled that exceed 150 total occupants per day?
   e) Will smoking be prohibited inside and outside the premises?

4. The restoration plans for the cemetery should be described on the Site Plan.

5. The Sheet 5 floor plans should show a public rest room, as required in Section 223-14.1A(2)(a).

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

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



John Clarke, Beacon Planning Consultant

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

STEVEN JAFFE

River Ridge Ct., Beacon, NY 12508 | stevej@jaffeandpartners.com

May 5, 2023

Beacon Planning Board
Beacon, NY

RE: 1113 Wolcott Ave Concerns

Dear Beacon Planning Board:

When River Ridge Views was in the planning stages, the developers were required to change many things; 80 units became 18 units, 4 stories became 3 stories the architecture had to complement the historical Dutch Reform Church and on and on.

River Ridge was required to **"FIT"** into the community, complement the church property, and generally enhance the neighborhood. The result has been a success, the residents of River Ridge are happy with their homes, support local shops and businesses, provide Beacon with substantial tax dollars and love their new City.

With all the requirements the City imposed on River Ridge having been met, one would expect that the city would impose the same **"FIT"** requirement on the developers of the Prophecy Theater on the historic church property. Having a hotel, a bar/cafe AND an event venue shoehorned in between 4 residential developments in a totally residential neighborhood is simply not a "**FIT**". It will totally change the character of the neighborhood and not in a good way.

What would be a good **"FIT"?**

- A small hotel, a cafe with NO event venue
- A small hotel, a café, and a conference center for hotel guest use
- A small hotel, a café and an overlay gallery for local artists

I am certain that there are many more good ideas that will fit into the neighborhood and preserve the historic church. I would happily serve on a city task force to help determine a project that would fit into the neighborhood.

Thank you, Chairman Gunn and the board, for listening to my concerns about Prophecy Theater.

Sincerely,



Steven Jaffe

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

May 8, 2023

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

Re: Supplemental Submission – Additional Responses to The Noise Consultancy's Report
Application for Site Plan & Special Use Permit Approval
Premises: 1113 Wolcott Avenue, Beacon, New York 12508
Tax Parcel ID: (5954-26-651901)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Prophecy Theater, LLC (the "Applicant"), we respectfully submit this letter and the enclosed Acoustical Supplemental Report prepared by B. Laing Associates, dated May 3, 2023 (the "Report") in response to the memorandum prepared by the City's sound consultant, The Noise Consultancy, LLC, dated April 25, 2023.[1]

As is detailed within the Report, both the City's and the Applicant's sound consultants have reached a consensus that any sounds generated from *within* the conference/event space will not create an adverse impact on the surrounding area. This result is accomplished in large part by the Applicant's numerous mitigation measures, which are proposed in response to the concerns of the Board and the public regarding the sound emissions of conferences/events held on the Premises. Such mitigation measures include greatly reduced hours of operation and total event capacity, indoor decibel limitations and sound dampening architectural design components.

The Report also reiterates the current conditions of the Premises,[2] and the surrounding, densely populated area and heavily traveled major urban arterial (New York State Route 9D/Wolcott). The Report further details the existing sound emissions attributable to the surrounding residential developments, which, to the Applicant's knowledge, are not currently being mitigated and would otherwise be subject to the City's noise ordinance as any project is. To emphasize this point, any use on the Applicant's property – including the existing church use in the no build

[1] Note: This City Sound Consultant's memorandum was made available on the City's website on April 26, 2023, i.e., after the most recent Planning Board submission deadline (April 25, 2023).

[2] Note: The religious services currently held on site and any future religious organization on the Site are not and would not be subject to any sound restrictions. *See* CITY OF BEACON CODE § 149-8.B.

condition – will involve vehicles entering and existing the property; deliveries (such as by a UPS or Amazon vehicles); refuse collection and garbage trucks; patron/pedestrian voices – all conditions that are similar to and consistent with the abutting properties and development in the nearby urban area.[3] As discussed in prior presentations by the Applicant's sound consultant to this Board, these factors result in an existing elevated sound environment in the City in which the Project is embedded.

It is respectfully submitted that the Applicant's greatly reduced hours of operation and total conference/event capacity; the limitations on the days of the week that the space is open in the historic church on the property, taken together with the other mitigation measures detailed in the Applicant's prior submissions and presentations and the existing built environment surrounding the Premises, confirm that the Project *will not* result in any potentially significant adverse environmental impacts. The Applicant respectfully requests the Board consider acting under State Environmental Quality Review Act ("SEQR") to adopt a Negative Declaration.

The Applicant looks forward to returning to the Board for the May 9, 2023 continued Public Hearing. 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

Enclosure

cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully, P.C.
B. Laing Associates

[3] Note: These conditions were witnessed in real time during the site visit to the Premises and the surrounding area on April 11, 2023, which is more fully detailed our April 25, 2023 submission to this Board.

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

May 3, 2023

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

Re: Acoustical Supplemental Report #4– 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 April 25, 2023 letter prepared by the City's Sound Consultant, The Noise Consultancy, LLC, ("City Sound Response 3"). The project location for the proposed adaptive re-use is 1113 Wolcott Avenue in the City of Beacon, New York (the "Site").

NYS Route 9D (Wolcott Avenue) is a heavily traveled, major "urban" arterial collector roadway. 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. These higher sound levels measurements were documented in B. Laing Associates' January 31, 2023 report.[1]

As a result of prior B. Laing Associates' calculations and explanations, comments contained in the March 24, 2023 letter prepared by the City's Sound Consultant, The Noise Consultancy, LLC, interactive testimony at the March 28, 2023 Planning Board Public Hearing and B. Laing Associates' March 31, 2023 letter, we have reached a resolution on all but one (1) matter relating to the City of Beacon Code ("City Code"), Chapter 149: Noise standards. The prior, seven (7) areas of agreement were enumerated in Section 2.0 of B. Laing Associates' March 31, 2023 letter.

[1] 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). Along the Site's northern boundary (Location 2), the existing daytime level of 55.1 dB(A) already equals or exceeds the City's *residential* daytime sound level limit of 55 dB(A) due to Route 9D traffic alone. If this were to be measured with existing Site traffic using that boundary (see evidence of same below), the level would be higher (and in an un-mitigated condition). *See* City Code § 149-10.B.

The remaining item this letter addresses is the sound generated by vehicles using the existing, northern driveway to exit the Site. It worth noting, that the Project's inclusion of the egress-only, northern driveway in the Site's internal circulation was recommended by the Planning Board and its consultants.[2]

Vehicular use of this northern driveway is *not* a new sound category and it *not* mitigated at present. This has been stated by the Applicant, B. Laing Associates, The Noise Consultancy, LLC,[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.[4] 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 and site uses would also generate deliveries of varying sorts and cause an equal or increased number of medium-sized trucks on the Site as delivery vehicles. Notably, the religious services currently held on site and any future religious organization on the Site are not/would not be subject to the City's noise standards.[5]

At the outset, it is important to recognize that both B. Laing Associates and The Noise Consultancy, LLC, agree that passenger vehicle traffic using the exit-only, northern driveway will attain the City's residential daytime sound level limit of 55 dB(A) in both the existing condition and with the proposed Project. B. Laing Associates and the Noise Consultancy, LLC are also in agreement that the currently unmitigated sound conditions on the property exceed the City's daytime standards.[6]

As detailed on our prior submissions, the Applicant is proposing to mitigate potential noise impacts with a 6-foot high, rough cedar, tongue-in-groove fence along the Site's boundary with West End Lofts. City Sound Response 3, Pages 2 and 3, provides calculations of the expected sound levels at the upper windows of the West End Loft's southernmost wall with the above fence (mitigated as shown to-date) and without the above fence (the existing condition). These were higher than those calculated by B. Laing Associates, Inc. in the March 31, 2023 submission.

Accepting The Noise Consultancy's calculations that light duty truck traffic may not attain the City's residential daytime sound level limit of 55 dB(A), without comment or revision, The Noise Consultancy, LLC makes a point of reiterating its comments that the City's noise standards may not even apply to light duty trucks.[7] Regardless the application of the City's Code, it important to re-emphasize the context of the area surrounding the Site (i.e., the existing condition), which facts are relevant for the Board's consideration of the application pursuant to the special use permit standards and distinct from the City's enforcement of noise standards.

---

[2] *See* Applicant's Supplemental Planning Board Submissions dated February 22, 2022 and April 26, 2022.
[3] *See* City Sound Response 3, Page 3.
[4] 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/homeowner to the northern driveway also came to speak in support of the project.
[5] City Code § 149-8.B.
[6] *See* City Sound Response 3, Summary Table for calculations relative to the northern property boundary and into the West End Lofts' property in the existing condition when the northern driveway is in use by vehicles on the Site.
[7] See City Sound Response, Page 3 and March 24, 2003[sic], page 3.

Under existing conditions, and as was discussed in B. Laing Associates' Acoustical Supplemental Report # 3, the West End Lofts and southerly River Ridge properties generate a number of light duty truck trips (e.g., vans or panel vans, etc.) delivering supplies, packages or repair-construction personnel and equipment to those residents per day.[8] In the case of the West End Lofts, an easterly travel lane in the multi-unit parking lot is some 25 feet from the western wall and windows of units in Building 1. The sound sources from these light duty trucks, in a manner virtually identical to the existing condition at northern Site driveway, is un-mitigated. Thus, existing sound emission sources carries to the West End Lofts' western wall and windows unabated, at all levels. At present, these sound levels also carry southward onto the proposed Prophecy Hall Site in an unabated fashion, when these same vehicles come to the southern end of the parking area[9] to finish their transit of the West End Lofts' southern parking lot. As the hotel portion of the project is constructed on Site, the same, existing sound levels from West End Lofts' service vehicles will be projected on the hotel's northern wall/windows along the new building's western half.

Given, (a) the above existing condition at the West End Lofts' Building 1 western side, (b) sound levels which are already, occasionally generated on Site by light truck use of the northern driveway and (c) the existing elevated sound levels resulting from traffic on NY Route 9D, the two (2) flanking residential projects and the Site itself are already "embedded" in an elevated sound environment. Further, The Noise Consultancy has calculated (as above) that the resultant levels from light duty trucks on the Site's northern exit-only driveway will meet the FHWA's interior sound standard in the West End Lofts. Therefore, it is clear the project will not contribute significantly to this existing sound level and, the insertion of a wooden, rough-faced, cedar fence along the northern driveway at the northern property line will reduce those intermittent sound levels on the adjacent West End Lofts' property.

CONCLUSION

As provided above plus in B. Laing Associates, Inc.'s January 31, 2023, February 28, 2023 and March 31, 2023 acoustical letter reports and as a result of the modification to the operating plan made by the applicant, it is our professional opinion that the project will not generate sounds which would cause significant, adverse, environmental noise impacts and the sound levels will be consistent with the existing, built environment, the adjacent, off-street parking areas, and busy NY 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] It is reported by the Site owner that landscapers' trucks for both residential complexes routinely park on the project Site, thus generating a few of these light-duty vehicle sound sources.

[9] B. Laing associates, Inc. personnel noted one such, unrecorded, vehicle (i.e., a garbage truck) in the January 31, 2023 letter report. Three others have been noted during subsequent Site inspections.

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

May 8, 2023

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

Re: Supplemental Submission – Additional Responses to The Noise Consultancy's Report
Application for Site Plan & Special Use Permit Approval
Premises: 1113 Wolcott Avenue, Beacon, New York 12508
Tax Parcel ID: (5954-26-651901)

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As is detailed within the Report, both the City's and the Applicant's sound consultants have reached a consensus that any sounds generated from *within* the conference/event space will not create an adverse impact on the surrounding area. This result is accomplished in large part by the Applicant's numerous mitigation measures, which are proposed in response to the concerns of the Board and the public regarding the sound emissions of conferences/events held on the Premises. Such mitigation measures include greatly reduced hours of operation and total event capacity, indoor decibel limitations and sound dampening architectural design components.

The Report also reiterates the current conditions of the Premises,[2] and the surrounding, densely populated area and heavily traveled major urban arterial (New York State Route 9D/Wolcott). The Report further details the existing sound emissions attributable to the surrounding residential developments, which, to the Applicant's knowledge, are not currently being mitigated and would otherwise be subject to the City's noise ordinance as any project is. To emphasize this point, any use on the Applicant's property – including the existing church use in the no build

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[2] Note: The religious services currently held on site and any future religious organization on the Site are not and would not be subject to any sound restrictions. *See* CITY OF BEACON CODE § 149-8.B.

condition – will involve vehicles entering and existing the property; deliveries (such as by a UPS or Amazon vehicles); refuse collection and garbage trucks; patron/pedestrian voices – all conditions that are similar to and consistent with the abutting properties and development in the nearby urban area.[3] As discussed in prior presentations by the Applicant's sound consultant to this Board, these factors result in an existing elevated sound environment in the City in which the Project is embedded.

It is respectfully submitted that the Applicant's greatly reduced hours of operation and total conference/event capacity; the limitations on the days of the week that the space is open in the historic church on the property, taken together with the other mitigation measures detailed in the Applicant's prior submissions and presentations and the existing built environment surrounding the Premises, confirm that the Project *will not* result in any potentially significant adverse environmental impacts. The Applicant respectfully requests the Board consider acting under State Environmental Quality Review Act ("SEQR") to adopt a Negative Declaration.

The Applicant looks forward to returning to the Board for the May 9, 2023 continued Public Hearing. 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

Enclosure

cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully, P.C.
B. Laing Associates

[3] Note: These conditions were witnessed in real time during the site visit to the Premises and the surrounding area on April 11, 2023, which is more fully detailed our April 25, 2023 submission to this Board.

City of Beacon Planning Board Agenda
05/09/2023

Title:

Public Hearing on application for Site Plan Approval, 3-story Retail/Commercial, 536 Main Street, submitted by HRSM LLC

ATTACHMENTS

536 Main Letter Lundberg 2.pdf

536 Main Letter Lundberg.pdf

4-25-23 536 Main Street Supplemental PB Submission Cover Letter.pdf

Exhibit A - Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated 4-25-23.pdf

Exhibit B - Response to Comments Memorandum prepared by Hudson Land Design dated 4-25-23.pdf

Site Plan Set 4-25-23.pdf

5-3-23 536 Main Street Supplemental Planning Board Submission Cover Letter(5663567.1).pdf

536 Main Street Approved Renderings(5663580.1).pdf

Engineer review 536 Main Street 05-03-23.pdf

Planner Review 536 Main St 4.28.23.pdf

536 Main Street - Site Plan_SEQRA Negative Declaration (4886-5440-0864.5).pdf

536 Main Street - Full EAF Part 2 (completed) (4883-4930-9792.1).pdf

536 Main Street - Full EAF Part 3 (completed) (4871-3656-6368.1).pdf

PB 536 Main St 5.5.23.pdf

Amanda Caputo

From: Robert Lundberg <roblundberg88@gmail.com>
Sent: Wednesday, April 12, 2023 4:43 PM
To: Amanda Caputo
Subject: Re: 536 Main St Lot Proposal

Good afternoon Amanda,

Thank you for your response and apologies for my delay, I do have a very busy schedule myself thus haven't been able to catch recent meetings. Please inform the board that allowing shell LLC's such as HRSM LLC located in a Bronxville apartment 4(g) to be exact or to be more precise owned by one Mr. Srinivas Mandapati. Holds no value to the Beacon community at large and only benefits a select few. Beacon residents do not need a commercial carpet building which most likely will last only a couple years, this type of development is unsustainable and irresponsible, making Beacon itself unlivable.

Also please advise the board that if building is allowed in this year of 2023, I will fully expect relocation expenses.

All the best,
Robert Lundberg

On Wed, Mar 15, 2023 at 9:50 AM Amanda Caputo <acaputo@beaconny.gov> wrote:

> Good morning,
>
> I've filed your letter for future review by the Planning Board. As you may be aware, the meeting was postponed due to the weather. Additionally, this application has not yet opened a public hearing. All letters/emails received before the public hearing will be filed for future review.
>
> Please let me know if you have any additional questions or concerns, and the updated Planning Board meeting date will be posted to the City's website as soon as it has been rescheduled.
>
> Amanda C. Caputo
>
> Municipal Secretary – Building/Planning/Zoning
>
> 845-838-5002

From: Robert Lundberg <roblundberg88@gmail.com>
Sent: Friday, March 10, 2023 4:24 PM
To: Amanda Caputo <acaputo@beaconny.gov>
Subject: 536 Main St Lot Proposal

Dear Ms. Caputo,

I wish to address the planning board, as I am writing as a tenant in 544 Main St, facing the 536 Main St Lot. I've seen the proposed design and am very concerned with my livability if (and during) the project, as it seems the constructed building would block all of my natural light, which of course renders my living space unlivable, along with breaking "warranty of habitability."

Not only would the lack of light affect my partner's, her dog and I's health and well being, I am concerned with the disruption by construction of her and my own businesses as we both generally work from "home", paired with the air quality due to construction we would not be afforded our right to live peacefully.

I hope this matter can be discussed further.

All the best,

Robert Lundberg

Tenant 544 Apt 7 Main St, Beacon, NY

Amanda Caputo

From: Robert Lundberg <roblundberg88@gmail.com>
Sent: Friday, March 10, 2023 4:24 PM
To: Amanda Caputo
Subject: 536 Main St Lot Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Caputo,

I wish to address the planning board, as I am writing as a tenant in 544 Main St, facing the 536 Main St Lot. I've seen the proposed design and am very concerned with my livability if (and during) the project, as it seems the constructed building would block all of my natural light, which of course renders my living space unlivable, along with breaking "warranty of habitability."

Not only would the lack of light affect my partner's, her dog and I's health and well being, I am concerned with the disruption by construction of her and my own businesses as we both generally work from "home", paired with the air quality due to construction we would not be afforded our right to live peacefully.

I hope this matter can be discussed further.

All the best,
Robert Lundberg
Tenant 544 Apt 7 Main St, Beacon, NY

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

April 25, 2023

VIA E-MAILAND 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 for Public Hearing
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").

As this Board is aware, at the April 11, 2023 Planning Board meeting, the Planning Board set the Site Plan Public Hearing for May 9, 2023 and re-referred the updated architectural plans and the improved cornice design to the Board's Architectural Review Board ("ARB") Subcommittee for further review.[1] Following our discussion at the April 11th meeting, the Applicant further modified the cornice detailing and architectural components of the plans, which the Applicant will be reviewing with the ARB subcommittee at its April 28, 2023 meeting Agenda.[2] This supplemental submission also includes additional responses to the comments contained in the recent memoranda prepared by the City's Consultants.

ADDITIONAL CHANGES TO CORNICE DETAILING:

As noted above, at the Board's April 11th meeting, between the Applicant's submission and the April 11th meeting Agenda, the Applicant prepared a revised rendering that updated the building façade, and adjusted cornice and brick combination. A copy of that updated rendering is enclosed herein for the record of proceedings on this Application. Furthermore, the Applicant's landscape

[1] As this Board is aware, the Applicant also appeared at the ARB Subcommittee's March 3, 2023 meeting. The ARB Subcommittee's prior Recommendation and Report was dated March 3, 2023.

[2] Note: For the purposes of this submission, the rendering that was shown at the April 11th meeting is enclosed. The updated rendering that shows the updates since the April 11th meeting will be available and reviewed with the ARB Subcommittee on April 28th and then provided to this Board in a supplemental submission inclusive of any comments that may come from that discussion.

designer is in communication with the City's Tree Advisory Committee regarding specie selection and location of the street tree that is proposed. Notably, the Committee has signed off on the proposed Redbud tree.

In the meantime, following our discussion at the April 11th meeting, the Applicant further modified and enlarged the cornice detailing to address the Board's comments. The updated rendering is still in development, which the Applicant will have for its meeting with the ARB Subcommittee that is scheduled for this Friday, April 28th (after the submission deadline for the May meeting Agenda). Accordingly, the Applicant respectfully reserves the ability to supplement its submission to include this updated rendering and any applicable responses to comments from the ARB Subcommittee at that time in advance of the Board's May 9th meeting Agenda and for consideration at the Public Hearing on the Project.

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 April 4, 2023 (the "Engineering Comments Memorandum"); and the City's Planning Consultant, John Clarke Planning and Design, dated April 7, 2023 (the "Planning Comments Memorandum"):[3]

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated April 25, 2023, providing responses to the Planning and Engineering Comments Memoranda. *See* **Exhibit A** – Architect Response to Comments Memorandum; and
- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated April 25, 2023 providing responses to the Engineering and Planning Comments Memoranda. *See* **Exhibit B** – HLD 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 April 25, 2023; and

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated April 25, 2023.

---

[3] Note: The City's Traffic Consultant, in its April 7, 2023 comment memorandum, acknowledged that the Applicant has addressed all prior traffic and parking comments.

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 April 25, 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; [4]
- Sheet 4 of 8 – Building Plans & Elevations;
- Sheet 5 of 8 – Grading & Utility Plan;[5]
- 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 May 9, 2023 meeting Agenda for the Public Hearing on the Project. 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.

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

[5] 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.

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

April 25, 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 April 7, 2023. Please see responses and refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated April 4, 2023.

John Clarke Planning and Design Comment Responses:

1. The Parking Table has been revised to show 23 spaces required based on updated building areas.

2. Comment acknowledged. A note will be added to the plan about the request for a parking waiver.

3. There are no trees adjacent to the property line. There is a lot of bamboo, but no trees that would be affected by the proposed work.

4. Comment acknowledged. We can review the need for rear fencing in relation to the tall retaining wall in the rear.

5. The proposed street tree is being coordinated by the Landscape Designer with the City's Tree Advisory Committee.

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.

Lanc & Tully Comment Responses:

General Comments

1. Refuse is located in a ventilated room within the building.d

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

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

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

April 25, 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) April 4, 2023 comment letter, and John Clarke Planning and Design's April 7, 2023 comment memorandum. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel (AS) has responded to applicable comments under separate cover. Below is a point-by-point response to the comments received.

Lanc & Tully April 4, 2023 Comment Letter

General Comments

1. 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 are being negotiated with the adjacent building owner and will be shown on the plan in a forthcoming submission.

Sheet 5 of 8

1. Comment noted. The grading to occur on the adjacent parcel to the south is being negotiated with the adjacent property owner. Applicable easements and agreements will be provided once the grading plan has been finalized.
2. Design calculations for the retaining wall will be provided prior to building permit.
3. Comment noted. Aryeh Siegel will provide this information under separate cover.
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 sewer superintendent has accepted the proposed connection to the 18" sewer line as shown on the plans.
5. Utility profiles for the storm line and sewer service line are now provided on the plans. Refer to sheet 7 of the revised plan set for the profile views.

Sheet 8 of 8

1. The 4" sanitary service connection detail is shown as a lateral connection directly to the 18" sewer main. Please advise if the City prefers a different type of connection to the main.

John Clarke Planning & Design April 7, 2023 Comment Memorandum

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. The surveyor verified that there are no significant trees (dbh 8" or greater) within 5 feet of the property line. There is only a stand of bamboo that sits on or adjacent to the property line.
4. Comment noted. The existing stand of bamboo provides a natural barrier between the two properties.
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.

The following items submitted for continued review:

- Five (5) copies of a full set of plan sheets 1 through 8.

Please note that Cuddy & Feder (C&F) is 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 May 9, 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)

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
3	04/25/23	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	23 parking spaces
Total Required		**23 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

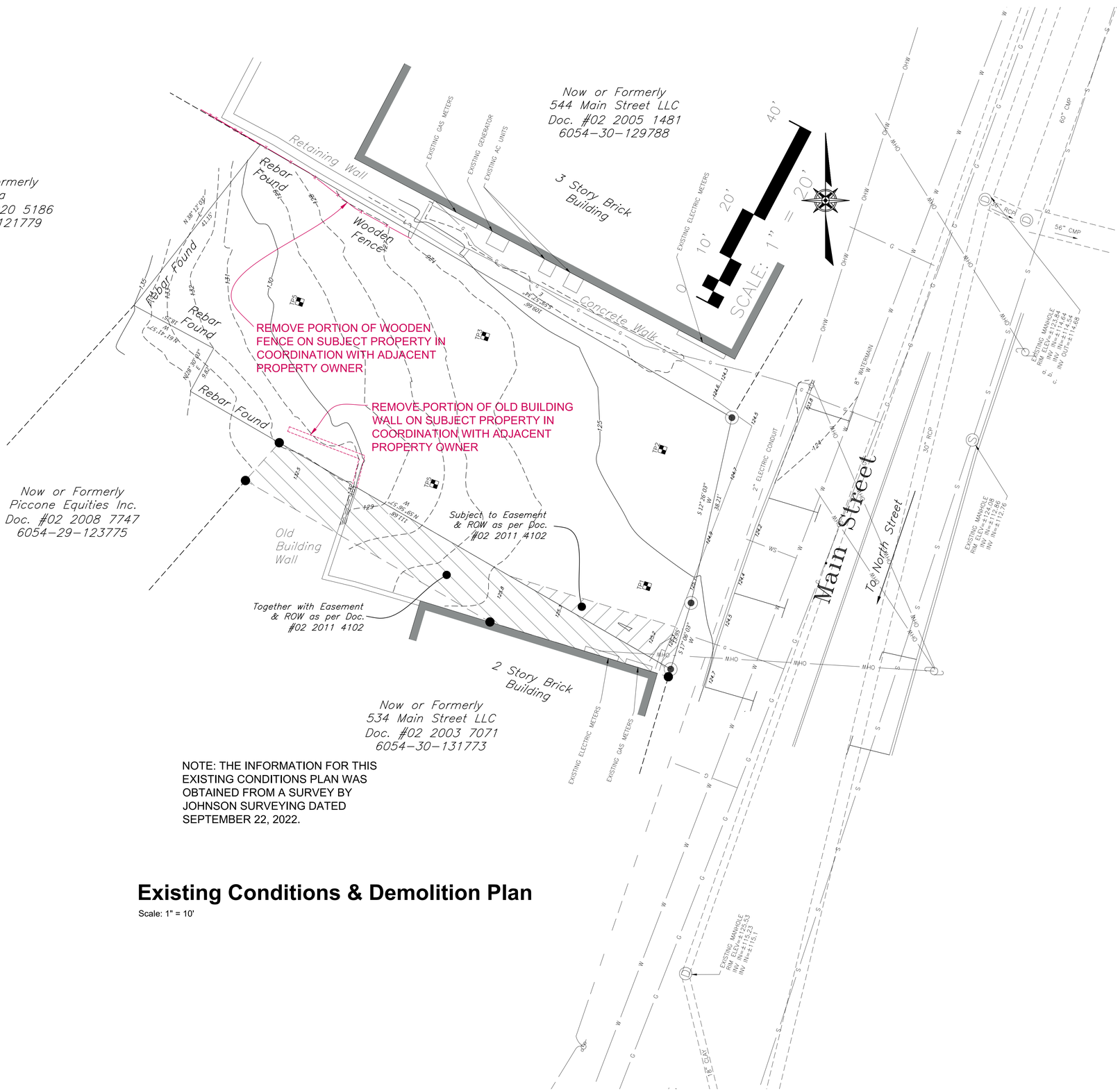
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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
3	04/25/23	NO CHANGE	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

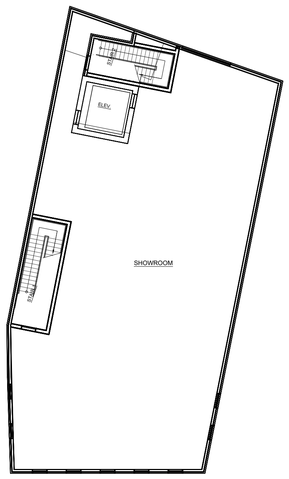
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
3	04/25/23	REVISED PER PLANNING BOARD COMMENTS	AJS



View 3



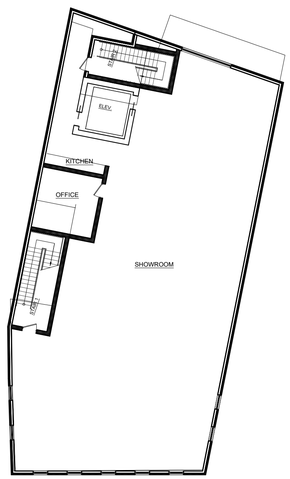
View 2



3rd Floor Plan

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

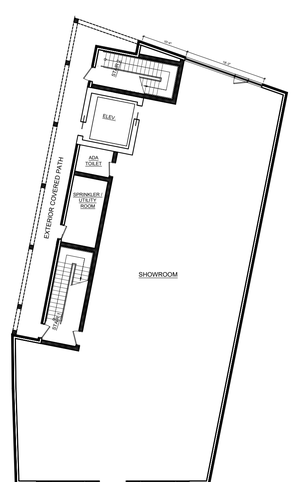
4,768 gsf



2nd Floor Plan

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

4,768 gsf



1st Floor Plan

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

4,768 gsf



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
Beacon, New York

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

Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time	Location
T-Cc	1	Tree	Cercis canadensis Single Stem	Redbud	2.5"	Spring/Fall	Patio Tree Bed
C-Cc	1	Tree	Cercis canadensis Single Stem	Redbud	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



WALL MOUNTED HOUSE LIGHT (L2)

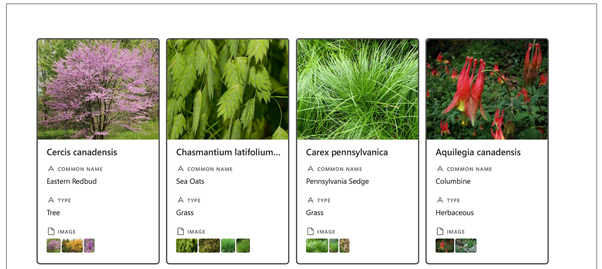
CINATI WALL MOUNTED FIXTURE. Model#: UCI-3011X, 18W, 27 KELVIN, CRI: 90 COLOR: BLACK, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET. DARK SKY COMPLIANT

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

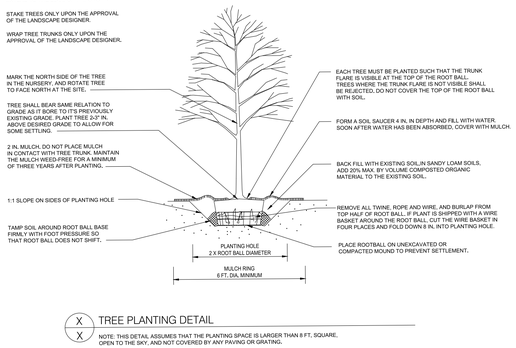
LIGHTING NOTES:

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.

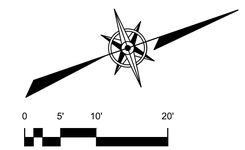






X TREE PLANTING DETAIL
X NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

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
3	04/25/23	REVISED PER PLANNING BOARD COMMENTS	AJS



Landscape Plan

Scale: 1" = 10'

Site Plan Application

Sheet 4 of 8 - Landscape & Lighting 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:
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7 Creek Drive
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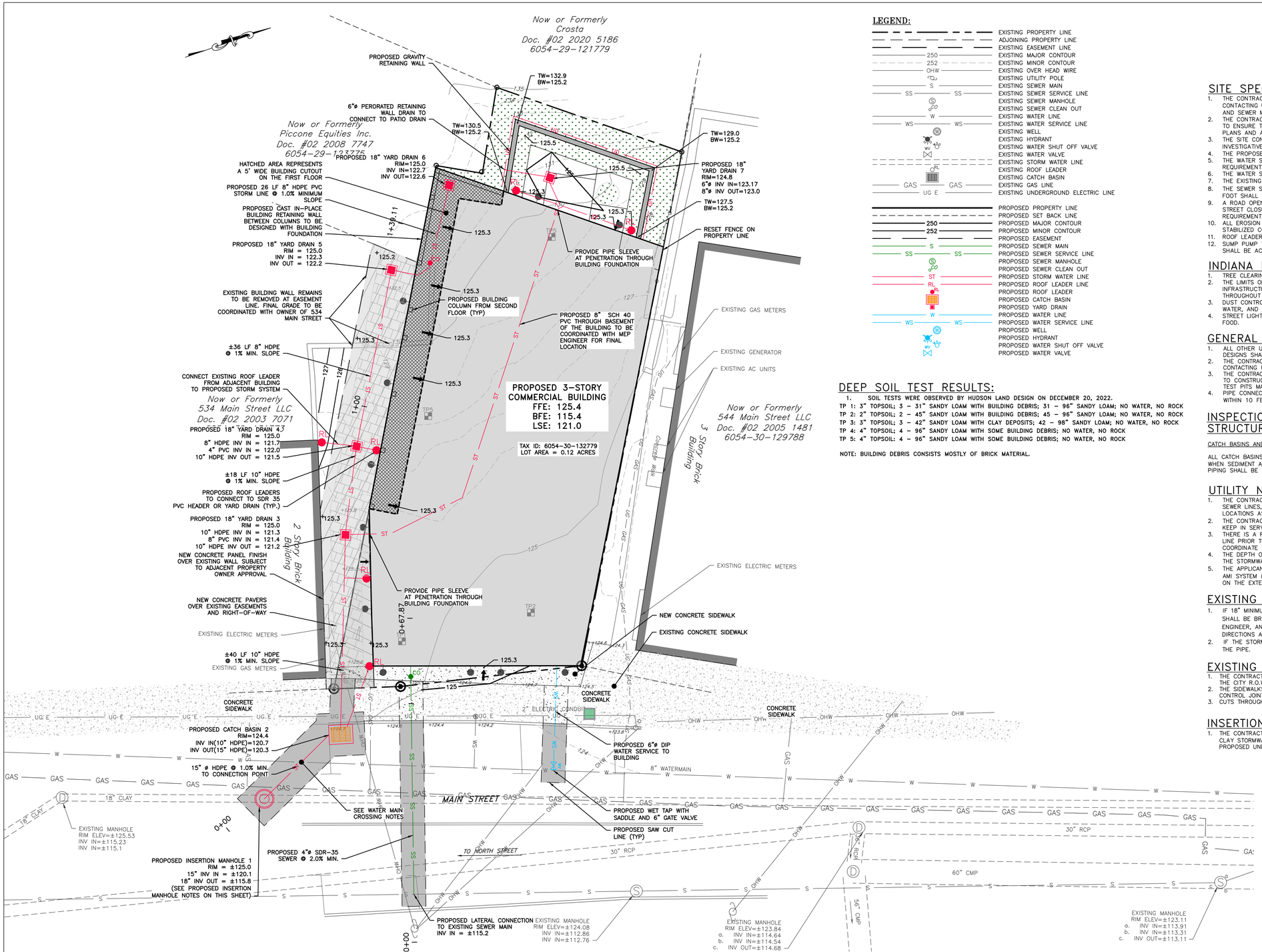
536 Main Street
Beacon, New York
Scale: 1" = 10'
January 27, 2023



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER MAIN
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING WATER METER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED WATER LINE
- 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 AND EXISTING UNDERGROUND UTILITY NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING 2"ø ELECTRICAL CONDUIT, EXISTING 8"ø WATER MAIN, 18"ø CLAY STORMWATER LINE, EXISTING 30"ø STORMWATER LINE AND 18"ø SEWER LINE ON MAIN STREET PRIOR TO INSTALLATION OF ANY PROPOSED UNDERGROUND UTILITIES WITHIN MAIN STREET. SEE UTILITY NOTE 1 ON THIS SHEET.

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				
3	4/25/23	PER PLANNING BOARD COMMENTS	CMB				

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

STATE OF NEW YORK MICHAEL A. RIDENHOUR 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

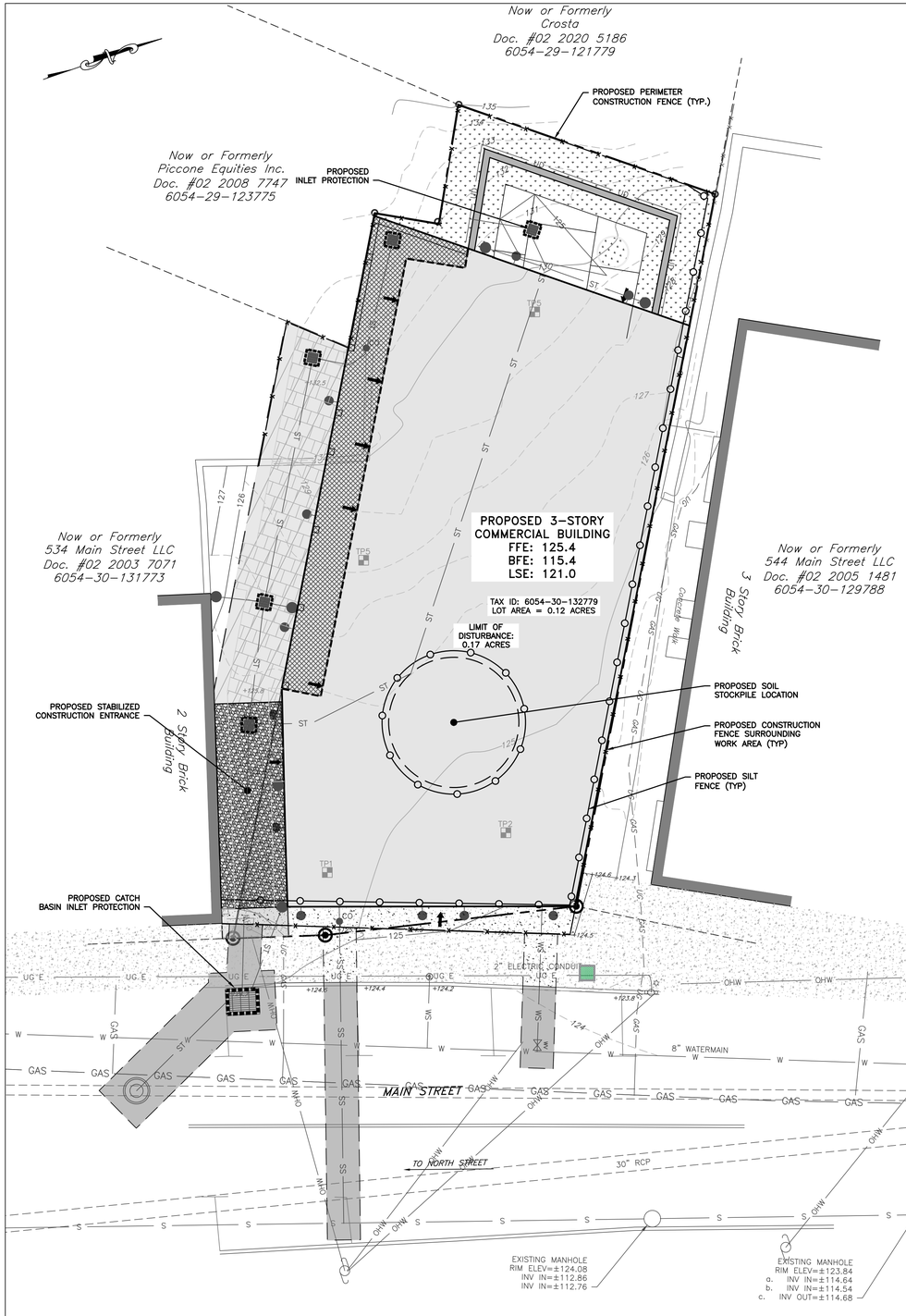
GRADING & UTILITY PLAN

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

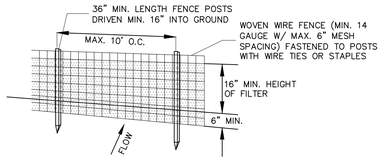
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



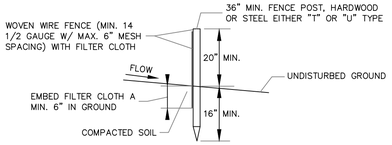
LEGEND:

- 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 SS EXISTING SEWER SERVICE LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- 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
- EXISTING CATCH BASIN
- GAS 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 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 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



PERSPECTIVE VIEW

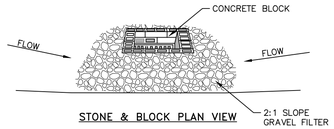


SECTION VIEW

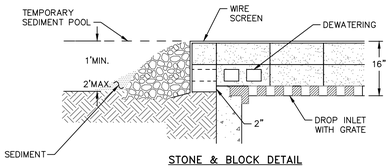
NOTES:

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.

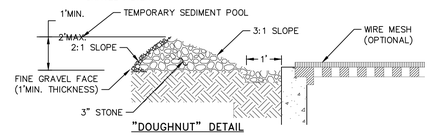
SILT FENCE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

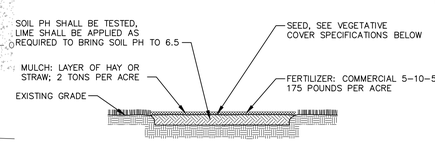


"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

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

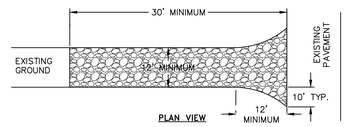
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



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.

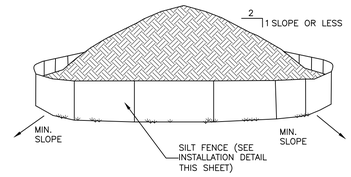
SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES 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.



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

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				
3	4/25/23	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.

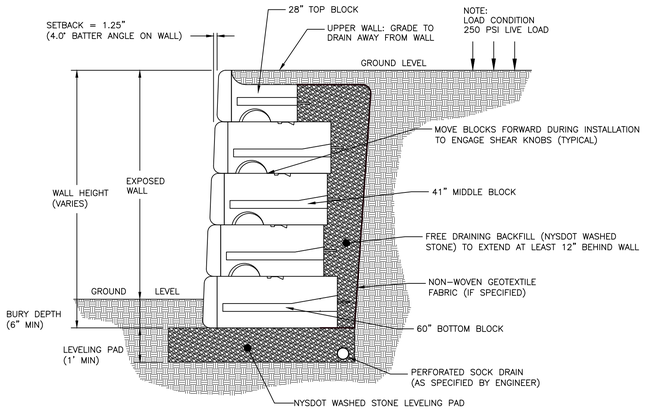
STATE OF NEW YORK ANDREW A. RIDENOUR LICENSED PROFESSIONAL ENGINEER 084456
SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

EROSION & SEDIMENT CONTROL PLAN
536 MAIN STREET
536 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-132779

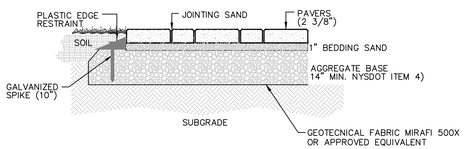
JOB #: 2022:031
DATE: 1/31/2023
SCALE: 1" = 10'
TITLE: ESC-1
SHEET: 6 OF 8

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



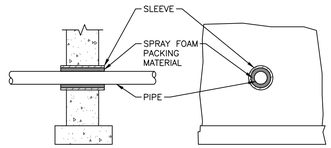
NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. DESIGN BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO BE PROVIDED PRIOR TO CONSTRUCTION.

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

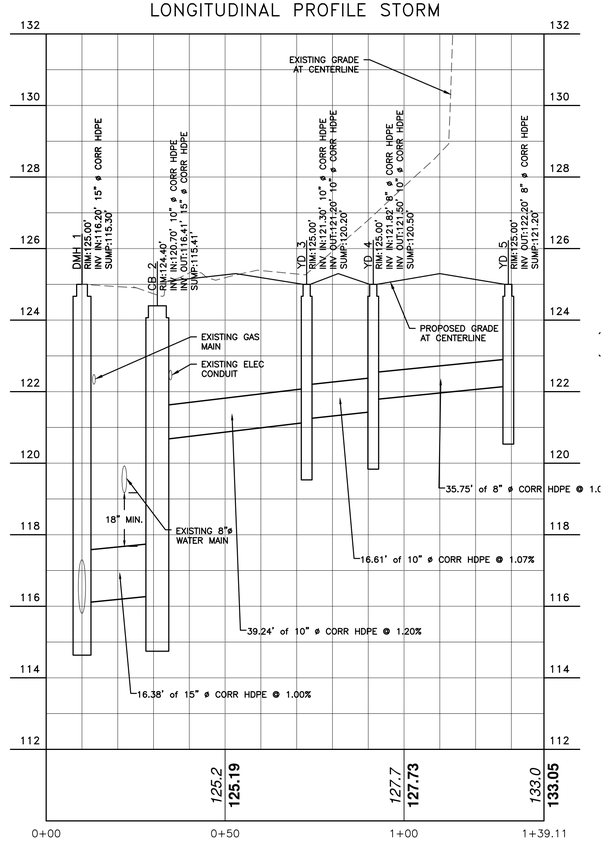
CONCRETE PAVER DETAIL
NOT TO SCALE



NOTES:
1. THE VOID SPACE BETWEEN THE SLEEVE AND THE PIPE SHALL BE SEALED WITH CAULK ON EACH END TO PREVENT THE ENTRANCE OF GROUND WATER IN THE BUILDING.

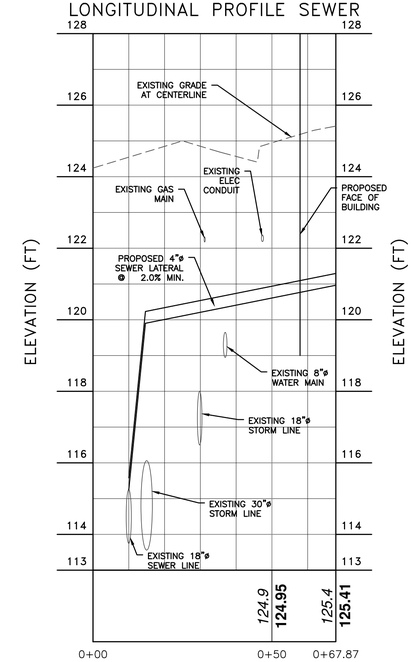
PIPE SLEEVE THROUGH CONCRETE WALL DETAIL
NOT TO SCALE

LONGITUDINAL PROFILE STORM

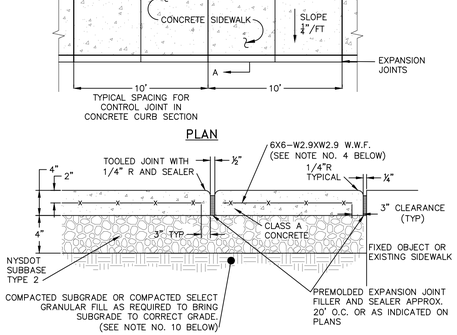


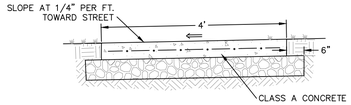
PROPOSED STORM LINE PROFILE
SCALE: 1" = 2'V
1" = 20'H

LONGITUDINAL PROFILE SEWER



PROPOSED SEWER LATERAL PROFILE
SCALE: 1" = 2'V
1" = 20'H

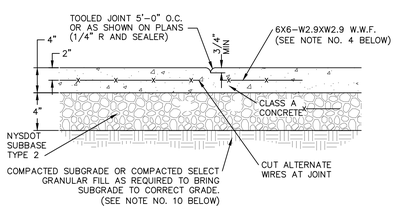




SECTION A-A

PLAN

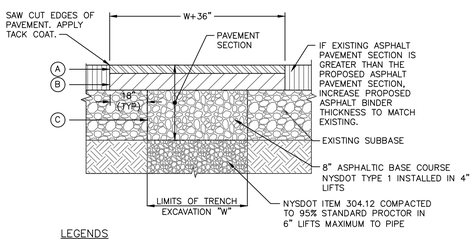
EXPANSION JOINT



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

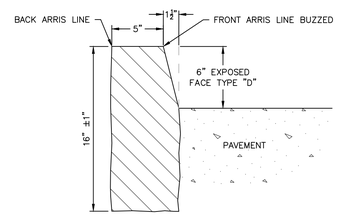


LEGENDS

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				
3	4/25/23	PER PLANNING BOARD COMMENTS	CMB				

STATE OF NEW YORK ANDREW A. ROSENKRANZ LICENSED PROFESSIONAL ENGINEER 084456

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

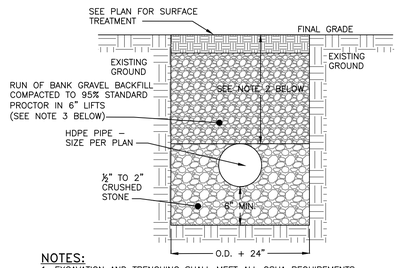
CONSTRUCTION DETAILS

536 MAIN STREET

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

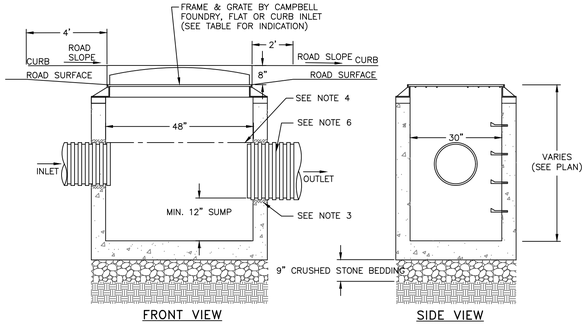
JOB #:	2022:031
DATE:	1/31/2023
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	7 OF 8

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



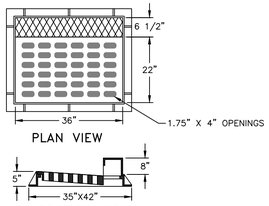
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. MINIMUM COVER SHALL BE 18 INCHES WITHIN THE SOUTH STREET RIGHT-OF-WAY.
3. BACKFILL WITHIN THE CITY RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.12 SUBBASE COURSE TYPE 2 FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT OR GRASS, PLACED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

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



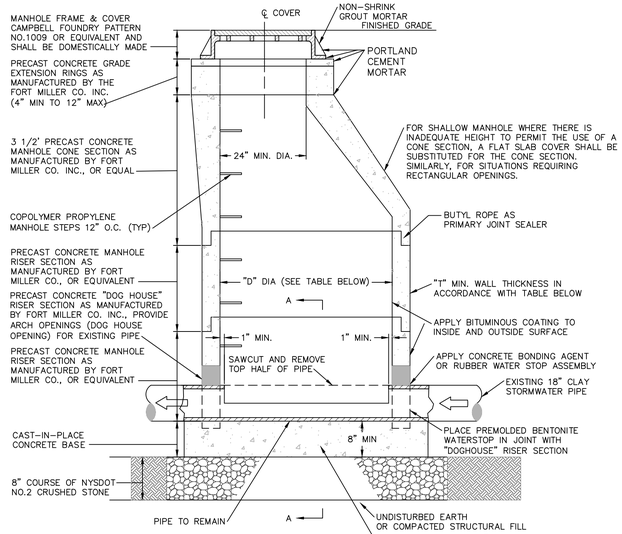
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

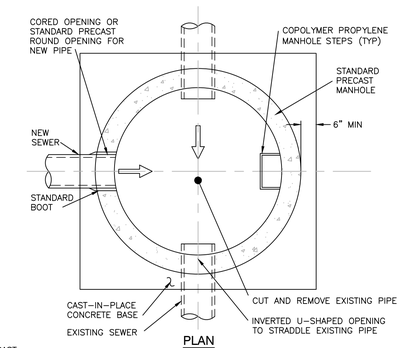
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



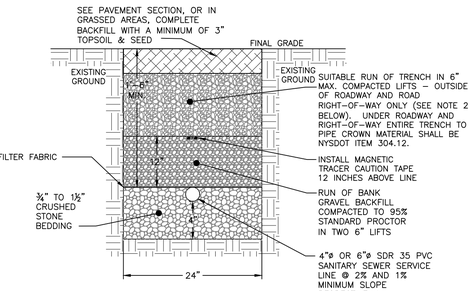
NOTES:
1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
2. MANUFACTURER TO VERIFY REQUIRED "T" DIMENSION ASSOCIATED WITH DEPTH OF INDIVIDUAL MANHOLES.

TABLE

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

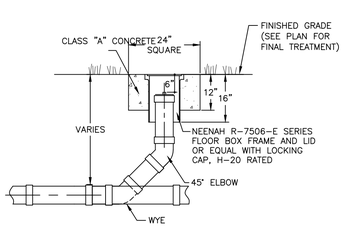


PRECAST CONCRETE INSERTION "DOGHOUSE" MANHOLE DETAIL (DOMESTICALLY MADE)
NOT TO SCALE

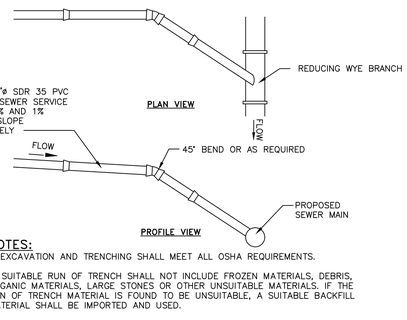


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

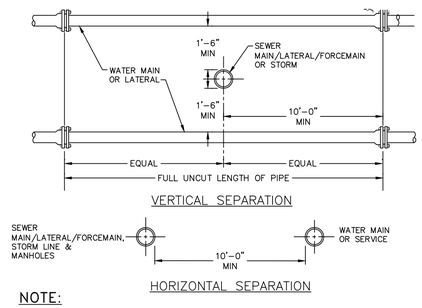


CLEANOUT DETAIL
NOT TO SCALE



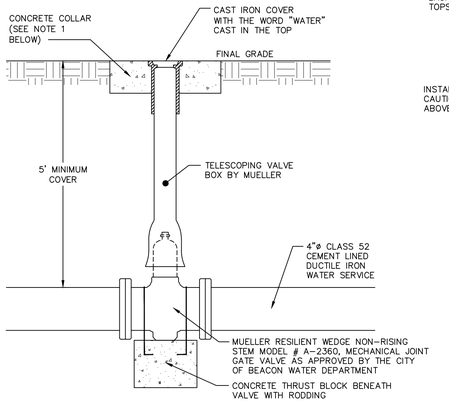
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



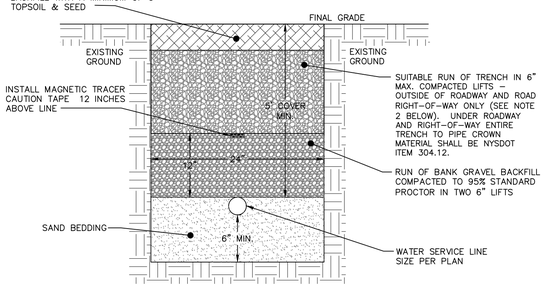
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



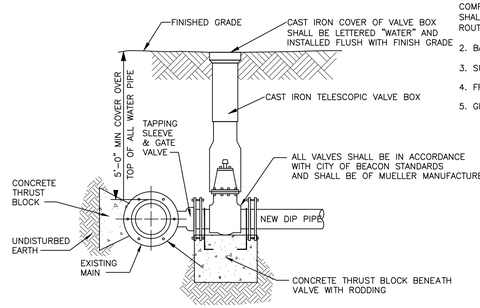
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE



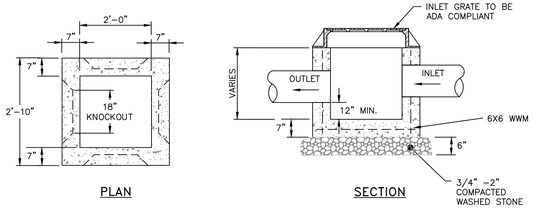
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOCATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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



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

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				
3	4/25/23	NO CHANGE THIS SHEET	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

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Taylor M. Palmer, Esq.
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May 3, 2023

VIA E-MAIL
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 for Public Hearing – Updated Architectural Renderings
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 enclosed renderings in furtherance of the Applicant's pending Application for Site Plan Approval (the "Application").

As this Board is aware, the Applicant appeared for a second round of review at the Architectural Review Board ("ARB") Subcommittee's meeting on April 28, 2023 in order to present the updated architectural plans, which include the improved cornice design. Following a presentation by the Applicant's architect and subsequent discussions, the ARB approved sending a positive recommendation of the updated exterior design to the full complement of the Planning Board. The three (3) approved renderings are enclosed herein for the Board's review in advance of the May 9, 2023 public hearing on the Project.

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


WARP & WEFT


WARP & WEFT


WARP & WEFT

LANC & TULLY
Engineering and Surveying, P.C.

May 3, 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 April 25, 2023, as prepared by Cuddy & Feder, LLP.
- Response letter dated April 25, 2023, from Aryeh Siegel, Architect.
- Response letter dated April 25, 2023, from Hudson Land Design.
- Plan set titled "536 Main Street" consisting of the following plans, all having the latest revision date of April 25, 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 is located in a ventilated room within the building.*** Although this may be the case, the 1st Floor Plan on Sheet 3 of 8 shall be updated to show this refuse room and how it will be removed from the interior of the building to the exterior. Will there be a door present on this room to the exterior, or will the refuse containers be brought through the commercial space to the exterior of the building?

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. ***Applicant notes that the grading is being negotiated with the adjacent property owner and easements and agreements will be provided once the grading plan has been finalized.***

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. As the proposed building will be a commercial building, it is recommended that the sewer lateral for the building be upsized to a 6" service line from the 4" line currently proposed.

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. It should be further noted that the detail shows a "Reducing Wye Branch" for connection of the lateral. This is a typical detail for a new sewer line and service installation. The detail shall be modified to reflect how the proposed sewer lateral will be connected to the existing sewer main since a Wye Branch does not exist currently for this connection. The Applicant shall discuss this further with the Water & Sewer Superintendent.

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

City of Beacon
Planning Board Subcommittee on Architectural Review
Recommendation and Report

Description: Proposed 3-story commercial building in Central Main Street and HDLO districts.

Project Name: _____

Project Address: 536 Main Street

Date of Meeting(s) of ARB Subcommittee: April 28, 2023, 11:00 – 11:30 am

Attendees: Len Warner, Kevin Byrne, Bruce Flower, John Clarke

Michael Mandapati, Applicant, and Aryeh Siegel, Project Architect

On the above-referenced dates, the Architectural Review Subcommittee reviewed the above-referenced project at which meeting the applicant and its representatives were provided an opportunity to be heard. The sole focus of the Committee was to review the architecture of the proposed building(s). The Committee reviewed the following plans and materials:

3 color renderings from Main Street, looking southwest and northwest.

The Architectural Review Committee offers the following specific comments, as applicable as indicted:

1) Doors and windows: Large recessed storefront on first floor and plain, single-pane casement windows on the upper floors of the facade.

2) Roof: Not discussed. Future elevations should indicate any roof projections and potential green roof, solar panels, or other features.

3) Projections, such as rooftop elevators, stairwells, balconies, beams, etc.:

4) North elevation: Brick wall with periodic plain pilasters and 4 matching windows on the section of the side wall before the first pilaster.

5) South elevation: Brick wall with periodic plain pilasters and 4 matching windows on the section of the side wall before the first pilaster.

6) West elevation: Rear elevation not shown. Interior views through the building are meant to highlight the rear garden.

7) East elevation: Projecting cornice and frieze board below with simple vertical dentils. All agreed that the façade was much improved, elegant, and compatible with the adjacent historic buildings.

8) Signs: "Warp and Weft" letters above the entry door on a recessed horizontal band.

9) Color and material type: Brick will be full thickness, not thin brick, and the colors will be complementary shades of charcoal. Cornice will be Azek or similar painted material.

In addition to the above specific comments, the Architectural Review Subcommittee offers the following general comments/recommendations:

The project architect will now prepare elevations of all sides with major dimensions, materials, and colors noted.



This Report was reviewed and adopted by the Architectural Review Subcommittee by vote of _____ to _____ at its meeting on _____.

****NOTE: Adoption of this Report does not constitute architectural review approval for the Project. Architectural review approval must be obtained from the Planning Board. It is recommended that any approval resolution by the Planning Board reference the final elevations and any other relevant plans relied upon in the architectural review of the Project.**

The Subcommittee members were pleased with the overall design and voted 2-0 for a positive recommendation to the full Planning Board.

City of Beacon Planning Board
536 Main Street
May 9, 2023

ATTACHMENT TO
NEGATIVE DECLARATION
REASON SUPPORTING DETERMINATION

APPLICATION FOR SITE PLAN APPROVAL
FOR 536 MAIN STREET

Parcel No. 6054-30-132779

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 Full Environmental Assessment Form (FEAF) 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, as lead agency, provides the following rationale for its SEQRA Determination.

Project Description

The Proposed Action is for the construction of a three-story commercial building with retail showroom areas and office space for employees, having a total proposed floor area of 14,304 square feet with 4,768 square feet on each level, on an unimproved parcel having a lot area of 5,870 square feet, or +/- 0.135 acres. The property is located at 536 Main Street in the City of Beacon and is wholly located within Central Main Street ("CMS") Zoning District, as well as the Beacon Historic District and Landmark Overlay (HDLO) District, on property known and designated on the Tax Map as **Parcel No. 6054-30-132779** (the "Property").

The Proposed Action is an Unlisted Action under SEQRA. The Planning Board is the lead agency for the 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 located within the CMS Zoning District and is currently unimproved. The Proposed Action would involve the infill construction of a single three-story retail/commercial building and basement, with typical grading and site work associated with such construction. There are no wetlands, water bodies, or other environmentally

sensitive areas on the Property. The Applicant proposes to remove portions of an old building wall and a portion of wooden fence, as shown on Sheet 2 of 7, however, because such work primarily involves the removal of debris from the previous demolition of an existing structure(s) such work would not have a negative impact to the environment. Per the deep soil testing, performed on December 20, 2022, no rock was encountered, thus it is not anticipated that this Proposed Action will result in rock removal, as shown on Sheet 5 of 8 of plans entitled "Site Plan Application – 536 Main Street," prepared by Hudson Land Design, dated January 27, 2023 and last revised April 25, 2023.

For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

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

  There are no unique geological features on the property.

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

  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. All stormwater runoff from the building and other impervious surfaces will be directed toward a new stormwater catch basin on Main Street. As shown on Sheet 5 of 8, the Applicant will provide for a direct connection to the proposed storm system running through an easement, which is to be coordinated with the adjacent property owner at 534 Main Street. Furthermore, the Applicant has provided for the construction and insertion of a new manhole opening along Main Street to provide access to the proposed drainage system and existing system per the City Engineer comments, dated March 7, 2023. The Applicant has also provided for the routine inspection and long-term maintenance of all stormwater structures as shown on Sheet 5 of 8.

  Finally, the Applicant has proposed a wastewater connection to the City's existing 18" sanitary sewer line, running along Main Street, which the City's Sewer Superintendent has found acceptable. Additionally, on Sheet 5 of 8, Utility Notes No. 4, the Applicant has provided for verification of the depth of the existing stormwater, sewer, and water lines before construction of the stormwater system to verify that there will not be conflicts with crossings or connections.

  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. The Applicant submitted a revised Full Environmental Assessment Form correcting the water and sewer calculation, which was previously overestimated in the initial submission and as more fully explained in Applicant's Engineering letter dated

February 28, 2023. As such, adequate water supply and sewer capacity exist for these additional flows, as corrected.

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 FEAF, as revised, 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. Furthermore, per Sheet 5 of 8, Site Specific Notes No. 10, "[a]ll erosion control measures shall be installed prior to construction." 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 grading, removal of existing debris, vegetation, 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, 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 or covering of soil stockpiles during dry periods. 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 statutes, laws, rules, regulations, and codes.

  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 FEAF indicates that the property may contain or serve as a habitat for the Indiana Bat. Given the location of the Project in a built urban downtown neighborhood, the property is unlikely to serve as a roosting habitat for the Indiana Bat. According to the Site Plans and the Applicant's Architect response letter, dated April 25, 2023, no trees are proposed for removal. Nonetheless, on Sheet 5 of 8, Indiana Bat Protection Notes, No. 1, the Applicant

has provided that any "[t]ree clearing shall be restricted to the period between October 1 and March 31." Additionally, on Sheet 5 of 8, Indiana Bat Protection Notes, No. 4, the Applicant has provided that "lighting shall be directed downward to reduce impact to bats foraging for food."

Per Planning Board recommendation, the Applicant is coordinating a proposed street tree with the City's Tree Advisory Committee. The Applicant proposes a landscaped area at the rear of the building beyond what is required under the City Code. The Applicant has provided for 835 square feet of landscaped area where only 587 square feet of landscaped area is required. The landscaped area is proposed to include two (2) Cercis canadensis single stem trees (commonly called Redbud), 15 flowering plants (commonly called Columbine), 37 grasses (22 Pennsylvania Sedges and 15 Northern Sea Oats), and 122 ferns (97 Hay Scented Ferns and 25 Evergreen Christmas Ferns).

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 property is identified on the EAF as being within 5 miles of "HH-26 Hudson Highland State Park" which is a subunit of the Hudson Highlands Scenic Area of Statewide Significance. The HH-26 Hudson Highland State Park ("State Park") contains the North and South Beacon Mountains, Sugarloaf Mountain and Breakneck Ridge, and is located west of the Proposed Action. The Proposed Action is not viewable from most vantage points in the State Park. Although distant views may be achievable from portions of Mount Beacon, such views will not be materially altered as the Proposed Action is at least one (1) mile to the east of the State Park and is located in an already developed downtown area.

  The property is also identified on the EAF as being within 5 miles of "HH-27 Dutchess Junction" which is described as a flat and gently sloping shoreland of the Hudson River. The HH-27 Dutchess Junction is also a subunit of the Hudson Highlands Scenic Area of Statewide Significance. However, the Proposed Action will not impact the visibility of such designated resources as the property is not viewable from the HH-27 Dutchess Junction due to topography nor will the Proposed Action impact the accessibility of such resources as the property is not located on the Hudson River. The Proposed Action is visible from the surrounding public streets but no designated scenic views are adversely 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 Proposed Action is located in the Upper Main Street Historic District which district has been identified as eligible for listing on the National Register of Historic Places according to records maintained by the State Historic Preservation Office. The Proposed Action is also located within the City of Beacon's Historic District and Landmark Overlay (HDLO) district. According to the FEAF, there are several buildings on the State's list of eligible historic properties located in the vicinity of the Proposed Action.

  The infill construction of a three (3) story retail/commercial building in the existing downtown urban neighborhood will not have a significant adverse impact on historic or archeological resources. The architecture and scale of the proposed building is not incompatible with nearby buildings.

  For these reasons, the Proposed Action will not have a significant adverse impact on historic or archeological resources.

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

  The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, nor will the Proposed Action eliminate significant open space.

  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 a three-story commercial building will not result in a significant adverse impact on transportation.

  The Applicant submitted a Traffic and Parking Study, prepared by DTS Provident Design Engineering, dated January 31, 2023, which was reviewed by the City's traffic consultant Creighton Manning Engineering, LLP, thereafter the Applicant submitted a revised Traffic and Parking Study, dated March 31, 2023, which was subsequently reviewed and found to be acceptable by the City's traffic consultant.

  Traffic. The proposed use (a furniture store) is generally a very low traffic generator. The Traffic and Parking Study estimates that the total number of trips generated by the proposed

use during the Saturday Peak Hour is 13. During the Weekday AM and PM Peak Hours the estimated number of vehicles trips drops to 6 and 7, respectively. Thus, the Proposed Action will not have a significant adverse impact on traffic.

Parking. Under City Code §223-41.18(G)(2), the Proposed Action requires 23 off-street parking spaces (calculated at two (2) parking spaces per 1,000 square of floor area). The Applicant is proposing to provide zero (0) parking spaces and has therefore requested a parking waiver for all 23 required parking spaces under City Code § 223-41.18(G)(3)(d).

According to the revised Traffic and Parking Study, utilizing the Institute of Transportation Engineers (ITE) publication on parking generation for furniture stores, as well as a local survey of nearby parking availability, the Proposed Action will result in a maximum demand of 16 parking spaces during peak demand. Based on further analysis considering the operational characteristics of the proposed use including the anticipated number of customers and employees the Applicant's traffic consultant concluded that the actual Peak Parking Demand is not anticipated to exceed nine (9) vehicles.

At least 424 parking spaces are located within an 800-foot radius of the project site and based on surveys of those parking areas, 99 parking spaces were found to be available during the Sunday Peak (1:30-2:00pm), which is sufficient to accommodate the peak parking demand of the Proposed Action. Furthermore, a municipal parking lot is located approximately 100 feet to the north of the Proposed Action. The Applicant's Traffic Study also considered the impact of currently pending applications nearby. Moreover, the Applicant's revised Traffic and Parking Study stated that many of the Applicant's customers will be by appointment, which will allow for "metering" of such parking demand. Finally, the City's Traffic consultant, in its Comment Letter dated March 10, 2023, after reviewing the Applicant's revised Traffic and Parking Study opined that there is available parking within the 800 ft radius study area to accommodate the parking demand of the proposed use. Therefore, the Proposed Action will not have a significant adverse impact on parking.

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 the construction of a three-story commercial/retail building. 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. Exterior lighting will be consistent with typical lighting, and shall be of a type, location, and shading that

will prevent spillover into adjacent residential or multifamily properties or to prevent glare onto any public sidewalk or street per Sheet 4 of 8. Additionally, all such exterior lighting shall conform to Beacon City Code § 223-14(B) per Sheet 4 of 8. Noise impacts associated with the Proposed Action will be limited to temporary impacts generated during construction. Per the Deep Soil Test Results, performed December 20, 2022, rock is not anticipated to be encountered, but 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 of the exiting retaining wall and an such debris encountered as a result of previous demolition(s) 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.**

  Commercial/retail land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contamination. According to the FEAF, no portion of the site has been listed on the NYSDEC Spills Incident database or Environmental Site remediation database. The FEAF indicated that the project site is within 2,000 feet of the remediation site known as C314118 in the NYSDEC Environmental Remediation database. Site C314118 is classified as requiring no further remedial action at this time.

  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 downtown neighborhood. The Proposed Action conforms with the minimum setback requirements, frontage requirements, lot depth, building height, and minimum landscaped areas for the CMS Zoning District. Furthermore, the Applicant was referred the Planning Board's subcommittee on Architectural Review Board (ARB), which met with the Applicant and Applicant's architect on March 3, 2023. The Applicant has incorporated such design recommendations into its site plan. 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 Full 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 needs to be prepared and that the Beacon Planning Board's SEQRA process is complete.

Adopted: May 9, 2023
Beacon, New York

Motion by _____, seconded by _____:

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

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: City of Beacon Water District	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

SEE ATTACHED.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

All application materials submitted by the Applicant, memoranda from City staff and consultants, recommendations and report from the Planning Board subcommittee on Architectural Review, public comments, and testimony during meetings held on the application.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 536 Main Street, submitted by HRSM LLC - Application for Site Plan Approval, Commercial.

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Amanda Caputo, Planning Board Secretary

Address: One Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5005

E-mail: acaputo@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 5, 2023
Re: **536 Main Street Site Plan**

I have reviewed the cover letter from Cuddy+Feder, response letters from Aryeh Siegel and Hudson Land Design, and an 8-sheet Site Plan set, all dated April 25, 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. 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).

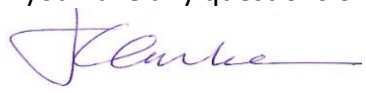
2. The Board and applicant should discuss the need for rear fencing

3. 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.

4. The Architectural Review Subcommittee met with the applicant on April 28, 2023 and reviewed the updated design renderings. The Subcommittee members present voted to refer the project back to the full Board with a positive recommendation. The meeting report will be available on the City's website. Future submissions should include building elevations with major dimensions, materials, colors, and any rooftop bulkheads or equipment noted.

5. In response to a complaint from neighboring tenant at 544 Main Street about the loss of natural light, the Board should discuss the proposed brick wall along the northern property line in light of Section 223-41.18E(3), which allows a modification of the minimum side yard setback. The Building Inspector has also raised the issue of the proposed side wall windows along the lot line. Side wall windows could perhaps be permitted with an approval condition that if an adjacent building was ever proposed along the property line, these windows would have to be sealed off.

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
Taylor Palmer, Esq., Project Attorney
John Russo, P.E., City Engineer
Arthur R. Tully, P.E., City Engineer
Aryeh Siegel, Project Architect

City of Beacon Planning Board Agenda
05/09/2023

Title:

Continue review of application for Subdivision Approval, 3-lot residential, 44 Kent Street, submitted by Hardy Homes LLC

ATTACHMENTS

44 Kent Street Subdivision Approval Resolution (4873-2359-8688.2).pdf

PB Kent St Sub 5.5.23.pdf

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR 44 KENT STREET

Parcel No. 6054-21-041931

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals from Hardy Homes, LLC. (the "Applicant") for a 3-lot residential subdivision (the "Project" or "Proposed Action") on a 17,343 square foot parcel, or +/- 0.39 acres, located at 44 Kent Street and designated on the Tax Map of the City of Beacon as **Parcel ID# 6054-21-041931** in the R1-5 One-Family Residence (R1-5) Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to subdivide a 17,343 square foot parcel, or +/- 0.39 acres, with the demolition of the existing house and the construction of three new 2-story single-family homes, one on each new lot; and

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

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

WHEREAS, the subdivision is shown on a plan entitled "Subdivision Plan – Hardisty Subdivision," last revised March 30, 2023, and a plan set entitled "Hardisty Subdivision," Sheets 1-7, dated December 2, 2022, last revised March 30, 2023, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, as follows:

Sheet	Title
1	*Cover Sheet*
2	*Existing Conditions & Demolition Plan*
3	*Preliminary Subdivision Plat*
4	*Subdivision Plan*
5	*Erosion & Sediment Control Plan*
6	*Construction Details,* and
7	*Construction Details*

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 March 28, 2023, April 11, 2023 and May 9, 2023; and

WHEREAS, on April 11, 2023, the Planning Board, after conducting an uncoordinated SEQRA review, adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the SEAF and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on April 11, 2023, the Planning Board opened and closed a duly noticed public hearing on the Subdivision, at which time all those interested were given an opportunity to be heard; and

WHEREAS, the Planning Board has the authority to allow the use of utility and drainage easements pursuant to Section 195-25(C) of the City Code, subject to such easements being in a form suitable to the City Attorney; and

WHEREAS, the Planning Board is fully familiar with the Proposed Action and has reviewed the Applicant's materials and Subdivision Plans relative to all appliable provisions of the City Code.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Proposed Action, 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 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 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 Proposed Action, and shall meet all conditions contained in such approvals, as required therein.

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

4. All existing and proposed easements, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants or other appropriate documents corresponding with the easements and notes shown on the Subdivision Plat and Plan set, including but not limited to (a) Grading and Drainage Easement benefitting Lots 1-3, and (b) Drainage Easement to benefit the City of Beacon for the existing underground storm drainage system running through the site, shall be prepared and submitted to the City Attorney for review and acceptance as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

When the conditions above have been satisfied, six (6) sets of the above referenced plans, revised as per the conditions above, shall be submitted for 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. The following are general conditions which shall be fulfilled:

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee for the two (2) new lots as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for each lot, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

2. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and

erosion control devices wherever and whenever deemed necessary during construction.

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

4. 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.

5. 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.

6. 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.

7. Any rock encountered that requires removal shall be done by mechanical means only. No rock processing is permitted on-site.

8. As used herein, the term "Applicant" shall include Hardy Homes, LLC, and its successors and assigns, and where applicable, its contractors and employees.

9. 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.

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

11. 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.

12. 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.

13. 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: May 9, 2023
Beacon, New York

_____ _____, 2023
J. Randall Williams, Acting 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 EXCUSED
Karen Quiana	Voting: EXCUSED		

Resolution: Approved
Denied

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 5, 2023
Re: **44 Kent Street Subdivision**

No new documents were submitted this month, so I repeated my comments from April 7, 2023, based on the March 30, 2023 letter from Hudson Land Design and the associated 7-sheet Subdivision Plan set.

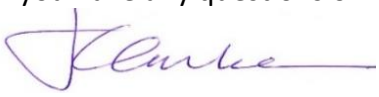
Proposal

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

City of Beacon Planning Board Agenda
05/09/2023

Title:

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

ATTACHMENTS

4-25-23 152-158 Fishkill Avenue - Supplemental Planning Board Submission - Cover Letter.pdf

23.04.25 Fishkill Architectural.pdf

2018_12-27_152-158 Fishkill Avenue_Phase I & II ESA Report-FINAL.pdf

Exhibit A - Landscaping Plan Narrative, Planting Schedule and Illustrated Plant Diagram.pdf

Exhibit B - Response Letter prepared by Arden Consulting engineers, PLLC dated 4-21-23.pdf

Site Plan Set 4-21-23.pdf

Subdivision Plat and Boundary & Topographic Survey.pdf

Engineer review 152-158 Fishkill Ave 05-03-23.pdf

CM Review_152-158 Fishkill Rev3_123016.pdf

Planner Review 152-158 Fishkill Av 4.28.23.pdf

Planner Review 152-158 Fishkill Av 5.8.23.pdf

Exhibit C - 4-25-23 Updated Shared Parking Analysis(5653977.1).pdf

CUDDY +FEDER LLP

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cuddyfeder.com

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

April 25, 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 & Responses to Comments
Residential & 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 referenced enclosures in furtherance of the above-referenced Application for Subdivision (Lot Merger) and Site Plan Approval for the proposed mixed-use office and residential development on the Premises (the "Project").

UPDATES TO THE FISHKILL AVENUE FRONTAGE, THE OVERALL BUILDING DESIGN AND TO SITE LAYOUT AND PARKING AREAS:

Following our discussion at the April 11th meeting Agenda, the Applicant's Engineer and Architect explored additional options for the location of the entrance to the proposed structure along the Fishkill frontage, which the Applicant proposes to locate at the center of the building on the Fishkill Avenue frontage. This will remove the entrance from the alleyway and any retaining wall along the southeastern end of the proposed structure, and further activate the Fishkill Avenue streetscape. The enclosed Site Plan Set shows the proposed entrance in comparison to the entrance along the southeastern corner of the structure, for the Board's reference. *See* enclosed Site Plan Set. In future submissions, the southeastern entrance will be removed from the Site Plan Set.

The building height has also been lowered from just under 37.0' down to 34 feet-3 ½ inches. The revised architectural concept incorporates a lower lobby below the main ground floor. This allows for the centrally-located entrance on Fishkill Avenue to be positioned in a manner that provides a reduced number of steps and an accessible ramp. In addition, a bench seating area will be incorporated along the streetscape, providing additional street interaction opportunities.

Additionally, based on adjustments to the building program and the parking areas, the 20-foot retaining wall at the northwest corner of the Premises has also been terraced into six (6)-foot increments.

As this Board is also aware, at the April 11, 2023 Planning Board meeting, the Planning Board referred the architectural plans to the Board's Architectural Review Board ("ARB") Subcommittee for review. The Applicant is prepared to review the updated Site Plan Set, including the centralized Fishkill Avenue entrance with the ARB Subcommittee at its April 28, 2023 meeting Agenda.[1] This supplemental submission also includes additional responses to the comments contained in the recent memoranda prepared by the City's Consultants.

In further support of the Application, we would also highlight that the square footage of office space excluding utility space has been reduced from 8,284 square feet to 8,017 square feet, which also reduces the number of overall required parking spaces from 64 to 63. As articulated in the enclosed drawings, 54 off-street parking spaces are proposed, and the drawings have been revised to show six (6) on-street parking spaces as well as to note a potential for the land banking of ten additional parking spaces pursuant to Section 223-26.E. of the City of Beacon Zoning Code ("Zoning Code"). As is more fully detailed in the enclosed Updated Shared Parking Analysis prepared by Colliers Engineer, 51 parking spaces would satisfy the peak parking demand for the site. Pursuant to our discussion with the Board at its March 28, 2023 and April 11, 2023 meetings, we understand that the Board is supportive of a parking waiver for the off-street parking. As is noted in the Updated Shared Parking Analysis, the Applicant is seeking a waiver for twelve (12) total parking spaces (i.e. the delta between the Code-required parking and the peak parking demand). At the Board's April 11, 2023 meeting, the Board also discussed the potential for additional land-banked parking on the site, which could allow for additional greenspace to be developed. Accordingly, the Applicant's traffic consultant will appear at this Board's May 9th meeting Agenda to continue this discussion, including the potential location for between six (6) to ten (10) additional land-banked parking spaces, some of which could potentially be located in the area of the site plan that is already shown for snow storage on the site plan.

THE LANDSCAPING PLAN IS IN THE PROCESS OF BEING DEVELOPED:

In addition to the foregoing, as the Applicant discussed at the Board's April 11th meeting, the Applicant is in the process of developing the Landscaping Plan, which is being prepared by Debra Adamsons of Landscape Restorations. Enclosed at **Exhibit A** you will find a narrative prepared by Landscape Restorations detailing how the pending Landscaping Plan will enhance the aesthetics of the site and fit well within the context of the existing built environment and neighborhood. In the meantime, at **Exhibit A** you will also find a corresponding Illustrated Plant List and Planting Schedule that is proposed for the Project.

THE APPLICANT REQUESTS THE BOARD CONSIDER REFERRING THE APPLICATION TO ZONING BOARD OF APPEALS TO CONSIDER AN APPLICATION FOR AREA VARIANCE RELIEF FOR THE HEIGHT OF THE PROPOSED RETAINING WALL:

The Applicant understands that an Area Variance will be required for the retaining wall height of

[1] Note: The Applicant respectfully reserves the ability to supplement its submission to include this updated rendering and any applicable responses to comments from the ARB Subcommittee at that time in advance of the Board's May 9th meeting Agenda.

20.6 feet of the refined terraced retaining wall, where six (6) feet is permitted pursuant to Section 223-13.G. of the Zoning Code. Accordingly, the Applicant respectfully requests that the Project be referred to the City's Zoning Board of Appeals ("ZBA") to commence its review of the variance application.

We would also note that while the proposed building is zoning-complaint as it relates to story height, following the April 11th meeting and the comments from the Board, the Applicant further refined the building program to reduce the overall height of the building from approximately 37 feet down to 34 feet-3 ½ inches. We understand that the building height, as revised, should now be considered zoning-complaint as it is calculated in the Zoning Code. On that point, the Applicant is in the process of corresponding with the Building Department to confirm the measurement of the reduced building height of the structure.

CONCLUSION & INDEX OF ENCLOSURES:

As noted above, the Applicant will be appearing before the ARB Subcommittee on April 28, 2023 and looks forward to reviewing the revised building design. In the meantime, in advance of the Board's May 9, 2023 Regular Meeting Agenda, enclosed you will find (5) copies of the following:

Exhibit A: Landscaping Plan Narrative, Illustrated Planting Diagram, and Planting Schedule, prepared by Landscape Restorations;

Exhibit B: Response Letter to John Clarke Planning and Design's April 7, 2023 Comments and Lanc & Tully's March 9, 2023 Comments, prepared by Arden Consulting Engineers, PLLC dated April 21, 2023; and

Exhibit C: Update to Shared Parking Analysis, prepared by Colliers Engineering & Design, P.C. dated April 25, 2023.

Also enclosed you will find five (5) copies of the Revised Site Plan Drawings titled "Site Plan & Lot Merger for 152-158 Fishkill Avenue, City of Beacon, Dutchess County, NY," prepared by Arden Consulting Engineers, PLLC and most recently revised April 21, 2023, with sheets numbered and titled as follows (as noted above, these drawings show the formerly-discussed southeastern entrance and now-proposed central entrance to the structure, for reference by the Board):

- Sheet 1 of 5 – Title Sheet;
- Sheet 2 of 5 – Existing Conditions Map;
- Sheet 3 of 5 – Demolition Plan;
- Sheet 4 of 5 – Site Plan; and
- Sheet 5 of 5 – Grading Plan.

Additionally, enclosed you will find (5) copies of an updated segment of the previously-submitted

Architectural Drawings, entitled "152-158 Fishkill Ave., Beacon, NY" prepared by Nexus Architecture, Design, Planning and dated April 25, 2023, indicating the change to the location of the entrance off of Fishkill Avenue, numbered and titled as follows:

- Sheet SK1 – First Floor.

Enclosed you will also find five (5) copies of the Subdivision Plat entitled "Boundary & Topographic Survey," prepared by CV Associates NY, P.E., L.S., P.C., and dated March 23, 2023, showing existing utilities. Note that the Title of this sheet will be updated to reflect that it is a Subdivision Plat for the two-lot consolidation in future submissions. Lastly, enclosed you will find the Phase I & II Environmental Site Assessment ("ESA") prepared for 152-158 Fishkill Avenue by Sterling Environmental Engineering, P.C., dated December 27, 2018.[2]

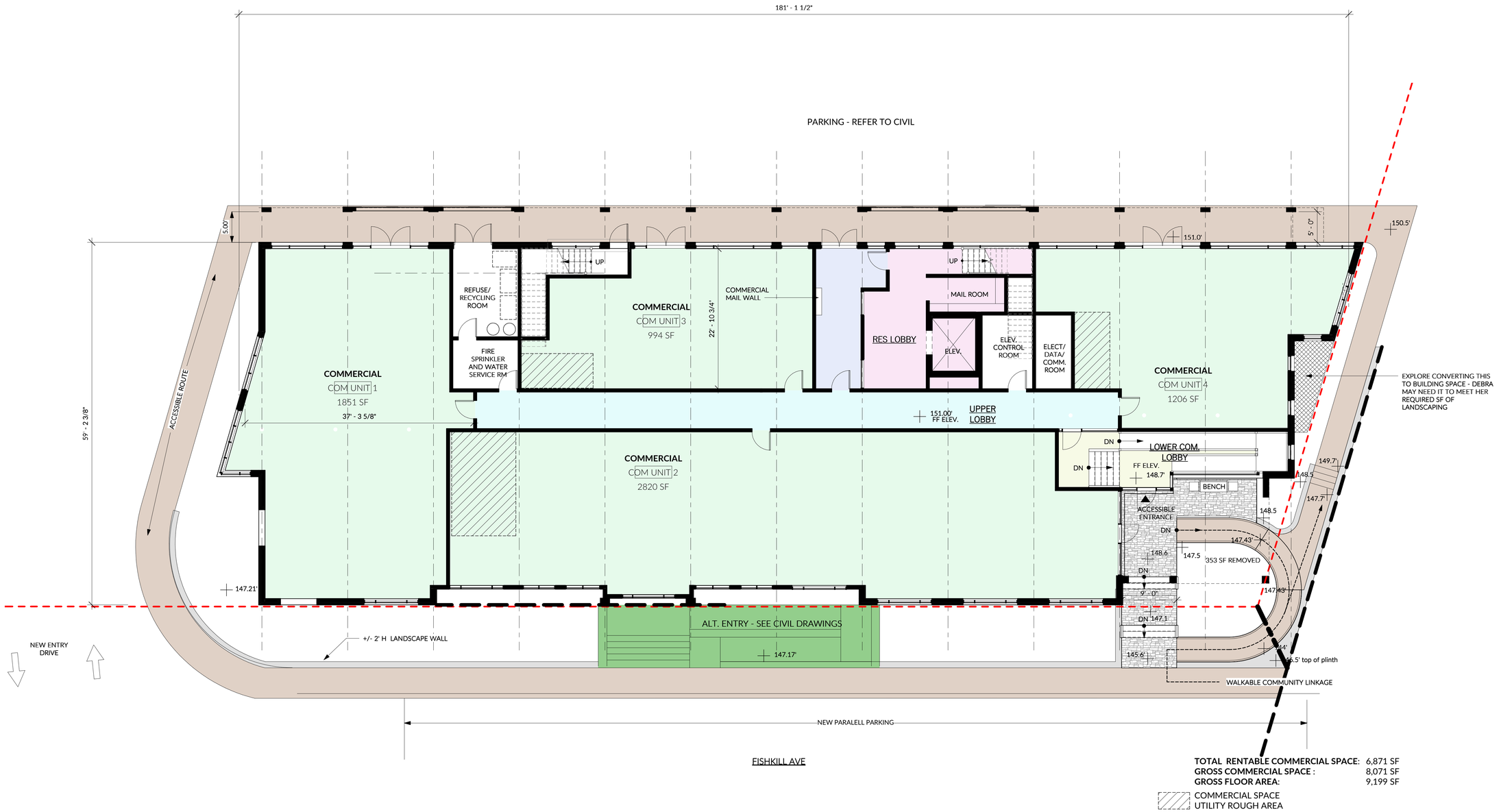
We look forward to appearing at this Board's regular meeting Agenda on May 9, 2023 in order to further discuss the Project as refined. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

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.

[2] Note: Due to the size of the Phase I & II ESA (600+ pages), only one (1) double-sided copy is being submitted, in addition to the electronic copy that is being transmitted with this submission. The ESA is being submitted in response to the request by the City Engineer. The Applicant can provide additional copies, if necessary.



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

TOTAL RENTABLE COMMERCIAL SPACE: 6,871 SF
GROSS COMMERCIAL SPACE : 8,071 SF
GROSS FLOOR AREA: 9,199 SF

COMMERCIAL SPACE
UTILITY ROUGH AREA

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

Note: The designs and described herein including all technical drawings, graphics and models thereof, are proprietary & cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of NEXUS Creative Architecture Planning Design. These are available for limited review & evaluation by clients, consultants, contractors, government agencies, vendors & office personnel only in accordance with the codes.

Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
03.30.23 P.B. SUBMISSION
03.30.23 P.B. SUBMISSION
04.25.23 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
JACLYN ANNE TARLTON
036224
STATE OF NEW YORK

Drawing No:
SK1

sheet 2 of 9

Sterling Environmental Engineering, P.C.

PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT

152 - 158 FISHKILL AVENUE
CITY OF BEACON, NEW YORK 12508

Prepared for:

152 - 158 Fishkill Avenue, LLC
316 Main Street, Suite 6
Poughkeepsie, New York 12601

Prepared by:

Sterling Environmental Engineering, P.C.
24 Wade Road
Latham, New York 12110

December 27, 2018

"Serving our clients and the environment since 1993"

PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT

152 - 158 FISHKILL AVENUE
CITY OF BEACON, NEW YORK 12508

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EXECUTIVE SUMMARY

Sterling Environmental Engineering, P.C. (STERLING) was retained by Ms. Angela Ingham and 152-158 Fishkill Avenue LLC to perform a Phase I Environmental Site Assessment (ESA) of two (2) developed parcels located north of the intersection of Fishkill Avenue and Main Street in the City of Beacon, New York (Subject Properties). The Subject Properties are comprised of the following connected parcels:

Parcel 1: Tax Parcel 6054-29-041801, 152 Fishkill Avenue, owned by 152-158 Fishkill Avenue LLC, totaling approximately 0.594 acre.

Parcel 2: Tax Parcel 6054-29-042814, 158 Fishkill Avenue, owned by 152-158 Fishkill Avenue LLC, totaling approximately 0.39 acre.

Parcel 1 consists of an active two (2)-story multi-unit commercial building utilized for commercial purposes or apartments with a gross floor area of 7,986 square feet. Parcel 1 is surrounded by asphalt pavement along the northern perimeter (driveway) and the majority of the eastern portion (parking area) with a lawn along the frontage, southern side yard and easternmost perimeter.

Parcel 2 consists of a 1,000 square foot single story commercial building (motor vehicle service center) previously occupied by All Star Car Care, Inc. and currently occupied by Double D's Auto Works, LLC. Parcel 2 is surrounded by asphalt pavement along the western third while the majority of the eastern portion of the parcel consists of cleared land or is wooded.

STERLING was retained in 2017 to complete a Phase I ESA. During performance of the ESA, it was determined a Phase II ESA was required. This report summarizes the findings of the Phase I & II ESA.

Property information sheets are provided in Appendix A. The surrounding land use is a mix of retail commercial development with some residential uses to the north. Figure 1, "Site Location Map", presents the Subject Properties and surrounding area. Figure 2 provides an aerial photograph presenting approximate parcel boundaries and showing the surrounding development.

This Phase I & II ESA was prepared based upon the standard approach set forth in American Society for Testing and Materials (ASTM) E1527-13, "Standard Practice for Environmental Site Assessments" and in conformance with the standards and practices set forth in 40 CFR Part 312.

The format of this report follows the procedures outlined in ASTM Standard Practice E1527-13.

A Tier I soil vapor encroachment evaluation was also conducted in accordance with ASTM E2600-15 "Standard Guide for Vapor Encroachment Screening on Property Involved with Real Estate Transactions" as required by ASTM E1527-13. STERLING completed a site reconnaissance on May 31, 2017 and August 2, 2017, conducted interviews, and evaluated available records and historical information.

While STERLING's Phase I & II ESA and associated investigations did indicate the presence of asbestos containing material (ACM) at the subject buildings, the limited subsurface investigation did not indicate evidence of any additional potential Recognized Environmental Conditions or Vapor Encroachment Conditions in connection with the Subject Properties.

As agreed, this study was restricted to observations made during STERLING's inspection of the Subject Properties, research into its history and the focused subsurface investigation. The scope of work did not include the completion of a regulatory compliance audit and did not address compliance with any Federal, State or local statutes, regulations, ordinances or codes. It did include collection or analysis of a limited

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number of soil and building material (i.e., asbestos) samples. Other media including air, groundwater and building materials were not sampled or analyzed.

In preparing this report, STERLING has relied upon certain verbal information and representations provided by government employees and other individuals familiar with the subject property, and upon documents provided to STERLING and information in Federal and State government agency lists. STERLING did not attempt to independently verify the accuracy or completeness of this information, but did not detect any inconsistency or omission of a nature that might call into question the validity of any of the information collected. To the extent that the conclusions in this report are based in whole or in part on such information, they are contingent on its validity.

This report was prepared for the exclusive use of Ms. Angela Ingham, 152-158 Fishkill Avenue LLC, Beacon Light Condominium Corporation and their legal counsel in preparation for a property transaction. STERLING represents that, within the limitation of the agreed upon scope of work, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances.

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I & II ESA (ESA) was to identify *Recognized Environmental Conditions (RECs)*, as defined in ASTM E1527-13, in connection with the Subject Property at the time of the property reconnaissance.

The standard of good practice for conducting an environmental site assessment of a parcel of property was followed and, the goal is to identify RECs or the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to a release to the environment; (2) under conditions that indicate an existing release or a past release; or (3) under conditions that pose a material threat of a future release of any hazardous substances or petroleum products into structures on the property or into the ground, surface water, or groundwater of the property. RECs may include potential presence of hazardous substances or petroleum products that are present in compliance with environmental laws and applicable regulations. RECs do not include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action by governmental agencies.

1.2 Project Scope

Ms. Angela Ingham, 152-158 Fishkill Avenue LLC authorized Sterling Environmental Engineering, P.C. (STERLING) to perform a Phase I & II Environmental Site Assessment (ESA) of the Subject Properties located at 152 and 158 Fishkill Avenue in the City of Beacon, Dutchess County, New York. This ESA was conducted consistent with the ASTM Practice E1527-13. Any significant scope of work additions, deletions or deviations to ASTM Practice E1527-13 are noted below or in the corresponding sections of this report. The scope of work for this assessment included an evaluation of the following:

- STERLING personnel inspected the Subject Properties on May 31, 2017 and August 2, 2017 to determine if conditions exist which are cause for concern or warrant additional study.

- A United States Geological Survey (USGS) topographic map was examined to determine the relative location of the Subject Property with respect to regional drainage features and adjacent properties.

- Database searches were conducted for sites identified on environmental regulatory lists. The Federal National Priorities List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list, the New York State Department of Environmental Conservation (NYSDEC) Registry of Inactive Hazardous Waste Disposal Sites, United States Environmental Protection Agency (USEPA) Enforcement and Compliance History Online (ECHO) database, and other relevant environmental lists were reviewed for indications of potential environmental concerns associated with the Subject Property and surrounding areas.

- A review of aerial photographs was conducted to determine conditions of property development and potential environmental concerns on, or in the immediate area of, the Subject Property.

- Interviews were conducted with Owner's Representatives, past Owner (David Allis, Sr.), representatives of Dutchess County, and the City of Beacon.

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- A limited subsurface investigation was conducted on August 2 and 3, 2017 and October 31, 2017 including the drilling of 15 soil borings and collection of seven (7) soil samples.

- A building inspection to assess the presence of suspect Asbestos Containing Material (ACM) (buildings at 152 Fishkill Avenue and 158 Fishkill Avenue) on August 2, 2017.

- Collect a radon gas sample in the lowest living area (basement) at the mixed use building located at 152 Fishkill Avenue.

Within the limitations of the agreed-upon Scope of Services, this Phase I & II ESA has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances.

Except to the extent specifically discussed herein, the initial Phase I ESA scope of work did not include the following except for sampling conducted during the Phase II ESA, and this report must not be relied upon for guidance with regard to:

- An evaluation of compliance with laws, regulations, ordinances or codes.

- The collection or analysis of any samples of air, flora, fauna, building materials, radon gas, waste materials, or any other substance.

- The identification or listing of materials suspected to be lead-based paints, asbestos containing, biologically or radiologically active, or otherwise hazardous.

- Description of d*e minimis* conditions at or adjacent to the subject property in accordance with ASTM E1527-13. A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions or controlled recognized environmental conditions. For example, minor staining in vehicle parking areas.

- An evaluation of factors which might affect the suitability of the subject property for any particular purpose or use, such as zoning and other land use restrictions, and/or geotechnical considerations.

- An evaluation of the possible presence on or near the subject property of environmentally sensitive areas, wetlands, endangered species, or culturally or historically important sites.

- An evaluation of structural, electrical, plumbing, heating, ventilation, drainage, septic and water supply systems.

- The development of a remedial program for the property if contamination is found.

- Delineation of wetlands, floodplains, significant habitats and/or areas of historic significance.

- Assessment or sampling of any onsite septic systems or drinking water wells.

- An evaluation of the purchase price of the property or the fair market value of the property whether or not the property was affected by hazardous substances or petroleum products.

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- Title Search.

1.3 Assumptions, Limitations or Exceptions

This report is intended for use only as the complete document. It is based upon the authorized Scope of Services, and is subject to the Assumptions, Limitations or Exceptions defined herein. It has been prepared for the exclusive use of Ms. Angela Ingham, 152-158 Fishkill Avenue LLC, Beacon Light Condominium Corporation and their legal counsel. No other person or organization is entitled to rely upon any part of it without the prior written consent of STERLING. Ms. Angela Ingham and 152-158 Fishkill Avenue LLC may release or authorize the release of all or part(s) of this report to third parties. However, if any third party uses or relies on this report without the express written permission of STERLING, such third party agrees that it shall have no legal recourse against STERLING, and shall indemnify and defend them from and against all claims arising out of or in conjunction with such use or reliance.

This study was limited to the scope of work outlined in Section 1.2. This ESA is based on observations made during STERLING's inspection of the Subject Properties and research into its history. The scope of work for an ESA does not address compliance with any Federal, State or local statutes, regulations, ordinances or codes. This ESA did not include a search for environmental easements and deed restrictions.

In preparing this report, STERLING relied upon certain verbal information and representations provided by State and local government employees and other individuals familiar with the Subject Properties, upon documents provided to STERLING, and information in Federal and State government agency lists. STERLING did not attempt to independently verify the accuracy or completeness of this information, but did not detect inconsistency or omission of a nature that might call into question the validity of the information collected. To the extent that the conclusions in this report are based in whole or in part on such information, they are contingent on its validity.

1.4 Data Gaps

Data gaps, as defined by ASTM Practice E1527-13 § 3.2.20, were not identified during STERLING's assessment of the Subject Properties.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 Location and Description

The Subject Properties are located northeast of the intersection of Fishkill Avenue and Main Street in the City of Beacon, Dutchess County, New York and directly abuts the east side of Fishkill Avenue.

According to Dutchess County Tax Maps, the Subject Property identified as Parcel ID 6054-29-041801, totaling approximately 0.594 acre, was previously owned by Sierra West Properties, LLC of Beacon, New York. This parcel was sold to 152-158 Fishkill Avenue LLC on April 21, 2017.

According to Dutchess County Tax Maps, the Subject Property identified as Parcel ID 6054-29-042814, totaling approximately 0.39 acre was previously owned by Rocky Harbor, LLC of Beacon, New York. This parcel was also sold to 152-158 Fishkill Avenue LLC on April 21, 2017.

Figure 1 - Site Location Map depicts the location of the Subject Properties on a street map of Beacon, New York. Figure 2 - Site Vicinity Map depicts the location of the Subject Properties on the Dutchess,

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New York United States Geological Survey (USGS) 7.5-Minute Topographic Quadrangle. Appendix A contains property information (tax parcel map, assessment roll, legal and ownership information) obtained from the Dutchess County Real Property Tax Services website. Aerial photographs of the Subject Properties showing the relationship of the subject parcels to the surrounding area and the complete EDR Radius Map Report with GeoCheck are provided in Appendix B.

The 152 Fishkill Avenue building is identified as an apartment dwelling. Parcel 1 is bounded by Fishkill Avenue on the west, commercial buildings on the south, residential buildings to the east, and the commercially-zoned Parcel 2 to the north. Parcel 1 has approximately 118.3 feet of frontage along Fishkill Avenue.

Parcel 2 is classified as a commercial parcel, providing motor vehicle service and gas stations. The parcel was originally leased to AllStar Car Care, Inc. and TLC Auto Repair & Sales, Inc. and is currently leased to and occupied by Double D's Auto Works, LLC. The subject parcel is bounded by Fishkill Avenue on the west, the above-mentioned 152 Fishkill Avenue parcel to the south, residential buildings to the east, and property occupied by Verplanck Development Co. office building to the north. Parcel 2 has approximately 131 feet of frontage along Fishkill Avenue.

The topography of these parcels range from 145 feet above mean sea level (amsl) from the southwestern corner of 152 Fishkill Avenue to 170 feet amsl at the northeast corner of 158 Fishkill Avenue. The approximate depth to water for these two (2) parcels is 15 to 25 feet below grade. The Subject Properties are connected to municipal sanitary sewer and municipal water.

2.2 History of Subject Properties

STERLING reviewed available records to determine the history of the Subject Properties. The following table summarizes the historical use of the Subject Properties and surrounding area. The source of the information is noted.

HISTORICAL USE SUMMARY			
Period Reviewed	**Historical Uses**		**Source(s)**
	Subject Properties	**Surrounding Area**	
1884 to 1889	The Subject Properties are undeveloped and vacant lots.	Surrounding properties exhibit minor development west and east of the Subject Properties.	Sanborn Maps
1889 to 1896	The Subject Properties have three (3) new structures; Two (2) single-level sheds and a two (2) story stable.	Surrounding properties exhibit extended development west and east of the Subject Properties. Fishkill Avenue and surrounding roads have been developed.	Sanborn Maps
1896 to 1912	The Subject Properties structures have been consolidated into a single, multi-level structure with non-combustible roofing material.	Properties in all directions surrounding the Subject Properties exhibit infrastructure (building & road) development.	Sanborn Maps

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1912-1927	152 Fishkill Avenue property has two (2) structures: the multi-level structure, unchanged from prior years and also a single level building with a non-combustible shingled roof. 158 Fishkill Avenue property remains undeveloped.	Properties in all directions surrounding the Subject Properties exhibit sequential, linear parcel identifications and fully developed roads.	Sanborn Maps
1927-1962	152 Fishkill Avenue property structurally remains the same but has been designated an office/store. 158 Fishkill Avenue property has one (1) structure of mixed construction of cement block and brick with a stone front, windows and a fire wall 6" above the roof. **The structure has been designated a filling station.**	Properties in all directions surrounding the Subject Properties exhibit sequential, linear parcel identifications and fully developed roads.	Sanborn Maps Aerial Photographs Personal Interviews
1962-1975	Both Subject Properties appear to have established woody vegetation. 152 Fishkill Avenue property lacks vegetation in the southwest corner. **158 Fishkill Avenue property has an established commercial gas station/ auto repair location.**	Properties in all directions surrounding the Subject Properties have significant woody vegetation additions.	Sanborn Maps Aerial Photographs Municipal Records Personal Interviews
1975-2011	Structures are visible on both Subject Properties and vegetation is not as prevalent.	Properties in all directions surrounding the Subject Properties have maintained grid development interspersed with vegetation.	Aerial Photographs Municipal Records Personal Interviews

2.3 Current Use of the Subject Properties

The Subject Properties are currently occupied.

Parcel 1 (152 Fishkill Avenue) houses a residential dwelling and asphalt driveway.

Parcel 2 (158 Fishkill Avenue) was leased to AllStar Car Care, Inc. and TLC Auto Repair & Sales, Inc. at the time of the original site reconnaissance. Parcel 2 is currently leased to and occupied by Double D's Auto Works, LLC.

2.4 Surrounding Area

The surrounding land use is zoned Converted Residential (483), Office Building (464), and Parking Lot (483). Two (2) Family Residential (220), Residential Vacant Land (311), and Religious (620) were also identified. The surrounding area is currently a mixed use that mostly includes residential, institutional and commercial enterprises along the south, east and northern bounds of the Subject Properties.

The Subject Property at 152 Fishkill Avenue (Parcel 1) is bound by Fishkill Avenue to the west. Two (2) converted residential properties (Tax Parcel I.D. No. 130200-6054-29-030795-0000 and Tax Parcel I.D. No. 130200-6054-29-034792-0000), owned by Beacon United LLC and Un-Locked LLC as well as an office building (Tax Parcel I.D. No. 130200-6054-29-036791-0000) owned by Benjamin P. Roosa, and a

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parking lot (Tax Parcel I.D. No. 130200-6054-29-039788-0000), owned by JP Morgan Chase Bank Natl Assn, abut Parcel 1 to the south. Directly east of Parcel 1 there is another parking lot owned by JP Morgan Chase Bank Natl Ass (Tax Parcel I.D. No. 130200-6054-29-049789-0000) and a two (2) family residence (Tax Parcel I.D. No. 130200-6054-29-054793-0000) owned by three (3) individuals, with the primary being George E. Buckley.

The Subject Property at 158 Fishkill Avenue (Parcel 2) is bound by Fishkill Avenue to the west and Parcel 1, owned by 152-158 Fishkill Avenue, LLC, to the south. Residential vacant land (Tax Parcel I.D. No. 130200-6054-29-067824-0000) owned by Verplank Estates HOA, is to the east while vacant land (Tax Parcel I.D. No. 130200-6054-29-052834-0000) to the north is owned by 333 Verplanck Development Co.

Following a reconnaissance of the Subject Properties and adjacent parcels, as well as the review of existing environmental databases, there is evidence of historical commercial activity surrounding the Subject Properties. Based on review of historical records and topographic mapping, no parcels adjoining the Subject Properties were interpreted as posing a significant adverse impact on the environmental condition of the Subject Properties.

2.5 Physical Setting

The database search report provided in Appendix B contains an excerpt from a topographic map (Figure 2) that depicts the Subject Properties and the vicinity. The database report also contains limited information regarding physical conditions in the vicinity of the Subject Properties. Information concerning the geology and hydrogeology of the Subject Properties was obtained from the New York State Geological Survey, (Surficial Geologic Map of New York, Lower Hudson sheet, 1987), Bedrock Geologic Map of New York (1970), and the Unconsolidated Aquifers in Upstate New York (Lower Hudson sheet, 1987). The following description of the physical setting is provided based upon STERLING's knowledge and interpretation of the local geologic and hydrogeologic conditions.

According to NYSDEC Environmental Resource Mapper, no wetlands or significant natural communities are near the Subject Properties. According to the Federal Emergency Management Agency (FEMA), the Subject Properties are located outside any flood hazard zone, identified on panel 36027C0464E.

According to the Property Owner, Parcel 2 has had a small automotive repair shop in operation since 1967. The Owner's Representative stated that Parcel 2 was used as a gas station prior to use as an auto repair shop. The Owner's Representative also shared that Underground Storage Tanks (USTs) were previously removed, but it is possible that a heating oil or waste oil UST remained onsite.

2.5.1 Topography

The Subject Properties elevation ranges from approximately 145 feet above mean sea level (amsl) from the southwestern corner of 152 Fishkill Avenue (Parcel 1) to approximately 170 feet amsl at the northeast corner of 158 Fishkill Avenue (Parcel 2). Total maximum topographic relief at the Subject Properties is approximately 25 feet (Figure 2). Local topography is generally characterized as flat to gently sloping from the northeast to the southwest. The highest elevation in the general vicinity is encountered approximately 1.9 miles northeast of the Subject Properties with an elevation of approximately 189 feet amsl.

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2.5.2 Geology

County-wide mapping of surficial soils indicates that native soils, derived from glacial till, graywacke and shale or urban fill are located throughout the Subject Properties (Natural Resources Conservation Service Web Soil Survey website (http://websoilsurvey.nrcs.usda.gov/app/). The thickness of the soils is likely greater than 75 feet and is comprised of fine sandy loam to loamy sand (Knickerbocker-Urban land complex). The urban fill, encountered during the Limited Phase II subsurface investigation consisted of a medium dense to dense clayey silt with little medium to fine sand and occasional subrounded fine gravel. The permeability of site soils are low to moderately drained across the Subject Properties but estimation of other local subsurface parameters is not feasible without site-specific testing data.

Bedrock consists of graywacke and is approximately 465 feet in thickness.

2.5.3 Hydrology and Hydrogeology

The USGS 7.5 minute Beacon quadrangle (rev. 2013) topographic map was reviewed to assess the location of the Subject Properties with respect to surface water drainage features. Onsite drainage either percolates into native soils or is directed to the west and southwest from the Subject Properties into low-lying areas near the western perimeter of the Subject Properties.

3.0 USER PROVIDED INFORMATION

3.1 Reason for Performing Phase I ESA

The Owner's representative from 152-158 Fishkill Avenue LLC retained STERLING to complete this Phase I ESA in connection with a real estate transaction.

3.2 Owner, Property Manager, and Occupant Information

The owner's (Ms. Angela Ingham) contact information is as follows:

Address: 316 Main Street, Suite 6, Poughkeepsie, NY 12601
Direct Line: (845) 416-3845
Email: aingham85@gmail.com

3.3 Title Records

A title search was not performed by STERLING. A discussion regarding review of information obtained from other sources is presented in Section 5.4 of this report and in Appendix A.

3.4 Environmental Liens and Activity and Use Limitations

A discussion regarding environmental liens is presented in Section 5.6 of this report.

3.5 Commonly Known or Reasonably Ascertainable Information

The environmental site assessment did identify commonly known or reasonably ascertainable information within the local community about the Subject Properties that pertains to RECs in connection with the Subject Properties as the City Directory, for example, provides numerous examples that Parcel 2 was historically utilized as a gasoline service station or automobile repair shop.

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3.6 Specialized Knowledge

The past owner and the current owner of 152-158 Fishkill Avenue LLC provided specialized knowledge that pertains to RECs in connection with the Subject Properties. These are presented in Sections 2.2 and 2.5 of this report.

3.7 Valuation Reduction for Environmental Issues

The authorized scope of services did not include providing an estimate of property valuation reduction for environmental issues in connection with the Subject Properties.

3.8 Previous Environmental Reports

The past owner and the current owner of 152-158 Fishkill Avenue LLC did not provide STERLING with any document describing any previous assessment, soil or groundwater evaluation, or other investigation pertaining to the environmental condition of the Subject Properties.

4.0 REVIEW OF ENVIRONMENTAL LISTS

4.1 Standard Environmental Records

A review of standard environmental databases maintained by Federal, tribal, and State offices was completed through Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. EDR represents that its procedures conform to, or exceed, the requirements of ASTM Standard Practice E1527-13. The databases were searched for properties with reported environmental conditions located within approximate minimum search distances as specified by ASTM Standard E1527-13, by using geocoding information that identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded "Orphan" properties within the same zip code. The database report identified two (2) "Orphan" sites which were subsequently determined to be far from the Subject Properties. The database report is presented in Appendix B.

It should be noted that plotted locations of listed sites are not always complete, accurate or up-to-date. With regard to listings that are determined or suspected to be inaccurate, based on information from other sources such as direct observation or consultation with individuals familiar with the properties, STERLING used the best available data when evaluating the location of listed sites discussed below.

Most of the information in this section has been extracted from the report provided in Appendix B that describes the results of that search. The EDR Radius Map™ Report (EDR Report) includes information regarding sites close to the Subject Properties. The information in the search report has been evaluated in conjunction with the results of the Subject Properties inspection and the evaluation of its physical setting. Except as specifically discussed, listed sites that were interpreted not to be actually or potentially upgradient from the Subject Properties were interpreted not to represent an environmental concern or Recognized Environmental Condition (REC) with respect to the Subject Properties.

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The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are discussed below.

SUMMARY OF FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS			
Regulatory Database	**Approximate Minimum Search Distance**	**Subject Properties Listed**	**Offsite Listings Within Search Distance**
FEDERAL DATABASES			
Federal NPL / Proposed NPL Sites	1.0 mile	No	**1**
Federal Delisted NPL Sites	1.0 mile	No	0
Federal Facility / SEMS Sites	0.5 mile	No	0
Federal SEMS-ARCHIVE Sites	0.5 mile	No	**1**
Federal RCRA CORRACTS Sites	1.0 mile	No	0
Federal RCRA non-CORRACTS TSD (RCR TSDF) Sites	0.5 mile	No	0
Federal RCRA Generators Sites	0.25 mile	No	**2**
Federal LUCIS / Engineering Controls / Institutional Control Sites	0.5 mile	No	0
Federal ERNS Sites	Subject Properties	No	NA
STATE AND TRIBAL DATABASES			
State and Tribal equivalent CERCLIS (SHWS / Vapor Reopened) Site(s)	1.0 mile	No	**2**
State and Tribal Landfill or Solid Waste Disposal Sites	0.5 mile	No	**2**
State and Tribal Leaking Storage Tank Sites	0.5 mile	No	**25**
State and Tribal Registered Storage Tank Sites	0.25 mile	**YES**	**16**
State and Tribal RES DECL* / Engineering Controls / Institutional Control Sites	0.5 mile * = 0.125 mile for RES DECL	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	0
State and Tribal Brownfield Sites	0.5 mile	No	0
ADDITIONAL ENVIRONMENTAL RECORDS			
Local Brownfield Lists	0.5 mile	No	0
Local Landfill / Solid Waste Disposal Sites	0.5 mile	No	**2**
Local Hazardous Waste / Contaminated Sites	Subject Properties or 1.0 mile	No	0
Local Registered Storage Tank Sites	0.25 mile	No	0
Local Land Records	Subject Properties	No	NA
Records of Emergency Release Reports (HMIRS**, **NY Spills**, NY Hist Spills, SPILLS 90, and SPILLS 80)	0.125 mile	**YES**	**12**
Other Ascertainable Records	Variable	No	**24**
EDR High Risk Historical Records (EDR MGP***, **EDR Hist Auto**, and EDR Hist Cleaner)	0.125 mile	**YES**	**9**

* = Approximate minimum search distance for RES DECL database is 0.125 mile.
** = Approximate minimum search distance for HMIRS database is Subject Property only
*** = Approximate minimum search distance for EDR MGP is 1.0 Mile

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4.1.1 Federal ASTM Standard Database Review

Federal environmental records from Proposed NPL, NPL Liens, Delisted NPL, CERCLIS (Federal Facility and SEMS), RCRA CORRACTS facilities, RCRA non-CORRACTS TSD facilities, ICs, ECs, and ERNS lists revealed no sites indicated as being located on the Subject Properties or sites indicated as being within the respective search radii of the Subject Properties.

In addition, Federal environmental records from NPL, CERCLIS NFRAP (SEMS-Archive) and RCRA Generators revealed no sites indicated as being located on the Subject Properties however four (4) were identified as being within the respective search radii of the Subject Properties.

FEDERAL ENVIRONMENTAL RECORDS - Offsite			
RCRA GENERATORS - Offsite			
Site	**Distance/ Direction/ Gradient***	**EPA ID No.**	**Regulatory Status**
Hudson River	0.972 miles / West-southwest (Equal Elevation/ Upgradient)	NYD980763841	Federal NPL Site
Braendly Dye Co Leonard & Grove Streets	0.350 miles East (Downgradient)	NYD980507776	Federal CERCLIS SEMS-Archive
10 Boulevard LLC	0.228 miles East/southeast (Downgradient)	NYR000181917	Federal RCRA Generator
Rite Aid #1868	0.159 miles West/northwest (Downgradient)	NYR000184309	Federal RCRA Generator

The above sites are downgradient from the Subject Properties. Groundwater flows west towards the Hudson River. The Hudson River is a tidal estuary with north to south current flow and does not pose a risk to the Subject Properties.

4.1.2 USEPA Enforcement & Compliance History Online (ECHO) Report

The ECHO database indicates no sites are listed as being located on the Subject Properties. No ECHO-listed sites are indicated as being located within the respective search radii of the Subject Properties.

4.1.3 State ASTM Standard Database Review

State and tribal equivalent environmental records from Registered Storage Tanks (NY AST) and Records of Emergency Release Reports (NY Spills) revealed two (2) sites indicated as being located on the Subject Properties. State and tribal equivalent environmental records from ICs, ECs, and Voluntary Cleanup lists revealed no sites as being located on the Subject Properties or within the respective search radii of the Subject Properties while State and tribal equivalent environmental records from CERCLIS

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(NYSHWS), Landfills or Solid Waste Disposal Facilities (NY SWF/LF), Leaking Storage Tanks (NY LTANKS), Registered Storage Tanks (NY UST, NY AST, and NY TANKS), and Brownfields registry (NY BROWNFIELDS and NY ERP) identified sites as being within the respective search radii of the Subject Properties.

4.1.3.1 State and Tribal Equivalent CERCLIS (SHWS)

State and tribal equivalent environmental records from CERCLIS NFRAP (SEMS-Archive) and RCRA Generators revealed no sites indicated as being located on the Subject Properties but two (2) were identified as being within the respective search radii of the Subject Properties. Information regarding the listed sites is presented in the following table:

STATE CERCLIS (SHWS) SITES			
Site	**Distance / Direction / Gradient**	**NYS ID No.**	**Regulatory Status**
Braendly Dye Company Leonard & Grove Street Beacon, NY	0.350 mile / East/ Downgradient	S105972468	Site does not qualify for addition to the Registry of Inactive Hazardous Waste Disposal Sites
Tuck Industries Tioronda Avenue Beacon, NY	0.788 mile / South-southwest / Downgradient	S106905138	Site delisted in May 2003. Review completed in 2008 shows no changes in status.

Due to the downgradient location and regulatory standing of these sites, further evaluation is not indicated.

4.1.3.2 State and Tribal Equivalent Landfills or Solid Waste Disposal Facilities (NY SWF/LF)

State and tribal equivalent environmental records from CERCLIS NFRAP (SEMS-Archive) and RCRA Generators revealed no sites indicated as being located on the Subject Properties however two (2) were identified as being within the respective search radii of the Subject Properties. Information regarding the listed sites are presented in the following table:

STATE SOLID WASTE DISPOSAL FACILITIES (NY SWF/LF) SITES			
Site	**Distance / Direction / Gradient***	**NYS ID No.**	**Regulatory Status**
Beacon SLF 427 Main Street Beacon, NY	0.053 mile / South/ Downgradient	S103592428	Flagged Inactive
Beacon Auto Salvage 9 Creek Drive Beacon, NY	0.233 mile / South / Downgradient	S108145699	Flagged Inactive

Due to the downgradient location and regulatory standing of these sites, they are unlikely to represent an environmental concern and are not considered in the evaluation.

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4.1.3.3 State Leaking Storage Tank Sites (NY LTANKS)

The Subject Properties were not identified on the NYSDEC Leaking Storage Tank (LTANK) database. However, 25 LTANK sites were identified as being within 0.5 mile of the Subject Properties with three (3) LTANK sites identified as being upgradient of the Subject Properties.

The 22 LTANK locations located downgradient were also determined not to be hydrogeologically connected to the Subject Properties. Therefore these sites have been removed from further evaluation.

Information regarding the upgradient listed sites is presented in the following table:

STATE LEAKING STORAGE TANK SITES			
Site	**Distance / Direction / Gradient***	**NYS ID No.**	**Regulatory Status**
Coastal- Xtra Mart 145 Fishkill Avenue Beacon, NY	0.045 mile / North/ Upgradient	S107657310	*Notification Date:* 4/15/2010 *Contaminants:* Diesel *Media Impacted:* Tank Test Failure *Status:* Corrective action taken. Spill site closed not meeting standards; instead being referred back to open spill #05-13585. *Date of Closure:* 4/21/2010
CM Peratikos 9 East Street Beacon, NY	0.427 mile / East-Southeast / Upgradient	S105994968	*Notification Date:* 1/21/2002 *Contaminants:* #2 Fuel Oil *Media Impacted:* Tank Overflow via Operator Error *Status:* Corrective action taken. Spill site closed meeting standards. *Date of Closure:* 1/22/2002
Pendell 72 North Elm Street Beacon, NY	0.486 mile North/ northwest/ Upgradient	S102240712	*Notification Date:* 10/01/1995 *Contaminants:* #2 Fuel Oil *Media Impacted:* 500 Gallon Tank. Fuel Oil odor is noted during rain events. *Status:* No corrective action taken. Spill site administratively closed not meeting standards. *Date of Closure:* 4/1/2005

* Presumed hydrogeologic gradient based upon regional topography

Based upon the current regulatory status, and reported nature/extent of contamination, it is not considered likely that conditions associated with the identified offsite LTANK listings represent an environmental concern to the Subject Properties.

4.1.3.4 State Registered Storage Tank Sites (NY UST, NY AST, and NY TANKS)

There is one (1) former NYSDEC registered storage tank previously located at the Subject Properties (158 Fishkill Avenue, Parcel 2) that was removed. There are 15 NYSDEC registered storage tank sites

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identified as being within 0.25 mile of the Subject Properties. The sites include 11 Underground Storage Tanks (USTs), three (3) Aboveground Storage Tanks (ASTs), and one (1) NY Tanks site.

Tanks located downgradient that also do not share a hydrogeological connection with the Subject Properties do not represent an environmental concern to the Subject Properties and therefore are not discussed further. Information regarding the onsite tank and the sole tank with an upgradient location relative to the Subject Properties are presented in the following tables:

State Registered Storage Tank Site List - Onsite Aboveground Storage Tank (AST)

STATE REGISTERED STORAGE TANKS - ONSITE				
ASTs				
Location	**Distance / Direction / Gradient***	**Capacity / Contents**	**Year Installed**	**Status**
All Star Car Care 158 Fishkill Avenue Beacon, NY	Onsite	(#001) 275-gallon AST / Gasoline	Not Reported	Closed/Removed (7/25/2013)

No evidence of the gasoline AST was observed during STERLING's site reconnaissance of Parcel 2. An in-floor piston for hydraulic automotive lift was observed in one of the two service bays, vent pipes were still attached to the southeastern exterior of the Parcel 2 building and small waste oil AST (300 gallon capacity) was identified north of the northernmost service bay during the August 2, 2017 site inspection. The review of historical fire insurance maps, aerial photographs, and personal interviews also document the former operation as a gasoline service station and auto repair center including gasoline tanks and pumps.

State Registered Storage Tank Site List - Offsite Underground Storage Tank (UST)

STATE REGISTERED STORAGE TANKS - OFFSITE				
USTs				
Location	**Distance / Direction / Gradient***	**Capacity / Contents**	**Year Installed**	**Status**
Noorani Holdings LLC 145 Fishkill Avenue Beacon, NY	0.045 mile/North /Upgradient	8,000-gallon UST / Gasoline/Ethanol	12/1/1986	Closed/Removed (2/4/2015)
		6,000-gallon UST / Gasoline/Ethanol	12/1/1986	Closed/Removed (2/4/2015)
		6,000-gallon UST / Gasoline/Ethanol	12/1/1986	Closed/Removed (2/4/2015)
		3,000-gallon UST / Gasoline/Ethanol	12/1/1986	Closed/Removed (2/4/2015)
		2,000-gallon UST / Gasoline/Ethanol	12/1/1986	Closed/Removed (2/4/2015)

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Noorani Holdings LLC 145 Fishkill Avenue Beacon, NY	0.045 mile/North /Upgradient	12,000-gallon UST / Gasoline/Ethanol	7/1/2015	In Service
		5,000-gallon UST / Gasoline/Ethanol	7/1/2015	In Service
		7,000-gallon UST / Gasoline/Ethanol	7/1/2015	In Service

Equipment records for each of the above-listed tanks show multiple engineering precautions. Given the status of the tanks, the hydrogeologic setting of the locale, these tanks were removed from consideration.

State Registered Storage Tank Site List - Offsite Aboveground Storage Tanks (ASTs) and Offsite NY Tanks (TANKS)

Three (3) AST sites and one (1) TANK site are located offsite of the Subject Properties and do not abut the Subject Properties. The AST sites are identified as NY AST 1000202019, NY AST N/A, and NY AST A100129190. The TANK site is listed as an active PBS facility, with PBS #3-184039. Based upon the absence of reported releases relative to the Subject Properties, it is considered likely that conditions associated with the identified NYSDEC Registered Storage Tank sites does not represent an environmental concern to the Subject Properties.

4.1.3.5 State Brownfield Sites (NY BROWNFIELD and NY ERP)

State and tribal Brownfield sites revealed no sites indicated as being located on the Subject Properties however one (1) was identified as being within the respective search radii of the Subject Properties. This Brownfield site, identified as NY Brownfields S102447073, is located downgradient and has no hydrogeologic connection to the Subject Properties. This Brownfield site presents no apparent environmental hazards to the Subject Properties and therefore is not considered further in the evaluation.

4.1.4 Additional Environmental Records / Other Ascertainable Records

Additional environmental records from local sources, including Local Brownfields, Landfills /Solid Waste Disposal Sites, Hazardous Waste/Contaminated Sites, Registered Storage Tanks, and Land Records (NY LIENS and LIENS2) revealed no sites as being located on the Subject Properties or within the respective search radii of the Subject Properties. Other ascertainable records were within the respective search radii of the Subject Properties:

- NY Spills (11);
- RCRA NonGen/NLR (10);
- ROD (1);
- CONSENT (1);
- NY DRYCLEANERS (1);
- NY HSWDS (1);
- MANIFEST - NY, NJ, and PA (10);
- EDR MGP (1);
- EDR Hist Auto* (6); and,
- EDR Hist Cleaners (2).

*Subject Property listed by EDR as a historical gas filling/service station/service station site.

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NY Spills

Eleven (11) NY Spills sites are identified as being within 0.125 mile of the Subject Properties. Further review of the NY Spills sites revealed nine (9) of the NY Spills sites being located downgradient of the Subject Properties or not being hydrogeologically connected to the Subject Properties. These NY Spills sites were removed from further evaluation.

RECORDS OF EMERGENCY RELEASE REPORTS				
NY SPILLS				
Location	**Distance / Direction / Gradient***	**Spill Number**	**Spill Date**	**Status**
Coastal- Xtra Mart 145 Fishkill Avenue Beacon, NY	0.045 mile/North /Upgradient	1407856	10/30/2014	Closed Standard Not Met
		1406934	10/1/2014	Closed Standard Not Met
		1406299	8/7/2014	Closed Standard Not Met
		0513819	3/2/2006	Closed Standard Not Met
		0513585	2/24/2006	Closed Standard Not Met
Beacon High School Fishkill & Verplank Rd Beacon, NY	0.73 mile / North /Upgradient	9005154	8/30/1992	Closed Standard Met

Four (4) of the Coastal-Extra Mart spills (No. 1407856, No. 1406934, No. 1406299; and No. 0513819) were called out individually per the spill date, but have been grouped together for management under Spill No. 0513585 by the NYSDEC. Coastal-Extra Mart and the NYSDEC continued site investigations in 2015 and initiated remedial activities to address impacted groundwater and soils. Installation of new tanks was approved in 2015. Although Coastal-Extra Mart is upgradient of the Subject Properties, activities at Coastal-Extra Mart are not expected to have any influence on the Subject Properties based on the local hydrogeologic setting. Therefore, this site is not considered in the evaluation.

Given the Beacon High School Spill No. 9005154 regulatory status and/or hydrogeological location relative to the Subject Properties, it is considered unlikely that conditions associated with the identified NY Spills sites represent an environmental concern to the Subject Properties.

Additional information regarding these sites is provided in Appendix B.

RCRA NonGen/NLR

Ten (10) RCRA NonGen/NLR sites are identified as being within 0.25 mile of the Subject Properties. Only one (1) site is identified as sharing or having a higher elevation than the Subject Properties. The remainder of the sites are unlikely to represent an environmental concern to the Subject Properties, therefore they are not considered in the evaluation.

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Cervones Auto Body Inc. (RCRA NonGen No. 1000551932), is located north/northeast of the Subject Properties, approximately 0.113 mile away with no hydrogeological connectivity. This handler does not presently generate hazardous waste and has no record of violations. For these reasons, this site is not considered in the evaluation.

Record of Decision (ROD)

One (1) ROD site is identified as being within 1.0 mile from the Subject Properties with an equal/higher elevation. This site is identified as Hudson River PCBS at a distance of 0.972 mile from the Subject Properties. Due to the lack of hydrogeological connection between the Subject Properties and the Hudson River, this site is not considered in the evaluation.

CONSENT

One (1) Consent site is identified as being within 1.0 mile from the Subject Properties with an equal/higher elevation. This site is identified as Hudson River PCBS at a distance of 0.972 mile from the Subject Properties. Due to the lack of hydrogeological connection between the Subject Properties and the Hudson River, this site is not considered in the evaluation.

NY DRYCLEANERS

There is one (1) site identified as Main Clean (Facility ID 3-1302-00060) being within 0.135 mile from the Subject Properties. Due to the lower elevation and lack of hydrogeological connection between the Subject Properties and Main Clean, this site is not considered in the evaluation.

NY HSWDS

There is one (1) site identified as Braendly Dye Company being within 0.294 mile from the Subject Properties. Due to the lower elevation and lack of hydrogeological connection between the Subject Properties and Braendly Dye Company, this site is not considered in the evaluation.

MANIFEST - NY, NJ, and PA

Eight (8) Manifest sites are identified as being within 0.25 mile of the Subject Properties. Only one (1) site is identified as sharing or having a higher elevation than the Subject Properties. The remainder of the sites is unlikely to represent an environmental concern to the Subject Properties, therefore they are not considered in the evaluation.

Cervones Auto Body Inc. (RCRA NonGen No. 1000551932), is located north/northeast of the Subject Properties, approximately 0.113 mile, with no hydrogeological connectivity. This handler does not presently generate hazardous waste and has no record of violations. For these reasons, this site is not considered in the evaluation.

EDR MGP

There is one (1) site identified as Central Hudson E & G MGP being within 0.847 mile from the Subject Properties. Due to the lower elevation and lack of hydrogeological connection between the Subject Properties and Central Hudson E & G MGP, this site is not considered for further evaluation.

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EDR Hist Auto

One (1) EDR Hist Auto (Tony's Auto Repair) refers to Parcel 2 and, in part, provided rationale to conduct a limited subsurface investigation due to decades of onsite use as a gasoline filling station or auto service shop. Five (5) of the EDR Hist Auto sites are identified as being within 0.125 mile of the Subject Properties. All of these listed sites are unlikely to represent an environmental concern to the Subject Properties, therefore they are not considered in the evaluation.

Tony's Auto Repair (EDR Hist Auto ID No. 1020894112; Type: General Automotive Repair Shops) is located on Subject Property 158 Fishkill Avenue. There are 21 entries total under this ID number and type with unique years (2001-2014) and names. In addition to Tony's Auto Repair, Dave's Auto Service, Dave's Auto Shop, and TLC Auto Repairs & Sales Inc. are also listed as potential gas station/filling station/service station site.

EDR Hist Cleaners

There are two (2) sites identified as EDR Hist Cleaners being within 0.125 mile from the Subject Properties (Peoples Laundry & Dr, located at 356-358 Main Street and 352 Main 2T). Due to the lower elevation and lack of hydrogeological connection between the Subject Properties and these sites, they are unlikely to represent an environmental concern and are not considered for further evaluation.

4.1.5 NYSDEC Spills Incidents (SPILLS) Online Database Search Results

The NYSDEC Spills Online Database indicates one (1) NYSPILL site associated with the Subject Property. Spill ID is NY Spills S117362308. Corrective action was taken, and this spill is recorded as meeting clean-up standards. For this reason, the spill does not pose an environmental risk to the Subject Properties.

4.1.6 NYSDEC Petroleum Bulk Storage (PBS) Online Database Search Results

The NYSDEC PBS Online Database contains no active or in-service registrations associated with the Subject Properties (Appendix C).

4.2 Local Regulatory Agency Records Review

Local municipal offices consulted during this assessment included the following:

Dutchess County Real Property Tax Service Agency

STERLING obtained the Subject Properties' inventory, legal and ownership information at the Dutchess County Real Property Tax Service Agency Office.

City of Beacon, New York Assessor's Office

STERLING confirmed that no environmental liens or encumbrances were applied to the Subject Properties.

City of Beacon, New York Building Department Office

STERLING reviewed available files regarding the Subject Property at the City of Beacon Building Department Office for information regarding past uses of the Subject Properties. No building permits were available for review. Building Department records indicate no development

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or improvements at the subject parcels. The review of City Zoning and Building Code records did not identify any environmental concerns.

5.0 DOCUMENT REVIEWS

Pertinent documents were reviewed for indications of property ownership, development, and historic use of the Subject Properties.

5.1 Topographic Map

Historical topographic maps provide information related to physical land configuration such as elevation, ground slope, surface water, land use, and other topographic features. With regard to topography, the Subject Properties are slightly higher in elevation along the northeastern portion of the property boundaries. Topography incrementally lowers in elevation across both Subject Properties until they become similar in elevation relative to Fishkill Avenue along the western/southwestern property boundary parcels. Surface drainage is to the west and southwest towards the western portion of the Subject Properties.

While most buildings in densely developed urban centers are not depicted, topographic maps typically show structures equal to or larger than the size of a single-family residence in rural areas. Other notable features such as wooded areas, pipelines, municipal boundaries, and areas of filled land are often marked on topographic maps. Development or modification of topographic contours was noted with respect to the Subject Properties following the review of 11 historical topographic maps (Website: www.historicalaerials.com) dated 1933, 1934, 1938, 1942, 1947, 1949, 1955, 1963, 1968, 1969, and 1977.

5.2 Aerial Photographs

A review of aerial photographs was undertaken to evaluate the historic land use and development of the Subject Property and to assess whether there is visible evidence of potential environmental conditions or activities that suggest improper disposal or release of hazardous material to the ground or subsurface environment. EDR provided aerial photographs from 1940, 1946, 1954, 1957, 1975, 1984, 1998, 2006, 2009 and 2011 with coverage for the Subject Properties (Appendix B). The aerial photographs were reviewed and are summarized in the following table:

SUMMARY OF AERIAL PHOTOGRAPH REVIEW		
Year	**Issues Noted**	**Observations**
1940	No	**Subject Properties:** Subject Property 125 Fishkill Avenue has two (2) structures present along the southern parcel boundary that extends parallel with Main Street. Vegetation surrounding these structures appears maintained, while Subject Property 158 Fishkill Avenue does not appear to be maintained. Although this parcel does not appear to be in-use, there is no indication of debris or dumping.
		Surrounding Area: Surrounding properties are mostly developed. High density development is observed along the 152 Fishkill Avenue parcel southern boundary, which extends parallel with Main Street. Low to moderate density north of the Subject Properties along Fishkill Avenue is observed interspersed with woody vegetation.

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SUMMARY OF AERIAL PHOTOGRAPH REVIEW (Continued)		
Year	**Issues Noted**	**Observations**
1946	No	**Subject Properties:** The Subject Property 152 Fishkill Avenue maintains development of two (2) structures along the south parcel boundary that extends parallel with Main Street. Earthwork is evident surrounding structures which appear to have resulted in minor vegetation loss. Subject Property 158 Fishkill Avenue remains largely undeveloped with woody vegetation along the northern parcel boundary.
		Surrounding Area: Surrounding properties are mostly developed. The parcels north/northeast of the Subject Properties appear to have new structures, but woody vegetation is still present. High density development is observed along Main Street with low to moderate density north of the Subject Properties along Fishkill Avenue.
1954	No	**Subject Properties:** Subject Property 152 Fishkill Avenue structures remain onsite. A driveway/walkway is visible, allowing vehicle or foot traffic to access the parcel's west boundary from Fishkill Avenue. Vegetation is observed on either side of this access road. Subject Property 158 Fishkill Avenue has undergone significant development. Vegetation has been cleared from the parcel and a pumping station with two (2) stations are observed in the northwest corner of the parcel near Fishkill Avenue.
1957	No	**Surrounding Area:** The immediate vicinity of the Subject Parcels remains highly developed, with the most intense development along Main Street. The parcels north/northeast of the Subject Properties appear to have more structures and a driveway providing access to Fishkill Avenue, however woody vegetation is maintained. Recreational fields appear to be developing north of the Subject Properties.
		Surrounding Area: The parcels north/northeast of the Subject Properties do not exhibit any new development, however woody vegetation is not as prevalent as prior years. The surrounding community remains highly developed. The recreational fields have been refined to two (2) clear baseball fields and a football field.
1975	No	**Subject Properties:** The 152 Fishkill Avenue Subject Property's main structure is visible with no vegetation present in the west corner. No stains or evidence of spillage or dumping was observed. The 158 Fishkill Avenue Subject Property is hidden by leaf-on conditions; vegetation appears healthy.
		Surrounding Area: The parcels north/northeast of the Subject Properties appear to have healthy woody vegetation among unchanged structures from the 1957 photograph. Development along Main Street (southwest of the Subject Parcels) have expanded impervious surfacing with the addition of large parking lots. North of the Subject Parcels, more baseball fields and recreational areas have been developed.
1984	No	**Subject Properties:** The 152 Fishkill Avenue Subject Property remains largely unchanged. Vegetation in the southwest corner of the parcel appears healthy, while vegetation is not as apparent in the southeast corner of the parcel. No dumping or debris is observed. The 158 Fishkill Avenue Subject Property appears to have a new structure in the southeast corner of the parcel. The parking/pumping area along Fishkill Avenue, west of the main structure appears clean and maintained. The northeast corner of this parcel remains undeveloped.
		Surrounding Area: Contiguous properties to the west and south remain highly developed. The parcels north/northeast of the Subject Properties appear to have healthy woody vegetation among unchanged structures from the 1975 photograph. The recreational area north of the Subject Properties have gained an oval track and tennis courts.

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SUMMARY OF AERIAL PHOTOGRAPH REVIEW (Continued)		
Year	**Issues Noted**	**Observations**
1998	No	**Subject Properties:** The 152 Fishkill Avenue Subject Property has undergone development in the eastern corner of the parcel; a parking lot and four (4) lights have been installed. Vegetation in the southwest corner remains healthy. The 158 Fishkill Avenue Subject Parcel also has undergone development with the majority of the parcel having been paved. Two (2) cars parked in the east edge of asphalt paving indicate intended use of this area for long-term/storage use. The small structure visible in the 1984 aerial photograph in the eastern corner of the property is no longer visible. A fence appears to have been installed between the 152 Subject Property and the 158 Subject Property.
		Surrounding Area: The parcels north/northeast of the Subject Properties appear to have had a few buildings removed. The remainder of this neighboring parcel remains unchanged with woody vegetation still present. The community at large remains largely unchanged from the 1984 aerial photograph.
2006	No	**Subject Properties:** Both Subject Properties appear to be surrounded by healthy leaf-on vegetation (152 Subject Property to the south of the structure; 158 Subject Property north/northeast of the structure). No evidence of staining, spills, debris or dumping is observed on the paved areas of either parcels.
2009	No	**Surrounding Area:** The parcels north/northeast of the Subject Properties have what appear to be apartment buildings constructed with individual driveways along Verplanck Avenue and Schenck Avenue and also a large paved parking area that abuts both Subject Properties (152 Subject Property's northeast parcel edge and 158 Subject Property's east edge). The northern parcel boundary of 158 Subject Property with the neighboring parcel maintains a natural vegetated area.
		Surrounding Area: The surrounding areas, both in the immediate vicinity of the Subject Properties and within the larger community appear largely unchanged from the 2006 aerial photograph.
2011	No	**Subject Properties:** The 152 Subject Property appeared to have removed some woody vegetation along the south/southeast boundary, however open areas appear clean and maintained with healthy vegetation. The 158 Subject Property still appears to be an active facility, particularly with storage along the southern parcel boundary, however no spills or stains are observed in open work areas. Vegetation along the north/northeast parcel boundary appear healthy.
		Surrounding Area: The surrounding areas, both in the immediate vicinity of the Subject Properties and within the larger community appear largely unchanged from the 2009 aerial photograph.

The inspection of historical aerial photographs revealed that the general use of the Subject Properties remained relatively consistent to other historical reference sources. No stressed vegetation, staining, or evidence of spillage or dumping was observed on the Subject Properties or nearby vicinity. In addition, no conditions or activities suggest a release of hazardous material to the ground or subsurface environment.

5.3 Sanborn Fire Insurance Maps

A search for historical fire insurance maps depicting the Subject Properties and vicinity was conducted by EDR Sanborn Maps, Inc. The EDR Report indicated that coverage for the vicinity of the Subject Properties was available beginning in 1884. A copy of the mapping is presented in Appendix B. Observations from the historical fire insurance maps were primarily used to prepare the historical use summary table in Section 2.2.

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5.4 Recorded Land Title Records

Land title records provide information on previous ownership of a property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to identify past owners. A "chain of title" is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment.

Title records or comparable legal records of current and/or historical ownership were not provided to STERLING. Pertinent documents that might provide indications of historical property ownership were obtained from the Dutchess County Real Property Tax Service Agency office (copies/excerpts provided in Appendix A). 152-158 Fishkill Avenue, LLC currently owns the parcel that constitutes the Subject Properties. A summary of owners of record are provided below:

Owner(s) of Record	**Date**
152 Fishkill Avenue (Parcel 1)	
152-158 Fishkill Avenue LLC	4/21/2017 to Present
Sierra West Properties, LLC (Deed Book: 22001 Page: 9287)	11/26/2002 to 4/21/2017
David Allis, Allis Associates, Inc.	Prior to 11/26/2002
158 Fishkill Avenue (Parcel 2)	
152-158 Fishkill Avenue LLC	4/21/2017 to Present
The Rocky Harbor, LLC (Deed Book: 22004 Page: 2987)	2/19/2004 to 4/21/2017
David Allis, Allis Associates, Inc.	8/6/1981 to 2/19/2004
Catherine G Racanelli (Deed Book: 1563 Page: 125)	Prior to 8/6/1981

5.5 Property Tax Records

The property information for the Subject Properties were obtained via Dutchess County's Parcel Access Online website, identifying the current owner as 152-158 Fishkill Avenue, LLC. Property tax records indicate there is current development on the Subject Properties. Copies of the property tax records are presented in Appendix A. The recent Ownership transition is not yet reflected in the online property tax records.

5.6 Environmental Liens and Activity and Use Limitations

No environmental liens or AULs have been reportedly recorded or applied to the Subject Properties.

6.0 SUBJECT PROPERTIES RECONNAISSANCE

The Subject Properties reconnaissance was conducted by Mr. Rodney L. Aldrich, PE, on May 31, 2017 and Mark A. Williams, P.G. on August 2, 2017.

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6.1 Methodology and Limiting Conditions

The Subject Properties reconnaissance consisted of visual and/or physical observations of the Subject Properties and adjoining properties as viewed from the Subject Properties boundaries or adjacent public thoroughfares. There were no portions of the Subject Properties that were inaccessible or excluded from this survey.

6.2 General Site Characterization

The property is adjacent to the east side of Fishkill Avenue, which is also New York Route 52, in the City of Beacon, New York. The property contains two (2) buildings, a plastic sheet tent addition, a hard plastic wall shack, and a trailer (see Figure 1). The property is approximately in the central portion of the City of Beacon and is approximately 5,500 feet from the Hudson River.

The Beacon Hebrew Alliance is located north of the Subject Properties. To the east of the Subject Properties are residences. To the south of the Subject Properties are several commercial buildings housing Kennedy's Fried Chicken, Draught Industries (brewers supplies), and Chase Bank. To the west of Fishkill Avenue are the Salvation Army Corps Community Center, the Beacon Pantry, and Beacon Central Gas (gasoline filling station and convenience store).

No recognized environmental conditions were evident on the properties surrounding the Subject Properties.

6.2.1 Exterior Observations

A visual and olfactory inspection of the 152 Fishkill Avenue parcel (Parcel 1) grounds revealed no signs of stained soils, unusual odors, stressed vegetation, or other physical evidence of adverse environmental impact. Structures on Parcel 1 appeared maintained and well maintained.

A visual and olfactory inspection of the 158 Fishkill Avenue parcel (Parcel 2) grounds revealed no signs of stained soils, unusual odors or stressed vegetation. General debris and miscellaneous materials was observed in the parking lot south and east of the garage. Structures on Parcel 2 appeared minimally maintained and aged.

6.2.2 Interior Observations

A visual and olfactory inspection of Parcel 1 grounds revealed no direct signs of stained soils, or unusual odors.

A visual and olfactory inspection of Parcel 2 basement interior revealed no signs of stained soils, or unusual odors.

Other physical observations are detailed in Section 6.3 - Site Specific Characterization.

6.3 Site-Specific Characterization

Parcel 1 consisting of a two story Victorian style house on the southern portion of 152 Fishkill Avenue has been repurposed into four units for commercial and residential uses, including New Image Laser and Med Spa. A driveway is located on the northern side of this portion of the property which is connected to a parking area to the east of the building.

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The northwestern portion of the 158 Fishkill Avenue parcel (Parcel 2) consists of a single story concrete block building with attached tented area, a standalone hard plastic storage shed, a storage trailer, and a parking lot. At the time of the reconnaissance, this portion of the Subject Property was rented by AllStar Car Care Inc., which operated an automotive repair garage.

The garage building contains two service bays in the northern and central portions of the building. The building also includes a common area adjacent to the most southern service bay, and includes a small bathroom and a small air compressor room. Each service bay has mechanical lifts for lifting cars. The southern service bay has an approximate ten inch diameter metal cover on the floor near the approximate middle of the bay. This cover may indicate the presence of an in-floor hydraulic lift at this location. The potential presence of a former hydraulic lift location which could have leaked is a REC.

A four (4) gallon plastic container for diesel fuel is resting on a metal stand. This plastic container is connected by two copper tubes to the hot air furnace suspended below the ceiling in the common area. An approximate 30 gallon steel drum labelled used oil is located along the east wall. This location is also immediately west of the personnel door along the east wall of the garage building.

The concrete floor of the service bays and the common area, particularly near the drum labeled used oil, is stained in numerous places with dark petroleum substances. Also, the concrete floor slabs are cracked. The migration or tracking of such spills is a potential REC.

The garage building is serviced by municipal water and reportedly by municipal sewer.

The plastic sheet tent is located immediately to the east of the garage building and is used for storage of tires, automotive parts and miscellaneous materials.

East of the southeast corner of the building is an approximate 275-gallon steel aboveground storage tank (AST) labeled fuel oil. This AST rests on a small concrete slab and is empty. An approximate 275 gallon steel Underground Storage Tank (UST) in this location was reportedly removed by the present tenant. Reportedly, no evidence of spills was noted before or during the removal. However, the undocumented UST closure is considered a potential REC.

Approximately four (4) feet southeast of the plastic tent structure is a hard plastic storage shed which contains automotive parts, furniture, and miscellaneous materials.

In the southeast portion of the garage repair facility portion of Parcel 2 is an approximately 20-foot long storage trailer which is used to store automobile parts and miscellaneous materials. No liquids, stains, fuel oil lines, or pipes were observed adjacent to or below the trailer.

The parking lot south and east of the garage building has numerous cars parked or stored on Parcel 2 grounds. The portion the property used for automotive repair also has a lawnmower, small containers, used tires, automotive parts, lumber, and other miscellaneous materials and debris placed upon the ground.

West of the garage building, between the sidewalk and Fishkill Avenue, are three (3) pole-mounted electrical transformers. No liquids or stains were located on or below the transformers.

No evidence of the reported former gasoline filling pumps or storage tanks were visible during the site reconnaissance. However, the potential presence of these tanks for which no closure documentation exists is a historical REC.

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With regards to the Victorian style building on Parcel 1 the basement is largely vacant with a concrete floor except for a small portion of the southern end of the building consisting of crawl space. The heat and hot water are served by natural gas. The Victorian style building is serviced by municipal water and reportedly by municipal sewer.

An approximately 275 gallon steel heating oil AST is located in the basement of the Victorian style building in the northwest corner.

The following is a summary of visual and/or physical observations of the Subject Properties during STERLING's site reconnaissance. Photographs of pertinent Subject Properties features are presented in Appendix D.

ADDITIONAL SITE CONDITIONS	
Condition	**Identified**
Interior Drains, Trenches, or Sumps	No
Interior Stains [Parcel 2] or Corrosion	**Yes**
Unusual Odors	No
Interior Pools of Liquid	No
Stained Soil [Parcel 2] or Pavement	**Yes**
Stressed Vegetation	No
Indications of Solid Waste Disposal (Minor Debris Pile Observed) [Parcel 2]	**Yes**
Exterior Pits, Ponds, or Lagoons	No
Wastewater or Stormwater Discharge/Disposal	No
Oil-Water Separators or Clarifiers	No
Septic Systems or Cesspools	No
Wells (Drinking Water Wells, Monitoring Wells, Agricultural/Irrigation Wells, or Process Water Wells)	No
Petroleum or Natural Gas Pipelines/Easements	No

6.4 Hazardous Substances and Petroleum Products

6.4.1 Hazardous Substances and Petroleum Products (Identified Uses)

STERLING observed evidence of petroleum products containers at Parcel 2 that were in connection with identified uses of General Automotive Repair Shops.

6.4.2 Hazardous Substances and Petroleum Products (Unidentified Uses)

STERLING did not observe evidence of hazardous substances or petroleum products containers at the Subject Property that were not in connection with unidentified uses.

6.4.3 Unidentified Substances Containers

STERLING did not observe evidence of unidentified substances containers at the Subject Properties.

6.4.4 Oil-Containing Equipment and Polychlorinated Biphenyls (PCBs)

The garage building contains two service bays in the northern and central portions of the building. Each service bay has mechanical automotive lifts. The southern service bay has an approximate ten inch diameter metal cover on the floor near the approximate middle of the bay. This cover is conceivably over a former hydraulic lift location. The potential presence of a former in-floor hydraulic lift is a REC.

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6.5 Underground Storage Tanks (USTs) & Aboveground Storage Tanks (ASTs)

6.5.1 Existing Storage Tanks

An approximately 275 gallon steel AST is located in the northwest corner of the basement of the Victorian style building (Parcel 1). No staining was observed.

6.5.2 Former Storage Tanks

Previously, an approximate 275 gallon steel underground storage tank east of the southeast corner of the garage building was reportedly removed. The undocumented removal of the tank is a REC.

No evidence of the reported former gasoline filling pumps or storage tanks was visible during the site reconnaissance. However, the lack of closure documentation is a REC.

6.6 Site Waste and Wastewater

6.6.1 Solid Waste

Dumpsters were observed at the Subject Properties for the management of solid waste.

6.6.2 Drums and Containers for Storing Waste

The AllStar Car Care Inc. garage common area contains an approximate four (4) gallon plastic container for diesel fuel resting on a stand. This plastic container is connected by two copper tubes to the hot air furnace which is suspended below the ceiling in the common area. Along the east wall of the garage and on the approximate boundary of the southern service bay and the common area is an approximate 30 gallon steel drum labeled used oil. This location is also immediately west of the personnel door along the east wall of the garage building. There were no observed leaks or spills specifically attributable to these containers. These containers do not represent a REC.

6.6.3 Hazardous Waste

The inactive Subject Properties are not currently or historically listed as the site of a RCRA generator. No visual evidence of hazardous waste generation was observed.

6.6.4 Sanitary Sewage

Sanitary sewage disposal is provided by the City of Beacon.

6.7 Onsite Fill

The soil located on Parcels 1 and 2 consist of man-emplaced fill (bank run gravel and clayey silt) overlying natural soil (glacial till). The remainder of the 152 Subject Property and all of the 158 Subject Property consists of Knickerbocker-Urban land complex, undulating. The onsite visual inspection of exterior areas appeared consistent with online mapping.

6.8 Stained Soil, Stained Pavement, or Stressed Vegetation

There was no evidence of soil staining, stained pavement, or stressed vegetation observed on Parcel 1.

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There was evidence of soil staining and a stained concrete floor on the interior of the building at Parcel 2. Also, the concrete floor slabs are cracked. The migration or tracking of such spills is a potential REC.

Stressed vegetation, soil staining or stained pavement was not observed in any exterior areas of Parcel 2.

6.9 Liquid Discharges

No visible evidence of liquid discharges, suspected to represent an environmental concern were observed during STERLING's site reconnaissance, with the exception of tanks, and the potential hydraulic lift/floor drain discussed in Sections 6.4 and 6.5.

6.10 Pools of Liquid

STERLING did not observe pools of liquid on the Subject Properties.

6.11 Pits, Ponds, or Lagoons

No pits, ponds or lagoons suspected of containing hazardous substances or petroleum products were identified on the Subject Properties.

6.12 Wells

STERLING did not identify onsite dry wells, irrigation wells, injection wells, potable water wells or recovery wells on the Subject Properties.

6.13 Floor Drains and Sumps

The garage building contains two service bays in the northern and central portions of the building. The southern service bay has an approximate ten inch diameter metal cover on the floor near the approximate middle of the bay. This cover is conceivably over a former hydraulic lift location or a floor drain. The potential presence of a floor drain is a REC.

6.14 Air Emissions

STERLING did not identify processes or equipment that emits noticeable vapors or fumes on the Subject Properties.

6.15 Odors

STERLING did not identify strong, pungent, or noxious odors suspected to represent an environmental concern.

6.16 Considerations Outside the Scope of ASTM Practice E1527-13

The following sections address environmental issues or considerations at the Subject Properties that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM Practice E1527-13 (non-scope considerations).

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6.16.1 Asbestos-Containing Material (ACM)

Based on the age and character of the buildings located on the Subject Properties, the potential presence of ACM exists, potentially in floor tiles, window glazing, caulk, furnace cement, etc.

Asbestos is a term used to describe a group of six naturally occurring crystalline fiber minerals. Asbestos has excellent thermal stability, a high degree of tensile strength, and has been used extensively in the textile, insulation, and building industries, particularly as a component in fireproofing, decorative coatings, insulation materials, and as reinforcement for plaster binders in building products. Asbestos-containing building materials are generally classified as friable or non-friable. Friable materials are those that can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable.

Section 8.0 includes the results of the investigation into the presence of ACM.

6.16.2 Radon

Radon is a naturally-occurring, colorless and odorless radioactive gas generated primarily in select bedrock formations in New York State. The United States Surgeon General has published information that radon is a cause of lung cancer. Radon typically enters a building through openings in the foundation, and therefore is a potential health concern to residents of the lowest level of a building with inadequate ventilation. The subject building main floors have been used for residential purposes; the basement is currently not being used for residential purposes.

The USEPA Map of Radon Zones indicates that Dutchess County is located within a Zone 1 radon area. Zone 1 is defined as an area that has a high potential for radon gas, with a predicted average indoor radon screening level greater than 4.0 picoCuries per liter (pCi/L). The USEPA recommended Action Level for radon is 4.0 pCi/L.

The database search report (Appendix B) contains a summary of the test results for the presence of radon gas at 186 residential locations within Dutchess County, extracted from the USEPA's National Radon Database, which contains the results of tests conducted between 1986 and 1992. The average reported activity (concentration) for first-floor living areas was 1.690 picoCuries per liter of air (pCi/L), with 80% of the results below the USEPA living space guidance value (4.0 pCi/L). The average reported activity (concentration) for basement areas exhibited results that demonstrate 44% of homes tested in Dutchess County are above the USEPA living space guidance value (4.0 pCi/L). According to a State database, radon test results for 56 sites within the City of Beacon indicate that the average result was 4.65 pCi/L.

A radon sample was collected by Halo Home Inspections, LLC within the basement of the 152 Fishkill Avenue parcel between June 28, 2017 and June 30, 2017. According to the Site Radon Inspection Report prepared by Radon Testing Corporation of America the average radon concentration is 1.1 pCi/L. The reported results indicate that radon levels in the building tested are below the USEPA's action level of 4.0 pCi/L.

6.16.3 Lead-Based Paint (LBP)

A cursory inspection by STERLING revealed structures and evidence of former structures on the Subject Properties.

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Use of lead in household paint was banned by the USEPA effective January 1, 1978. The USEPA and the U.S. Department of Housing and Urban Development (HUD) consider lead-based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm^2) or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

6.16.4 Limited Microbial Survey

The scope of this assessment was limited to visual observations of accessible areas for microbial growth and water damaged materials and did not include the collection and laboratory analysis of bulk samples or air samples to confirm the presence of microbial elements. Based on the lack of moist or wet building components in the garage and in the basement of Victorian style building on the Subject Properties and based on the stated intention to demolish both structures, the potential onsite presence of mold was not investigated further.

7.0 INTERVIEWS

The following persons were interviewed to obtain information regarding RECs in connection with existing or past uses of the Subject Properties. Interviews are conducted to gather information relating to past uses of the Subject Properties and to determine if spills or other incidents involving hazardous materials are known to have occurred on or adjacent to the Subject Properties. The following is a summary of the persons interviewed and/or contacted for this assessment.

INTERVIEWS			
Contact / Affiliation	**Date of Communication**	**Years Associated with Subject Properties**	**Telephone No.**
Angela Ingham, Owner's Representative	5/31/2017	< 1 year	(845) 416-3845
Dutchess County Real Property Tax Service Agency Office	5/31/2017	N/A	(845) 486-2140
City of Beacon Tax Information Office	5/31/2017	NA	(845) 838-5004
City of Beacon Building Inspector	8/2/2017	5 years	(845) 838-5020
David Allis, Sr., Prior Owner	8/1/2017	30+ years	(845) 831-5348

Pertinent information from the interviews is presented in applicable sections of this report.

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8.0 LIMITED PHASE II SUBSURFACE INVESTIGATION

STERLING identified the following Historical Recognized Environmental Conditions (HRECs) concerning the Subject Properties that warranted further investigation:

Historical RECs (HRECs)

- HREC #1 (158 Fishkill Avenue (Parcel 2) - Historical Operations as Automobile Service and Gas Filling Station);
- HREC #2 (158 Fishkill Avenue (Parcel 2) - Former Underground Storage Tanks (USTs) at Former Gasoline Filling Station);
- HREC #3 (158 Fishkill Avenue (Parcel 2) - Former Hydraulic Lift at Southern Service Bay);
- HREC #4 (158 Fishkill Avenue (Parcel 2) - Former Used Oil/Existing Heating Oil Aboveground Storage Tank (AST));
- HREC #5 (152 Fishkill Avenue (Parcel 1) and 158 Fishkill Avenue (Parcel 2) - Potential Presence of ACM); and,
- HREC #6 (152 Fishkill Avenue (Parcel 1) and 158 Fishkill Avenue (Parcel 2) - Potential Presence of Radon Gas).

A limited Phase II investigation was conducted on August 2 and 3, 2017 and October 31, 2017 including the drilling of 15 soil borings and collection of seven (7) soil samples to further characterize subsurface soils at Parcel 2. In addition, a building inspection survey of onsite buildings at 152 Fishkill Avenue (Parcel 1) and 158 Fishkill Avenue (Parcel 2) was performed to assess the presence of suspect Asbestos Containing Material (ACM). The surveys were performed on August 2, 2017 by Mr. Steve Tiffany and Mr. Justin Rhodes of O'Rourke, Inc. Mr. Tiffany and Mr. Rhodes are certified by the NYSDOL as a Certified Asbestos Building Inspectors. O'Rourke, Inc. personnel also collected a radon gas sample in the lowest living area (basement) at the mixed use building located at 152 Fishkill Avenue (Parcel 1).

Limited Subsurface Investigation (Parcel 2)

The limited subsurface investigation was performed to determine if historic USTs, including piping and appurtenances, remained onsite and to assess environmental conditions relative to the historic USTs, former AST, former in-floor hydraulic automotive lifts, and current/historic operations of potential environmental concern. The identified HRECs were investigated by advancing 15 soil borings. Six (6) soil borings were advanced within or adjacent to the interior service bays of the garage building (B-1, B-2, B-3, B-4, B-14, and B-15), seven (7) borings in the vicinity of the former used oil AST and debris outside the Parcel 2 building (B-5, B-6, B-7, B-8, B-9, B-10, and B-11), and two (2) borings within and adjacent to the former gasoline USTs (B-12 and B-13).

The limited subsurface investigation consisted of installing soil borings by a track mounted Geoprobe drill rig. Continuous soil samples were collected, screened, and logged at each boring and a portable concrete coring machine was required within garage area to core through the concrete slab floor. The depth of each boring was 15 feet below grade. No groundwater was encountered during the limited subsurface investigation.

The location of individual borings are presented on Figure 3. At each location STERLING's geologist inspected the recovered soil cores and screened the soil with a photoionization detector (PID) to assess the presence of volatile organic headspace. No stained soils or elevated organic vapors were observed. Seven (7) subsurface soil samples (B-1[4 -6.75'], B-6[7.5-8'], B-6[8-8.7'], B-7[9.15-10'], B-12[2-3.3'], B-13[8-10'], and B-14[5.0-5.5']) were selected for subsequent laboratory analysis, including full volatile organic compounds (VOCs) - STARS via USEPA Method SW-846 8260C and semi-volatile organic compounds

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(SVOCs) - STARS via USEPA Method SW-846 8270D. Select soil samples were also analyzed for total petroleum hydrocarbons (TPH) via USEPA Method SW-846 8015C (B-7[9.15-10'], B-12[2-3.3'], B-13[8-10']), and RCRA 8 Metals using Methods 6010C, 7470A and 6020A (B-13[8-10'] and B-14 (5.0-5.5']). A summary of analytical results is provided in Table 1 and the laboratory analytical reports are provided in Appendix E-1.

Minor detections of certain VOCs in soil were reported but were found to be in compliance with unrestricted standards. As indicated on Table 1, no VOCs were detected at samples collected from borings B-12, B-13, and B-14. No SVOCs were detected at samples collected from borings B-1, B-6, B-7, B-12, and B-13. Minor detections of select SVOCs in the B-14 soil sample were reported however such were found to be in compliance with unrestricted standards. Minor detections of TPH in soil were reported and were indicative of site background given the urban setting. The only total metals in soil reported to slightly exceed unrestricted criterion was the lead in soil result at boring B-14. These results were below the commercial use criterion and well within the observed ranged of Eastern USA Background soils for lead in soil.

ACM (Parcel 1)

A visual inspection was conducted by O'Rourke, Inc. in all interior and exterior spaces of the building. After taking the necessary personal protective measures, each suspect homogeneous material was physically checked to determine condition and friability, and sampled for laboratory analysis. The inspection report by O'Roarke is presented in Appendix E-2.

The Residential Apartment Building is a two-story wood frame building, constructed on a full basement with a stone foundation. There is an attic present, which only contained wood and fiberglass insulation. The roof is a flat rolled roof with tar paper and some bituminous adhesive. There were also areas with asphalt shingles, tar paper, and bituminous coating. In the basement, the pipes were either insulated with non-suspect fiberglass, or not insulated at all. There was a suspect chimney patch present. The exterior of the structure is covered in cement board ("transite") siding, with a vapor barrier underneath. There was also some suspect window glazing present at the older type windows. The structure has been split into four (4) apartments: two (2) on the first floor and two (2) on the second floor. The second floor north apartment was not accessible at the time of inspection.

The other apartments were all similar in materials used for the renovations from the original structure. The walls and ceilings were all drywall with joint compound, with exception of the basement where there is still some original plaster ceiling present, but none was located in any of the apartments. There was a textured surfacing applied to the second floor south apartment ceilings. The floors were generally hardwood throughout all of the apartments but some rooms contained either floor tile, ceramic tile, or carpet. Some spaces had suspended ceiling tiles.

Suspect interior materials included the following: Textured Surfacing, Gypsum Board, Joint Compound, Floor Tile, Grout, Mortar, Chimney Flue Cement, Plaster, and Suspended Ceiling Tile. Suspect exterior ACM included: Rolled Roofing, Bituminous Coatings, Asphalt Shingles, Tar Paper, Window Glazing, Transite Siding, and Vapor Barrier.

ACM was found in the following materials sampled: Chimney Flue Cement - Basement Floor and **Transite Siding - Exterior.**

Based on the results of this survey, O'Rourke Inc. recommended the following:

- Abatement of ACM must be completed prior to demolition activities in subject areas, unless demolition debris is to be managed as ACM for disposal purposes.

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- All building materials herein identified as meeting the definition of asbestos containing materials (ACM > 1.0 %) must be handled only by Contractors licensed by the State of New York to do such work.
- Inspection of the Second Floor North Apartment would still need to be performed to "formerly" complete the survey although the apartment is purportedly similar to others encountered.
- Removal of ACM must be performed in accordance with all applicable NYS, EPA and OSHA regulations.
- All structures containing ACM should be posted as such to warn public/trespassers of potential hazard.
- A NYS-DOL Licensed Asbestos Project Monitor should oversee all abatement work.

ACM (Parcel 2)

A visual inspection was conducted by O'Rourke, Inc. in all interior and exterior spaces of the building. After taking the necessary personal protective measures, each suspect homogeneous material was physically checked to determine condition and friability, and sampled for laboratory analysis. The inspection report by O'Rourke is provided in Appendix E-3.

The former Automotive Repair Shop was used as a commercial property and was built in the mid-1900's. The former Automotive Repair Shop surveyed is a single-story concrete block building constructed on a concrete slab. The roof is a flat rolled roof with tar paper and some bituminous adhesive. There was also a black bituminous coating present where the roof met the chimney. The exterior walls had a very thin parge coat or a thick textured paint present. The window in the front office contained caulk at the perimeter.

The interior was mainly a garage/shop area with a small office and bathroom. The ceilings were gypsum board with joint compound. There was blown-in insulation present above the shop ceiling. The office ceiling had a textured paint. Walls were concrete block but non-outside walls contained gypsum board and joint compound. The floors were all concrete.

Suspect interior materials included the following: blown-in insulation, textured paint, gypsum board, and joint compound. Suspect exterior ACM included: window caulk, rolled roofing, bituminous coatings, tarpaper, and thick textured paint on the wall.

Asbestos was found in the following materials sampled: Exterior Window Caulk and the Bituminous Coating on the Chimney.

Based on the results of this survey, O'Rourke Inc. recommended the following:

- Abatement of ACM must be completed prior to demolition activities in subject areas, unless the demolition debris is to be managed as ACM for disposal purposes.
- All building materials herein identified as meeting the definition of asbestos containing materials (ACM > 1.0 %) must be handled only by Contractors licensed by the State of New York to do such work.
- Removal of ACM must be performed in accordance with all applicable NYS, EPA and OSHA regulations.
- All structure containing ACM should be posted as such to warn public/trespassers of potential hazard.
- A NYS-DOL Licensed Asbestos Project Monitor should oversee all abatement work.

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Radon Gas (Parcel 1)

A radon gas sample was collected by Halo Home Inspections, LLC within the basement of the 152 Fishkill Avenue parcel between June 28, 2017 and June 30, 2017. According to the Site Radon Inspection Report, prepared by Radon Testing Corporation of America, the average radon concentration in the basement of Parcel 1 is 1.1 pCi/L (Appendix E-4). The reported results indicate that radon levels in the subject building tested are below the USEPA's action level of 4.0 pCi/L.

9.0 FINDINGS AND OPINIONS

STERLING performed a Phase I & II ESA in conformance with the scope and limitations of ASTM E1527-13, "Standard Practice for Environmental Site Assessments", of the subject properties located at 152 and 158 Fishkill Avenue in Beacon, Dutchess County, New York. Any exceptions to, or deletions from, this practice are described in Section 1.3, Assumptions, Limitations or Exceptions, of this report.

While STERLING's Phase I & II ESA and associated investigations did indicate the presence of asbestos containing material (ACM) at the subject buildings, the limited subsurface investigation did not indicate evidence of any additional potential Recognized Environmental Conditions or Vapor Encroachment Conditions in connection with the Subject Properties.

10.0 REFERENCES & DOCUMENTS REVIEWED

1. ASTM Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, E1527-13.

2. EDR® Radius Map with GeoCheck, Environmental Data Resources, 3530 Post Road, Southport, CT 06490.

3. EDR® Aerial Photography Print Service, Environmental Data Resources, 3530 Post Road, Southport, CT 06490.

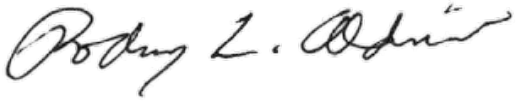
4. EDR® Sanborn® Map Report, Environmental Data Resources, 3530 Post Road, Southport, CT 06490.

11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

The following are the signatures of the Environmental Professionals (EP) who conducted this Phase I ESA and primarily prepared this report and who reviewed it.

I, Rodney L. Aldrich, P.E., declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualification based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Properties. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



Rodney L. Aldrich, P.E.

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I, Mark A. Williams, P.G., declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualification based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Properties. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



Mark A. Williams, P.G.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Qualifications for the STERLING representatives responsible for conducting this Phase I ESA and preparation of this report is provided in Appendix F.

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FIGURES



Dutchess County
New York

152-158 Fishkill Avenue

Dutchess County, NY

Printed by:
ParcelAccess

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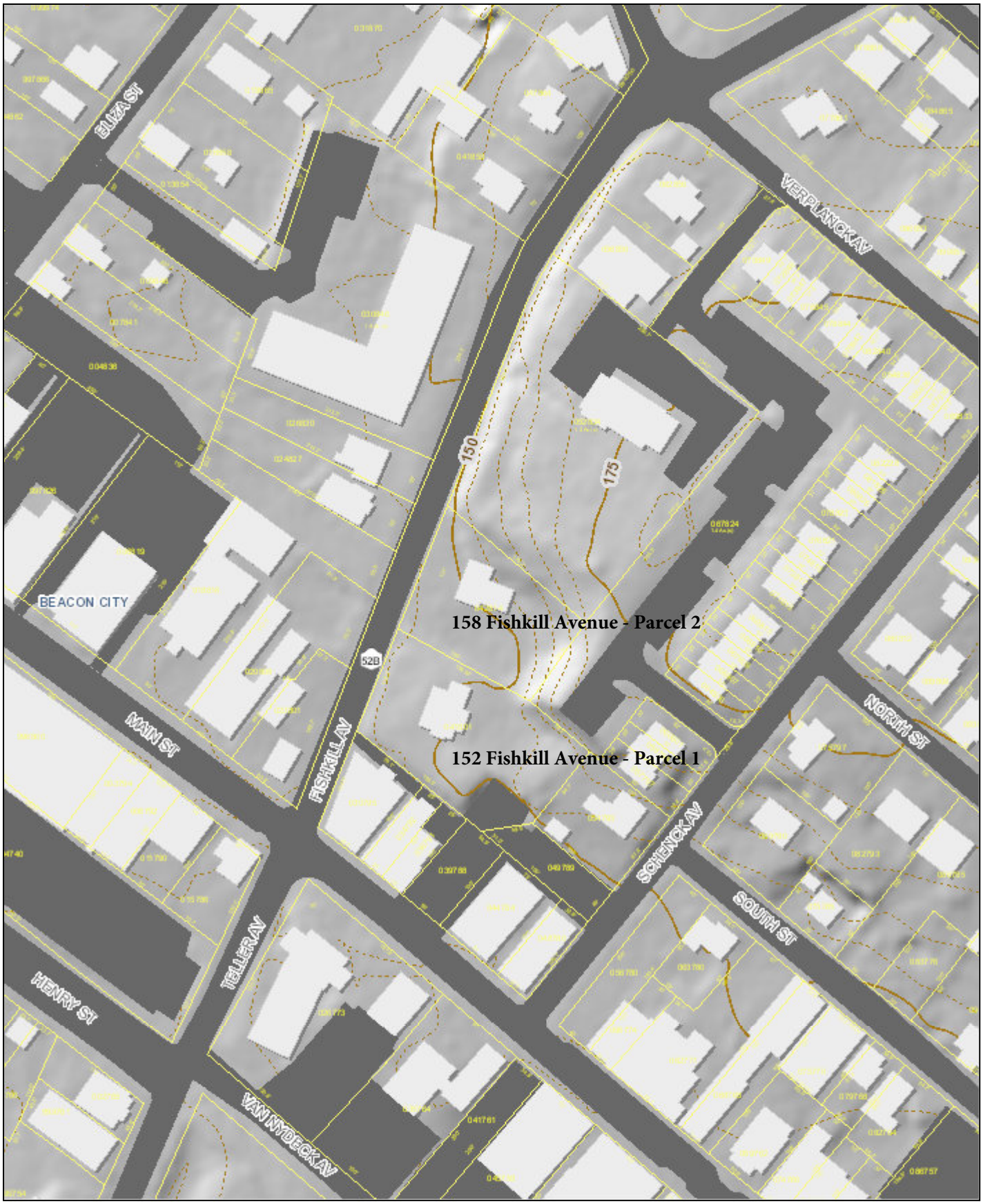
ParcelAccess
Internet
5/31/201



Dutchess County
New York

FIGURE 2

Site Vicinity Map

Printed by:
152 Fishkill Avenue/158 Fishkill Avenue, Beacon, New York
ft
0 70 140

ParcelAccess
Internet
11/16/2018



LEGEND:

PROPERTY LINE

B-5 BORING LOCATION

MAP REFERENCE: USGS HIGH RESOLUTION ORTHOIMAGERY, 2013

STERLING

Sterling Environmental Engineering, P.C.

24 Wade Road ♦ Latham, New York 12110

PHASE 2 SITE ASSESSMENT
BORING LOCATION MAP
158 FISHKILL AVENUE

CITY OF BEACON DUTCHESS CO., NEW YORK

PROJ. No.: 2017-19	DATE: 11/16/2018	SCALE: 1" = 40'	DWG. NO. 2017-19001	FIGURE 3

S:\Sterling\Projects\2017 Projects\Fishkill Avenue - Phase I ESA - 2017-19\Drawings-Maps-Figures\ACAD\2017-19001_F-3 - Boring Location Map.dwg SWEETT 11/16/2018 10:22 AM

TABLE 1

Table 1

Summary of Analytical Results
152 Fishkill Avenue, Beacon, New York

ANALYTE	NY-UNRES	NY-RESC	LOCATION	B-1 (4-6.75')	B-6 (7.5-8')	B-6 (8-8.7')	B-7 (9.15-10')	B-12 (2-3.3')	B-13 (8-10')	B-14 (5.0'-5.5')
			SAMPLING DATE	8/2/2017	8/2/2017	8/2/2017	8/3/2017	8/3/2017	8/3/2017	10/31/2017
			Units							
Volatile Organics Compounds										
1,2,4-Trimethylbenzene	4	190	mg/kg	0.0055 U	0.0005 J	0.0016 J	0.025 J	0.0056 U	0.0044 U	0.0044 U
1,3,5-Trimethylbenzene	8	190	mg/kg	0.0055 U	0.0002 J	0.00055 J	0.0088 J	0.0056 U	0.0044 U	0.0044 U
Benzene	0	44	mg/kg	0.0011 U	0.00083 U	0.00073 J	0.048 U	0.0011 U	0.00089 U	0.00087 U
Ethylbenzene	1	390	mg/kg	0.0011 U	0.00083 U	0.0027	0.048 U	0.0011 U	0.00089 U	0.00087 U
Isopropylbenzene	---	---	mg/kg	0.0011 U	0.00083 U	0.001 U	0.048 U	0.0011 U	0.00089 U	0.00087 U
Methyl tert butyl ether	1	500	mg/kg	0.0022 U	0.0016 U	0.002 U	0.0079 J	0.0022 U	0.0018 U	0.0017 U
n-Butylbenzene	12	500	mg/kg	0.0011 U	0.00083 U	0.001 U	0.048 U	0.0011 U	0.00089 U	0.00087 U
n-Propylbenzene	4	500	mg/kg	0.0011 U	0.00083 U	0.00039 J	0.021 J	0.0011 U	0.00089 U	0.00087 U
Naphthalene	12	500	mg/kg	0.00018 J	0.0013 J	0.0015 J	0.083 J	0.0056 U	0.0044 U	0.0044 U
o-Xylene	---	---	mg/kg	0.0022 U	0.0016 U	0.00071 J	0.096 U	0.0022 U	0.0018 U	0.0017 U
p-Isopropyltoluene	---	---	mg/kg	0.0011 U	0.00083 U	0.001 U	0.048 U	0.0011 U	0.00089 U	0.00087 U
p/m-Xylene	---	---	mg/kg	0.0022 U	0.0016 U	0.0032	0.096 U	0.0022 U	0.0018 U	0.0017 U
sec-Butylbenzene	11	500	mg/kg	0.0011 U	0.00028 J	0.00039 J	0.082	0.0011 U	0.00089 U	0.00087 U
tert-Butylbenzene	6	500	mg/kg	0.0055 U	0.0041 U	0.0051 U	0.24 U	0.0056 U	0.0044 U	---
Toluene	1	500	mg/kg	0.0017 U	0.0012 U	0.0072	0.072 U	0.0017 U	0.0013 U	0.0013 U
Xylenes, Total	0	500	mg/kg	---	---	---	---	---	---	0.0017 U
Semivolatile Organic Compounds										
Acenaphthene	20	500	mg/kg	0.14 U	0.15 U	0.15 U	0.14 U	0.14 U	0.14 U	0.14 U
Acenaphthylene	100	500	mg/kg	0.14 U	0.15 U	0.15 U	0.14 U	0.14 U	0.14 U	---
Anthracene	100	500	mg/kg	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.1 U
Benzo(a)anthracene	1	6	mg/kg	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.044 J
Benzo(a)pyrene	1	1	mg/kg	0.14 U	0.15 U	0.15 U	0.14 U	0.14 U	0.14 U	0.051 J
Benzo(b)fluoranthene	1	6	mg/kg	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.084 J
Benzo(ghi)perylene	100	500	mg/kg	0.14 U	0.15 U	0.15 U	0.14 U	0.14 U	0.14 U	0.073 J
Benzo(k)fluoranthene	1	56	mg/kg	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.1 U
Chrysene	1	56	mg/kg	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.051 J
Dibenzo(a,h)anthracene	0	1	mg/kg	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.1 U
Fluoranthene	100	500	mg/kg	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.077 J
Fluorene	30	500	mg/kg	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	0.17 U
Indeno(1,2,3-cd)pyrene	1	6	mg/kg	0.14 U	0.15 U	0.15 U	0.14 U	0.14 U	0.14 U	0.056 J
Naphthalene	12	500	mg/kg	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	0.18 U	---
Phenanthrene	100	500	mg/kg	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.025 J
Pyrene	100	500	mg/kg	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.068 J
Total Petroleum Hydrocarbons										
TPH	---	---	mg/kg	---	---	---	20.6 J	12.4 J	5.16 J	---
Total Metals										
Arsenic	13	16	mg/kg	---	---	---	---	---	3.18	3.53
Barium	350	400	mg/kg	---	---	---	---	---	15.2	27.7
Cadmium	3	9	mg/kg	---	---	---	---	---	0.652	0.821
Chromium	---	---	mg/kg	---	---	---	---	---	7.51	15.4
Lead	63	1,000	mg/kg	---	---	---	---	---	6.14	**76.9**
Mercury	0	3	mg/kg	---	---	---	---	---	0.06 J	0.06 J
Selenium	4	1,500	mg/kg	---	---	---	---	---	0.875 U	0.138 J
Silver	2	1,500	mg/kg	---	---	---	---	---	0.437 U	0.404 U

Notes:
NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
NY-RESC: New York NYCRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
U = Not detected. The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
J = Result is less than the Reporting Limit (RL) but greater than or equal to the Method Detection Limit (MDL) and the concentration is an approximate value.
Value in **BOLD** indicates the reported concentration is greater than the Part 375 standard.
--- = Not analyzed or no regulatory standard exists.

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APPENDIX A

PROPERTY RECORDS

TAX MAP PARCEL NUMBER / CURRENT OWNERS NAME / CURRENT OWNERS ADDRESS	PROPERTY LOCATION & CLASS / SCHOOL DISTRICT / PARCEL SIZE/GRID COORD	ASSESSMENT LAND / TOTAL	EXEMPTION CODE / TAX DESCRIPTION / SPECIAL DISTRICTS	TAXABLE VALUE	COUNTY	CITY	SCHOOL / ACCOUNT NO.
	49 Russell Ave	HOMESTEAD PARCEL					30213601
6054-46-213601-0000	220 2 Family Res		BASIC STAR 41854		0	0	38,380
Siebert Margaret	Beacon City SD 130200	47,000	COUNTY TAXABLE VALUE	305,900			
49 Russell Ave	ACRES 0.18	305,900	CITY TAXABLE VALUE	305,900			
Beacon, NY 12508	EAST-0602130 NRTH-0546010		SCHOOL TAXABLE VALUE	267,520			
	DEED BOOK 22010 PG-4306						
	FULL MARKET VALUE	305,900					
	4 Vail Ave	HOMESTEAD PARCEL					30159586
6054-46-159586-0000	210 1 Family Res		BASIC STAR 41854		0	0	38,380
Siebert William A	Beacon City SD 130200	47,000	COUNTY TAXABLE VALUE	275,500			
4 Vail Ave	ACRES 0.17	275,500	CITY TAXABLE VALUE	275,500			
Beacon, NY 12508	EAST-0601590 NRTH-0545860		SCHOOL TAXABLE VALUE	237,120			
	DEED BOOK 1918 PG-0412						
	FULL MARKET VALUE	275,500					
	8 Colonial Rd	NON-HOMESTEAD PARCEL					30666054
5955-19-666054-0000	411 Apartment - CONDO		BASIC STAR 41854		0	0	38,380
Sienty Anastazia	Beacon City SD 130200	4,300	COUNTY TAXABLE VALUE	65,000			
8 Colonial Rd Unit 32	ACRES 0.08	65,000	CITY TAXABLE VALUE	65,000			
Beacon, NY 12508	EAST-0596660 NRTH-0550540		SCHOOL TAXABLE VALUE	26,620			
	DEED BOOK 22007 PG-1917						
	FULL MARKET VALUE	65,000					
	152 Fishkill Ave	NON-HOMESTEAD PARCEL					30041801
6054-29-041801-0000	411 Apartment		COUNTY TAXABLE VALUE	374,300			
Sierra West Property LLC	Beacon City SD 130200	115,500	CITY TAXABLE VALUE	374,300			
PO Box 230	ACRES 0.59 BANKL027600	374,300	SCHOOL TAXABLE VALUE	374,300			
Beacon, NY 12508	EAST-0600410 NRTH-0548010						
	DEED BOOK 22001 PG-9287						
	FULL MARKET VALUE	374,300					
	73 E Main St	HOMESTEAD PARCEL					30197688
6054-38-197688-0000	230 3 Family Res		COUNTY TAXABLE VALUE	246,900			
Sierra West Property LLC	Beacon City SD 130200	32,500	CITY TAXABLE VALUE	246,900			
20 Dallis Pl	ACRES 0.07 BANKC130170	246,900	SCHOOL TAXABLE VALUE	246,900			
Beacon, NY 12508	EAST-0601970 NRTH-0546880						
	DEED BOOK 22013 PG-2361						
	FULL MARKET VALUE	246,900					
	95 E Main St	HOMESTEAD PARCEL					30216660
6054-38-216660-0000	210 1 Family Res		COUNTY TAXABLE VALUE	235,400			
Sierra West Property LLC	Beacon City SD 130200	9,500	CITY TAXABLE VALUE	235,400			
PO Box 230	ACRES 0.06 BANKC061222	235,400	SCHOOL TAXABLE VALUE	235,400			
Beacon, NY 12508	EAST-0602160 NRTH-0546600						
	DEED BOOK 22003 PG-302						
	FULL MARKET VALUE	235,400					

ParcelAccess

Tentative Roll

Parcel Grid Identification #:
130200-6054-29-041801-0000
Municipality: Beacon

Parcel Location
152 Fishkill Ave

Owner Name on March 1
Sierra West Property LLC , *(P)*

Primary *(P)* Owner Mail Address

PO Box 230
Beacon NY 12508

Parcel Details

Size (acres):	0.594 Ac (S)	Land Use Class:	(411) Commercial: Living Accomodations: Apartments
File Map:	8510	Agri. Dist.:	(0)
File Lot #:	A	School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$115500	$374300	$374300	$374300	$374300	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 374300

Tent. Roll:	Final. Roll:	Valuation:
5/1/2017	7/1/2017	7/1/2016

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$160000	9/28/2001 11:41:09 AM	22001	9287	(J)	1

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	( )	PB	(A07) External apt

Commercial/Industrial/Utility Building Information:
Site Number: 1
Bldg Sec.: 1 Bldg. Number: 1

Year Built:	No. Stories:	Gross Floor Area:	Boeck Model	Const. Qual.:
1940	2	3993	(0114) 3-5 sty apt load sup	(2) Average

Air Cond. %:	Sprinkler %:	Alarm %:	No. Elevator:	Basement sf.:
0	0	0	0	0

Number Identical:	Condition Code:
1	3

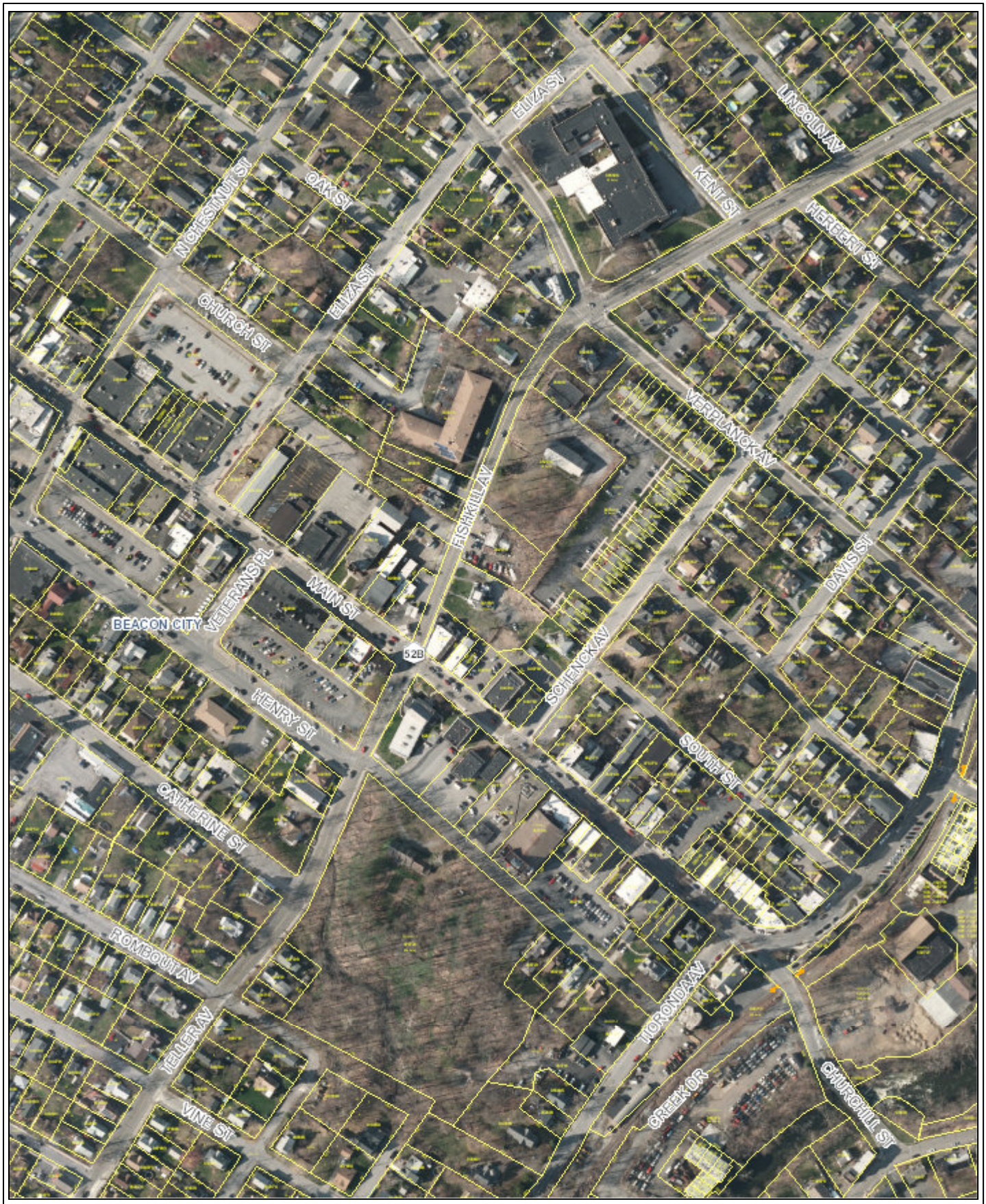
Commercial Rental Information:
Site Number: 1
Use Number: 2
Used As: (A01) Walk-up apt

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(01) Square feet	3993	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
4	0	0	0

Improvements:
Site Number: 1
Improvement Number: 1

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(LP4) Pavng-asphlt	2000	4	1	1987



Dutchess County
New York

152 Fiskill Avenue

Dutchess County, NY

Printed by:
ParcelAccess

0 160 320 ft

ParcelAccess
Internet
5/23/2017

Dutchess County, NY - Tax Map



ParcelAccess Dutchess County, NY

Print date: 5/23/2017

Parcel Grid #: 13020000605400290418010000
Municipality: Beacon

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Dutchess County
New York

152 Fiskill Avenue

Dutchess County, NY

Printed by:
ParcelAccess

0 160 320 ft

ParcelAccess
Internet
5/23/2017

TAX MAP PARCEL NUMBER / CURRENT OWNERS NAME / CURRENT OWNERS ADDRESS	PROPERTY LOCATION & CLASS / SCHOOL DISTRICT / PARCEL SIZE/GRID COORD	ASSESSMENT LAND / TOTAL	EXEMPTION CODE / TAX DESCRIPTION / SPECIAL DISTRICTS	COUNTY / CITY / SCHOOL TAXABLE VALUE	ACCOUNT NO.
	158 Fishkill Ave	NON-HOMESTEAD PARCEL			30042814
6054-29-042814-0000	432 Gas station		COUNTY TAXABLE VALUE	200,000	
Rocky Harbor LLC The	Beacon City SD 130200	30,200	CITY TAXABLE VALUE	200,000	
Attn: David Allis	ACRES 0.39	200,000	SCHOOL TAXABLE VALUE	200,000	
20 Dallis Pl	EAST-0600420 NRTH-0548140				
Beacon, NY 12508	DEED BOOK 22004 PG-2987				
	FULL MARKET VALUE	200,000			
	71 Washington Ave	HOMESTEAD PARCEL			30351717
6054-39-351717-0000	210 1 Family Res		SENIOR 41800	127,050 127,050	127,050
Rodgers Henry	Beacon City SD 130200	35,500	SEN STAR-E 41834	0 0	83,790
Rodgers Daniel	ACRES 0.11	254,100	COUNTY TAXABLE VALUE	127,050	
71 Washington Ave	EAST-0603510 NRTH-0547170		CITY TAXABLE VALUE	127,050	
Beacon, NY 12508	DEED BOOK 22015 PG-364		SCHOOL TAXABLE VALUE	43,260	
	FULL MARKET VALUE	254,100			
	17 Dutchess Ter	HOMESTEAD PARCEL			30818069
5955-83-818069-0000	210 1 Family Res		BASIC STAR 41854	0 0	38,380
Rodgers Zachary	Beacon City SD 130200	41,000	COUNTY TAXABLE VALUE	246,400	
Brennan Jean M	ACRES 0.18 BANKL099930	246,400	CITY TAXABLE VALUE	246,400	
17 Dutchess Ter	EAST-0598180 NRTH-0550690		SCHOOL TAXABLE VALUE	208,020	
Beacon, NY 12508	DEED BOOK 22007 PG-642				
	FULL MARKET VALUE	246,400			
	57 Spring St	HOMESTEAD PARCEL			30257664
6054-39-257664-0000	210 1 Family Res		Alt Vet Wa 41120	27,000 15,000	12,000
Rodriguez Carlos M Sr	Beacon City SD 130200	27,000	SEN STAR-E 41834	0 0	83,790
Rodriguez Carlos M Jr	ACRES 0.08 BANKC160113	216,200	COUNTY TAXABLE VALUE	189,200	
57 Spring St	EAST-0602570 NRTH-0546640		CITY TAXABLE VALUE	201,200	
Beacon, NY 12508	DEED BOOK 22008 PG-6800		SCHOOL TAXABLE VALUE	120,410	
	FULL MARKET VALUE	216,200			
	490 Washington Ave	HOMESTEAD PARCEL			30689175
6055-04-689175-0000	210 1 Family Res		BASIC STAR 41854	0 0	38,380
Rodriguez Christal	Beacon City SD 130200	56,500	COUNTY TAXABLE VALUE	273,700	
Staton Joanne E	ACRES 0.37 BANKC030614	273,700	CITY TAXABLE VALUE	273,700	
490 Washington Ave	EAST-0606890 NRTH-0551750		SCHOOL TAXABLE VALUE	235,320	
Beacon, NY 12508	DEED BOOK 22009 PG-4329				
	FULL MARKET VALUE	273,700			
	36 Vine St	HOMESTEAD PARCEL			30937721
5954-44-937721-0000	210 1 Family Res		BASIC STAR 41854	0 0	38,380
Rodriguez Christine	Beacon City SD 130200	36,500	COUNTY TAXABLE VALUE	186,000	
36 Vine St	ACRES 0.11	186,000	CITY TAXABLE VALUE	186,000	
Beacon, NY 12508	EAST-0599370 NRTH-0547210		SCHOOL TAXABLE VALUE	147,620	
	DEED BOOK 22005 PG-1720				
	FULL MARKET VALUE	186,000			

ParcelAccess

Tentative Roll

Parcel Grid Identification #:
130200-6054-29-042814-0000
Municipality: Beacon

Parcel Location
158 Fishkill Ave

Owner Name on March 1
Rocky Harbor LLC The , *(P)*

Primary *(P)* Owner Mail Address
20 Dallis Pl
Beacon NY 125080000

Parcel Details

Size (acres):	.39 Ac (C)	Land Use Class:	(432) Commercial: Motor Vehicle Services: Service and Gas Stations
File Map:		Agri. Dist.:	(0)
File Lot #:		School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$30200	$200000	$200000	$200000	$200000	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N: Non-Homestead	1	100	$ 200000

Tent. Roll:	Final. Roll:	Valuation:
5/1/2017	7/1/2017	7/1/2016

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	2/18/2004 12:48:18 PM	22004	2987	(B)	1

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	( )	RMF-0.8	(G04) Auto srv ctr

Commercial Rental Information:
Site Number: 1
Use Number: 1
Used As: (G04) Auto srv ctr

Unit Code:	Total Rent Area:	Area 1 Bdrms Apts	Area 2 Bdrms Apts	Area 3 Bdrms Apts
(10) Bays	0	0	0	0

Total Units:	No. 1 Bdrms Apts	No. 2 Bdrms Apts	No. 3 Bdrms Apts
0	0	0	0

Improvements:
Site Number: 1
Improvement Number: 1

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(OH1) Ovrhdoor-com	10	10	2	1970

Condition:	Grade	Sq. Ft.
(3) Normal	D	0

Site Number: 1
Improvement Number: 2

Structure Code:	Dim 1:	Dim 2	Quantity	Year Built
(LP4) Pavng-asphlt	2500	4	1	1970

Condition:	Grade	Sq. Ft.
(3) Normal	D	0

Dutchess County, NY - Tax Map



ParcelAccess Dutchess County, NY

Print date: 5/23/2017

Parcel Grid #: 13020000605400290428140000
Municipality: Beacon

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APPENDIX B

EDR RADIUS MAP™ REPORT (PROVIDED ON CD), HISTORICAL AERIAL PHOTOGRAPHS, AND SANBORN FIRE INSURANCE MAP SEARCH RESULTS

152 - 158 Fishkill Avenue
152 - 158 Fishkill Avenue
Beacon, NY 12508

Inquiry Number: 4949683.2s
May 26, 2017

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

152 - 158 FISHKILL AVENUE
BEACON, NY 12508

COORDINATES

Latitude (North):	41.5040660 - 41° 30' 14.63''
Longitude (West):	73.9662990 - 73° 57' 58.67''
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	586273.1
UTM Y (Meters):	4595018.5
Elevation:	154 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5939329 WAPPINGERS FALLS, NY
Version Date:	2013
South Map:	5939331 WEST POINT, NY
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150522
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
152 - 158 FISHKILL AVENUE
BEACON, NY 12508

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	ALL STAR CAR CARE	158 FISHKILL AVENUE	NY AST		TP
A2	CHG&E: TRANSFORMER O	158 FISHKILL AVE	NY Spills		TP
A3	TONYS AUTO REPAIR	158 FISHKILL AVE	EDR Hist Auto		TP
Reg	HUDSON RIVER PCBS	NO STREET APPLICABLE	NPL, SEMS, RCRA-SQG, US ENG CONTROLS, US INST...	Same	5131, 0.972, WSW
A4	BEACON CITY SCHOOL D	72 FISHKILL AVE	NY UST, RCRA NonGen / NLR, FINDS, ECHO, NY...	Lower	11, 0.002, WNW
A5	SCHOOL	72 FISHKILL	NY Spills	Lower	11, 0.002, WNW
A6	DRITSAS ALEXANDER JR	15 FISHKILL AVE	EDR Hist Auto	Lower	72, 0.014, SW
A7	BEACON CENTRAL GAS &	145 FISHKILL AVE	EDR Hist Auto	Lower	72, 0.014, WSW
A8	PAVEMENT	145 FISH KILL AVE	NY Spills	Lower	72, 0.014, WSW
B9	CHASE BANK	404 MAIN STREET	NY LTANKS, NY UST	Lower	89, 0.017, South
B10	SPILL NUMBER 8600637	BEACON	NY LTANKS	Lower	94, 0.018, SW
C11	R C U INC	386 MAIN ST	EDR Hist Auto	Lower	100, 0.019, SW
C12	COASTAL BEACON	386 MAIN ST	NY LTANKS, NY Spills	Lower	100, 0.019, SW
C13	DUTCHESS PUBLISHING	382 MAIN ST	NY Spills, RCRA NonGen / NLR, FINDS, ECHO, NY...	Lower	122, 0.023, WSW
B14	SHELL	MAIN ST & FISHKILL A	RCRA NonGen / NLR, NY MANIFEST	Lower	128, 0.024, SW
B15	MEMORIAL BUILDING: 2	413 MAIN STREET	NY Spills	Lower	180, 0.034, SSW
C16	SERVICE STATION	397 MAIN STREET	NY Spills	Lower	197, 0.037, WSW
C17	SALVATION ARMY	372 MAIN ST	NY Spills	Lower	208, 0.039, West
D18	NOORANI HOLDINGS LLC	145 FISHKILL AVENUE	NY UST	Higher	238, 0.045, North
D19	COASTAL - XTRA MART	145 FISHKILL AVENUE	NY LTANKS, NY Spills	Higher	238, 0.045, North
B20	BEACON SLF	427 MAIN STREET	NY SWF/LF	Lower	278, 0.053, South
D21	TALLIX INC	175 FISHKILL AVE	NY MANIFEST	Lower	300, 0.057, North
D22	TALLIX INC	175 FISHHILL AVE	NY LTANKS, NY Spills, RCRA NonGen / NLR	Lower	300, 0.057, North
C23	ALBANY SAVINGS BANK	364 MAIN STREET	NY UST, NY Spills	Lower	305, 0.058, West
E24	PEOPLES LAUNDRY & DR	356-358 MAIN ST	EDR Hist Cleaner	Lower	336, 0.064, West
C25	S S PREMISES C-O SHE	385 MAIN ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	338, 0.064, West
B26	VERIZON NEW YORK INC	443 MAIN STREET	NY TANKS	Lower	346, 0.066, South
E27	PEOPLES CLEANERS	352 MAIN ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	391, 0.074, WNW
E28	PEOPLES LAUNDRY & DR	352 MAIN 2T	EDR Hist Cleaner	Lower	391, 0.074, WNW
D29	BEACON HIGH SCHOOL	FISHKILL & VERPLANK	NY Spills	Higher	457, 0.087, NNE
30	RIG EQUIPMENT CO INC	53 ELIZA ST	EDR Hist Auto	Lower	469, 0.089, NNW
E31	BEACON POST OFFICE	369 MAIN ST.	NY UST	Lower	507, 0.096, West
32	CERVONES AUTO BODY I	207 FISHKILL AVE	RCRA NonGen / NLR, FINDS, ECHO, NY MANIFEST	Higher	599, 0.113, NNE
33	MILLERS GLENHAM SERV	460 MAIN ST	EDR Hist Auto	Lower	605, 0.115, SSE
F34	BEACON QUICK MART, I	361 MAIN STREET	NY UST	Lower	607, 0.115, West
F35	PMI BEACON	359 MAIN ST.	NY LTANKS	Lower	660, 0.125, West
F36	GULF GAS; SEE : 110-	357 MAIN ST	NY LTANKS, NY Spills	Lower	662, 0.125, West
F37	SUNOCO SERVICE STATI	357-363 MAIN ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	662, 0.125, West
F38	MAIN CLEAN	347 MAIN ST	US AIRS, NY DRYCLEANERS	Lower	714, 0.135, West

MAPPED SITES SUMMARY

Target Property Address:
152 - 158 FISHKILL AVENUE
BEACON, NY 12508

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
39	CENTRAL CONSTRUCTION	105 CATHERINE ST.	NY UST	Lower	818, 0.155, WSW
G40	RITE AID # 1868	320 MAIN ST	PA MANIFEST	Lower	824, 0.156, WNW
G41	RITE AID # 1868	320 MAIN STREET	RCRA-CESQG, NY MANIFEST	Lower	840, 0.159, WNW
G42	BETTY P. KALIK & BAR	320-322 MAIN STREET	NY UST	Lower	840, 0.159, WNW
43	MINUTE MAN CONSTRUCT	15 TIORNDA AVE	NY LTANKS	Lower	895, 0.170, SSE
H44	MENSCH RES. TTF	75 NORTH CHESTNUT ST	NY LTANKS	Lower	997, 0.189, NNW
I45	CHURCHILL MILLS	1 EAST MAIN STREET	NY BROWNFIELDS, NY Spills	Lower	1036, 0.196, ESE
I46	THREE STAR ANODIZING	1 E MAIN ST	NY AST, RCRA NonGen / NLR	Lower	1036, 0.196, ESE
J47	CRITELLI RESIDENCE	54 CHURCH STREET	NY LTANKS	Lower	1066, 0.202, NW
K48	FORMER MATTEAWAN SIL	578 MAIN STREET	NY UST	Lower	1094, 0.207, East
K49	FLAG ASSOCIATES	578 MAIN ST	NY LTANKS, RCRA NonGen / NLR, FINDS, ECHO, NY...	Lower	1094, 0.207, East
H50	VERPLANK AUTOMOTIVE	133 VERPLANK AVE	NY UST, NY AST	Lower	1174, 0.222, NNW
I51	10 BOULEVARD LLC	10 E MAIN ST	RCRA-LQG, NJ MANIFEST, NY MANIFEST	Lower	1204, 0.228, ESE
H52	TONY'S SERVICE CENTE	133 VERTLANCK AVE	NY LTANKS	Lower	1212, 0.230, NNW
L53	BEACON AUTO SALVAGE	9 CREEK DRIVE	NY AST	Lower	1231, 0.233, South
L54	BEACON AUTO SALVAGE	9 CREEK DR	NY SWF/LF, NY SPDES	Lower	1231, 0.233, South
M55	BRUNETTO CHEESE MFG	33 NORTH CEDAR ST BO	NY UST	Lower	1292, 0.245, NNW
M56	BRUNETTO CHEESE	33 NORTH CEDAR STREE	NY ERP	Lower	1292, 0.245, NNW
J57	RAY RESIDENCE	44 CHURCH STREET	NY LTANKS	Lower	1305, 0.247, NW
58	TONY EBINTER RESIDEN	12 MAPLE STREET	NY LTANKS	Lower	1327, 0.251, NE
M59	BRUNETTO CHEESE	NORTH CEDAR ST	NY LTANKS	Lower	1423, 0.270, NW
60	BRAENDLY DYE COMPANY	LEONARD STREET	NY HSWDS	Lower	1554, 0.294, East
61	BARRY RESIDENCE	43 SOUTH CEDAR STREE	NY LTANKS	Lower	1661, 0.315, West
N62	GOLDSMITH	252-272 MAIN ST	NY LTANKS	Lower	1727, 0.327, WNW
N63	ALPS SWEET SHOP	269 MAIN STREET	NY LTANKS	Lower	1795, 0.340, WNW
O64	BRAENDLY DYE COMPANY	LEONARD & GROVE STRE	NY SHWS	Lower	1850, 0.350, East
O65	BRAENDLY DYE CO	LEONARD & GROVE STS	SEMS-ARCHIVE	Lower	1850, 0.350, East
66	SEARGEANTS SCHOOL	WALCOTT AVE	NY LTANKS	Lower	1852, 0.351, SSW
67	G.E.CAPITAL/VAC.HO.	51 RECTOR ST	NY LTANKS	Lower	2021, 0.383, South
68	TOMPKINS SOS	220 MAIN ST	NY LTANKS, NY UST, NY Spills	Lower	2150, 0.407, WNW
69	TALLIX	310 FISHKILL AV	NY LTANKS, NY Spills	Lower	2191, 0.415, ENE
70	CM PERATIKOS	9 EAST ST	NY LTANKS	Higher	2257, 0.427, ESE
71	ROY C. KNAPP & SONS	123 ROMBOUT AVE	NY LTANKS	Lower	2360, 0.447, West
72	PENDELL	72 NORTH ELM STREET	NY LTANKS	Higher	2564, 0.486, NNW
73	TUCK INDUSTRIES	TIORONDA AVENUE	NY SHWS	Lower	4158, 0.788, SSW
74	CENTRAL HUDSON E AND	RIVER STREET	EDR MGP	Lower	4473, 0.847, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
ALL STAR CAR CARE 158 FISHKILL AVENUE BEACON, NY 12508	NY AST Database: AST, Date of Government Version: 12/28/2016 Facility Id: 3-602316	N/A
CHG&E: TRANSFORMER O 158 FISHKILL AVE BEACON, NY	NY Spills Spill Number/Closed Date: 1405576 / 2014-08-22 spillno: 1405576 Site ID: 499007	N/A
TONYS AUTO REPAIR 158 FISHKILL AVE BEACON, NY 12508	EDR Hist Auto	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent CERCLIS

NY VAPOR REOPENED ---------- Vapor Intrusion Legacy Site List

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land
NY HIST LTANKS ---------- Listing of Leaking Storage Tanks

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
NY CBS UST ---------- Chemical Bulk Storage Database
NY MOSF UST ---------- Major Oil Storage Facilities Database
NY MOSF ---------- Major Oil Storage Facility Site Listing
NY CBS ---------- Chemical Bulk Storage Site Listing
NY CBS AST ---------- Chemical Bulk Storage Database
NY MOSF AST ---------- Major Oil Storage Facilities Database
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

NY RES DECL ---------- Restrictive Declarations Listing
NY ENG CONTROLS ---------- Registry of Engineering Controls
NY INST CONTROL ---------- Registry of Institutional Controls

State and tribal voluntary cleanup sites

NY VCP ---------- Voluntary Cleanup Agreements
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

NY SWRCY ---------- Registered Recycling Facility List
NY SWTIRE ---------- Registered Waste Tire Storage & Facility List

INDIAN ODI	Report on the Status of Open Dumps on Indian Lands
ODI	Open Dump Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
NY DEL SHWS	Delisted Registry Sites
US CDL	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

NY HIST UST	Historical Petroleum Bulk Storage Database
NY HIST AST	Historical Petroleum Bulk Storage Database

Local Land Records

NY LIENS	Spill Liens Information
LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
NY Hist Spills	SPILLS Database
NY SPILLS 90	SPILLS 90 data from FirstSearch
NY SPILLS 80	SPILLS 80 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites

LEAD SMELTERS Lead Smelter Sites
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
UXO Unexploded Ordnance Sites
DOCKET HWC Hazardous Waste Compliance Docket Listing
FUELS PROGRAM EPA Fuels Program Registered Listing
NY AIRS Air Emissions Data
NY COAL ASH Coal Ash Disposal Site Listing
NY E DESIGNATION E DESIGNATION SITE LISTING
NY Financial Assurance Financial Assurance Information Listing
NY UIC Underground Injection Control Wells

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

NY RGA HWS Recovered Government Archive State Hazardous Waste Facilities List
NY RGA LF Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 04/05/2017 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER PCBS	***NO STREET APPLICABLE***	***WSW 1/2 - 1 (0.972 mi.)***	***0***	***11***

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 02/07/2017 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BRAENDLY DYE CO	LEONARD & GROVE STS	E 1/4 - 1/2 (0.350 mi.)	O65	214

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/12/2016 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
10 BOULEVARD LLC	***10 E MAIN ST***	***ESE 1/8 - 1/4 (0.228 mi.)***	***I51***	***188***

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 12/12/2016 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RITE AID # 1868	***320 MAIN STREET***	***WNW 1/8 - 1/4 (0.159 mi.)***	***G41***	***146***

State- and tribal - equivalent CERCLIS

NY SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Conservation's Inactive Hazardous waste Disposal Sites in New York State.

A review of the NY SHWS list, as provided by EDR, and dated 11/14/2016 has revealed that there are 2 NY SHWS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BRAENDLY DYE COMPANY Site Code: 57594	LEONARD & GROVE STRE	E 1/4 - 1/2 (0.350 mi.)	O64	212
TUCK INDUSTRIES Site Code: 55966	TIORONDA AVENUE	SSW 1/2 - 1 (0.788 mi.)	73	241

State and tribal landfill and/or solid waste disposal site lists

NY SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the NY SWF/LF list, as provided by EDR, and dated 01/04/2017 has revealed that there are 2 NY SWF/LF sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BEACON SLF	427 MAIN STREET	S 0 - 1/8 (0.053 mi.)	B20	97
BEACON AUTO SALVAGE	***9 CREEK DR***	***S 1/8 - 1/4 (0.233 mi.)***	***L54***	***198***

State and tribal leaking storage tank lists

NY LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the NY LTANKS list, as provided by EDR, and dated 02/06/2017 has revealed that there are 25 NY LTANKS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COASTAL - XTRA MART Spill Number/Closed Date: 1000634 / 2010-04-21 Site ID: 431807 Program Number: 1000634	***145 FISHKILL AVENUE***	***N 0 - 1/8 (0.045 mi.)***	***D19***	***88***
CM PERATIKOS Spill Number/Closed Date: 0110108 / 2002-01-22 Site ID: 83435 Program Number: 0110108	9 EAST ST	ESE 1/4 - 1/2 (0.427 mi.)	70	238
PENDELL	72 NORTH ELM STREET	NNW 1/4 - 1/2 (0.486 mi.)	72	240

Spill Number/Closed Date: 9511118 / 2005-04-01
Site ID: 202816
Program Number: 9511118

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHASE BANK	***404 MAIN STREET***	***S 0 - 1/8 (0.017 mi.)***	***B9***	***57***
Spill Number/Closed Date: 8708262 / 1989-01-12				
Site ID: 156674				
Program Number: 8708262				
SPILL NUMBER 8600637	BEACON	SW 0 - 1/8 (0.018 mi.)	B10	60
Spill Number/Closed Date: 8600637 / 1986-06-06				
Site ID: 226982				
Program Number: 8600637				
COASTAL BEACON	***386 MAIN ST***	***SW 0 - 1/8 (0.019 mi.)***	***C12***	***62***
Spill Number/Closed Date: 0405314 / 2004-08-14				
Spill Number/Closed Date: 8700443 / 1989-05-09				
Site ID: 285209				
Site ID: 285210				
Program Number: 0405314				
Program Number: 8700443				
TALLIX INC	***175 FISHHILL AVE***	***N 0 - 1/8 (0.057 mi.)***	***D22***	***106***
Spill Number/Closed Date: 0200615 / 2002-07-15				
Site ID: 70436				
Program Number: 0200615				
PMI BEACON	359 MAIN ST.	W 0 - 1/8 (0.125 mi.)	F35	130
Spill Number/Closed Date: 8502036 / 1985-09-13				
Site ID: 278576				
Program Number: 8502036				
GULF GAS; SEE : 110-	***357 MAIN ST***	***W 1/8 - 1/4 (0.125 mi.)***	***F36***	***131***
Spill Number/Closed Date: 1109960 / Not Reported				
Site ID: 457751				
Program Number: 1109960				
MINUTE MAN CONSTRUCT	15 TIORNDA AVE	SSE 1/8 - 1/4 (0.170 mi.)	43	161
Spill Number/Closed Date: 9401273 / 1994-05-05				
Site ID: 329983				
Program Number: 9401273				
MENSCH RES. TTF	75 NORTH CHESTNUT ST	NNW 1/8 - 1/4 (0.189 mi.)	H44	162
Spill Number/Closed Date: 1505892 / 2015-09-15				
Site ID: 513286				
Program Number: 1505892				
CRITELLI RESIDENCE	54 CHURCH STREET	NW 1/8 - 1/4 (0.202 mi.)	J47	171
Spill Number/Closed Date: 0901196 / 2009-07-27				
Site ID: 413166				
Program Number: 0901196				
FLAG ASSOCIATES	***578 MAIN ST***	***E 1/8 - 1/4 (0.207 mi.)***	***K49***	***175***
Spill Number/Closed Date: 0602874 / 2006-07-13				
Site ID: 365451				
Program Number: 0602874				
TONY'S SERVICE CENTE	133 VERTLANCK AVE	NNW 1/8 - 1/4 (0.230 mi.)	H52	194
Spill Number/Closed Date: 8707851 / 1988-01-20				

Site ID: 304154
Program Number: 8707851

RAY RESIDENCE	44 CHURCH STREET	NW 1/8 - 1/4 (0.247 mi.)	J57	204
Spill Number/Closed Date: 9311020 / 1994-01-05				
Site ID: 108738				
Program Number: 9311020				
TONY EBINTER RESIDEN	12 MAPLE STREET	NE 1/4 - 1/2 (0.251 mi.)	58	205
Spill Number/Closed Date: 9312936 / 1995-01-05				
Site ID: 149346				
Program Number: 9312936				
BRUNETTO CHEESE	NORTH CEDAR ST	NW 1/4 - 1/2 (0.270 mi.)	M59	206
Spill Number/Closed Date: 9807565 / 1998-09-21				
Site ID: 321918				
Program Number: 9807565				
BARRY RESIDENCE	43 SOUTH CEDAR STREE	W 1/4 - 1/2 (0.315 mi.)	61	209
Spill Number/Closed Date: 9213871 / 1993-03-22				
Site ID: 224214				
Program Number: 9213871				
GOLDSMITH	252-272 MAIN ST	WNW 1/4 - 1/2 (0.327 mi.)	N62	210
Spill Number/Closed Date: 0208471 / 2004-05-07				
Site ID: 239983				
Program Number: 0208471				
ALPS SWEET SHOP	269 MAIN STREET	WNW 1/4 - 1/2 (0.340 mi.)	N63	211
Spill Number/Closed Date: 0208152 / 2004-01-28				
Site ID: 157293				
Program Number: 0208152				
SEARGEANTS SCHOOL	WALCOTT AVE	SSW 1/4 - 1/2 (0.351 mi.)	66	215
Spill Number/Closed Date: 8800649 / 1988-06-02				
Site ID: 314067				
Program Number: 8800649				
G.E.CAPITAL/VAC.HO.	51 RECTOR ST	S 1/4 - 1/2 (0.383 mi.)	67	216
Spill Number/Closed Date: 9809904 / 1999-03-18				
Site ID: 280642				
Program Number: 9809904				
TOMPKINS SOS	***220 MAIN ST***	***WNW 1/4 - 1/2 (0.407 mi.)***	***68***	***217***
Spill Number/Closed Date: 9003472 / 1990-06-28				
Spill Number/Closed Date: 0212907 / Not Reported				
Site ID: 213854				
Site ID: 93507				
Program Number: 9003472				
Program Number: 0212907				
TALLIX	***310 FISHKILL AV***	***ENE 1/4 - 1/2 (0.415 mi.)***	***69***	***234***
Spill Number/Closed Date: 0212784 / 2003-06-04				
Spill Number/Closed Date: 0507095 / 2006-05-10				
Site ID: 269965				
Site ID: 352425				
Program Number: 0212784				
Program Number: 0507095				
ROY C. KNAPP & SONS	123 ROMBOUT AVE	W 1/4 - 1/2 (0.447 mi.)	71	239
Spill Number/Closed Date: 0107818 / 2002-01-15				
Site ID: 276688				

Program Number: 0107818

State and tribal registered storage tank lists

NY UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the NY UST list, as provided by EDR, has revealed that there are 11 NY UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NOORANI HOLDINGS LLC Database: UST, Date of Government Version: 12/28/2016	145 FISHKILL AVENUE	N 0 - 1/8 (0.045 mi.)	D18	81

Lower Elevation	Address	Direction / Distance	Map ID	Page
BEACON CITY SCHOOL D Database: UST, Date of Government Version: 12/28/2016	***72 FISHKILL AVE***	***WNW 0 - 1/8 (0.002 mi.)***	***A4***	***38***
CHASE BANK Database: UST, Date of Government Version: 12/28/2016	***404 MAIN STREET***	***S 0 - 1/8 (0.017 mi.)***	***B9***	***57***
ALBANY SAVINGS BANK Database: UST, Date of Government Version: 12/28/2016	***364 MAIN STREET***	***W 0 - 1/8 (0.058 mi.)***	***C23***	***110***
BEACON POST OFFICE Database: UST, Date of Government Version: 12/28/2016	369 MAIN ST.	W 0 - 1/8 (0.096 mi.)	E31	119
BEACON QUICK MART, I Database: UST, Date of Government Version: 12/28/2016	361 MAIN STREET	W 0 - 1/8 (0.115 mi.)	F34	125
CENTRAL CONSTRUCTION Database: UST, Date of Government Version: 12/28/2016	105 CATHERINE ST.	WSW 1/8 - 1/4 (0.155 mi.)	39	140
BETTY P. KALIK & BAR Database: UST, Date of Government Version: 12/28/2016	320-322 MAIN STREET	WNW 1/8 - 1/4 (0.159 mi.)	G42	159
FORMER MATTEAWAN SIL Database: UST, Date of Government Version: 12/28/2016	578 MAIN STREET	E 1/8 - 1/4 (0.207 mi.)	K48	172
VERPLANK AUTOMOTIVE Database: UST, Date of Government Version: 12/28/2016	***133 VERPLANK AVE***	***NNW 1/8 - 1/4 (0.222 mi.)***	***H50***	***179***
BRUNETTO CHEESE MFG Database: UST, Date of Government Version: 12/28/2016	33 NORTH CEDAR ST BO	NNW 1/8 - 1/4 (0.245 mi.)	M55	200

NY AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the NY AST list, as provided by EDR, has revealed that there are 3 NY AST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
THREE STAR ANODIZING Database: AST, Date of Government Version: 12/28/2016	***1 E MAIN ST***	***ESE 1/8 - 1/4 (0.196 mi.)***	***I46***	***167***

Facility Id: 3-104701

VERPLANK AUTOMOTIVE	***133 VERPLANK AVE***	***NNW 1/8 - 1/4 (0.222 mi.)***	***H50***	***179***
Database: AST, Date of Government Version: 12/28/2016 Facility Id: 3-170100				
BEACON AUTO SALVAGE	9 CREEK DRIVE	S 1/8 - 1/4 (0.233 mi.)	L53	196
Database: AST, Date of Government Version: 12/28/2016 Facility Id: 3-601286				

NY TANKS: This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.

A review of the NY TANKS list, as provided by EDR, has revealed that there is 1 NY TANKS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
VERIZON NEW YORK INC	443 MAIN STREET	S 0 - 1/8 (0.066 mi.)	B26	115
Database: TANKS, Date of Government Version: 12/28/2016 Facility Id: 3-184039 Site Status: Active				

State and tribal Brownfields sites

NY BROWNFIELDS: Brownfields Site List

A review of the NY BROWNFIELDS list, as provided by EDR, and dated 11/14/2016 has revealed that there is 1 NY BROWNFIELDS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHURCHILL MILLS	***1 EAST MAIN STREET***	***ESE 1/8 - 1/4 (0.196 mi.)***	***I45***	***164***
Site Code: 375473				

NY ERP: In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a $200 million Environmental Restoration or Brownfields Fund as part of the $1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

A review of the NY ERP list, as provided by EDR, and dated 11/14/2016 has revealed that there is 1 NY ERP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BRUNETTO CHEESE	33 NORTH CEDAR STREE	NNW 1/8 - 1/4 (0.245 mi.)	M56	203
Site Code: 58726				

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 02/06/2017 has revealed that there are 11 NY Spills sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COASTAL - XTRA MART	***145 FISHKILL AVENUE***	***N 0 - 1/8 (0.045 mi.)***	***D19***	***88***
Spill Number/Closed Date: 1407856 / 2015-01-30 Spill Number/Closed Date: 1406934 / 2015-01-30 Spill Number/Closed Date: 1406299 / 2015-01-30 Spill Number/Closed Date: 0513819 / 2006-03-02 Spill Number/Closed Date: 0513585 / Not Reported spillno: 0513585 spillno: 0513819 spillno: 1406299 spillno: 1406934 spillno: 1407856 Site ID: 360086 Site ID: 360369 Site ID: 499761 Site ID: 500426 Site ID: 501393				
BEACON HIGH SCHOOL	FISHKILL & VERPLANK	NNE 0 - 1/8 (0.087 mi.)	D29	118
Spill Number/Closed Date: 9005154 / 1992-08-30 spillno: 9005154 Site ID: 168295				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SCHOOL	72 FISHKILL	WNW 0 - 1/8 (0.002 mi.)	A5	53
Spill Number/Closed Date: 9109427 / 1991-12-04 spillno: 9109427 Site ID: 78136				
PAVEMENT	145 FISH KILL AVE	WSW 0 - 1/8 (0.014 mi.)	A8	55
Spill Number/Closed Date: 1504919 / 2015-10-09 spillno: 1504919 Site ID: 511274				
COASTAL BEACON	***386 MAIN ST***	***SW 0 - 1/8 (0.019 mi.)***	***C12***	***62***
Spill Number/Closed Date: 0405176 / 2013-06-19 spillno: 0405176 Site ID: 285208				
DUTCHESS PUBLISHING	***382 MAIN ST***	***WSW 0 - 1/8 (0.023 mi.)***	***C13***	***65***
Spill Number/Closed Date: 9413654 / 1995-01-24 spillno: 9413654 Site ID: 225200				
MEMORIAL BUILDING: 2	413 MAIN STREET	SSW 0 - 1/8 (0.034 mi.)	B15	78

Spill Number/Closed Date: 1207797 / 2012-10-31 spillno: 1207797 Site ID: 470857				
SERVICE STATION Spill Number/Closed Date: 9506410 / 1995-08-25 spillno: 9506410 Site ID: 215917	397 MAIN STREET	WSW 0 - 1/8 (0.037 mi.)	C16	79
SALVATION ARMY Spill Number/Closed Date: 1508709 / 2016-02-22 spillno: 1508709 Site ID: 517283	372 MAIN ST	W 0 - 1/8 (0.039 mi.)	C17	80
TALLIX INC Spill Number/Closed Date: 9701201 / 1997-04-30 spillno: 9701201 Site ID: 70437	***175 FISHHILL AVE***	***N 0 - 1/8 (0.057 mi.)***	***D22***	***106***
ALBANY SAVINGS BANK Spill Number/Closed Date: 0608519 / 2007-07-02 spillno: 0608519 Site ID: 372505	***364 MAIN STREET***	***W 0 - 1/8 (0.058 mi.)***	***C23***	***110***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/12/2016 has revealed that there are 10 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CERVONES AUTO BODY I	***207 FISHKILL AVE***	***NNE 0 - 1/8 (0.113 mi.)***	***32***	***121***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BEACON CITY SCHOOL D	***72 FISHKILL AVE***	***WNW 0 - 1/8 (0.002 mi.)***	***A4***	***38***
DUTCHESS PUBLISHING	***382 MAIN ST***	***WSW 0 - 1/8 (0.023 mi.)***	***C13***	***65***
SHELL	***MAIN ST & FISHKILL A***	***SW 0 - 1/8 (0.024 mi.)***	***B14***	***75***
TALLIX INC	***175 FISHHILL AVE***	***N 0 - 1/8 (0.057 mi.)***	***D22***	***106***
S S PREMISES C-O SHE	***385 MAIN ST***	***W 0 - 1/8 (0.064 mi.)***	***C25***	***114***
PEOPLES CLEANERS	***352 MAIN ST***	***WNW 0 - 1/8 (0.074 mi.)***	***E27***	***116***
SUNOCO SERVICE STATI	***357-363 MAIN ST***	***W 1/8 - 1/4 (0.125 mi.)***	***F37***	***137***
THREE STAR ANODIZING	***1 E MAIN ST***	***ESE 1/8 - 1/4 (0.196 mi.)***	***I46***	***167***
FLAG ASSOCIATES	***578 MAIN ST***	***E 1/8 - 1/4 (0.207 mi.)***	***K49***	***175***

ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 11/25/2013 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER PCBS	***NO STREET APPLICABLE***	***WSW 1/2 - 1 (0.972 mi.)***	***0***	***11***

CONSENT: Major Legal settlements that establish responsibility and standards for cleanup at NPL (superfund) sites. Released periodically by U.S. District Courts after settlement by parties to litigation matters.

A review of the CONSENT list, as provided by EDR, and dated 09/30/2016 has revealed that there is 1 CONSENT site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUDSON RIVER PCBS	***NO STREET APPLICABLE***	***WSW 1/2 - 1 (0.972 mi.)***	***0***	***11***

NY DRYCLEANERS: A listing of all registered drycleaning facilities.

A review of the NY DRYCLEANERS list, as provided by EDR, and dated 10/27/2016 has revealed that there is 1 NY DRYCLEANERS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MAIN CLEAN Facility Id: 3-1302-00060	***347 MAIN ST***	***W 1/8 - 1/4 (0.135 mi.)***	***F38***	***139***

NY HSWDS: The List includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity The latest version of the study is frozen in time. The sites on the study will not automatically be made superfund sites, rather each site will be further evaluated for listing in the registry. So overtime they will be added to the registry or not.

A review of the NY HSWDS list, as provided by EDR, and dated 01/01/2003 has revealed that there is 1 NY HSWDS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BRAENDLY DYE COMPANY	LEONARD STREET	E 1/4 - 1/2 (0.294 mi.)	60	207

NY MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the NY MANIFEST list, as provided by EDR, and dated 01/30/2017 has revealed that there are 8 NY MANIFEST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CERVONES AUTO BODY I EPA ID: NYD986943033	***207 FISHKILL AVE***	***NNE 0 - 1/8 (0.113 mi.)***	***32***	***121***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BEACON CITY SCHOOL D EPA ID: NYD100369792	***72 FISHKILL AVE***	***WNW 0 - 1/8 (0.002 mi.)***	***A4***	***38***
DUTCHESS PUBLISHING EPA ID: NY0000185199	***382 MAIN ST***	***WSW 0 - 1/8 (0.023 mi.)***	***C13***	***65***
SHELL EPA ID: NYD981876345	***MAIN ST & FISHKILL A***	***SW 0 - 1/8 (0.024 mi.)***	***B14***	***75***
TALLIX INC EPA ID: NYD056304470	175 FISHKILL AVE	N 0 - 1/8 (0.057 mi.)	D21	97
RITE AID # 1868 EPA ID: NYR000184309	***320 MAIN STREET***	***WNW 1/8 - 1/4 (0.159 mi.)***	***G41***	***146***
FLAG ASSOCIATES EPA ID: NYR000078410	***578 MAIN ST***	***E 1/8 - 1/4 (0.207 mi.)***	***K49***	***175***
10 BOULEVARD LLC EPA ID: NYR000181917	***10 E MAIN ST***	***ESE 1/8 - 1/4 (0.228 mi.)***	***I51***	***188***

NJ MANIFEST: Hazardous waste manifest information.

A review of the NJ MANIFEST list, as provided by EDR, and dated 12/31/2015 has revealed that there is 1 NJ MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
10 BOULEVARD LLC EPA ID: NYR000181917	***10 E MAIN ST***	***ESE 1/8 - 1/4 (0.228 mi.)***	***I51***	***188***

PA MANIFEST: Hazardous waste manifest information.

A review of the PA MANIFEST list, as provided by EDR, and dated 12/31/2015 has revealed that there is 1 PA MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RITE AID # 1868 Generator EPA Id: NYR000184309	320 MAIN ST	WNW 1/8 - 1/4 (0.156 mi.)	G40	143

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EXECUTIVE SUMMARY

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CENTRAL HUDSON E AND	RIVER STREET	WNW 1/2 - 1 (0.847 mi.)	74	243

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 5 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DRITSAS ALEXANDER JR	15 FISHKILL AVE	SW 0 - 1/8 (0.014 mi.)	A6	54
BEACON CENTRAL GAS &	145 FISHKILL AVE	WSW 0 - 1/8 (0.014 mi.)	A7	55
R C U INC	386 MAIN ST	SW 0 - 1/8 (0.019 mi.)	C11	61
RIG EQUIPMENT CO INC	53 ELIZA ST	NNW 0 - 1/8 (0.089 mi.)	30	119
MILLERS GLENHAM SERV	460 MAIN ST	SSE 0 - 1/8 (0.115 mi.)	33	125

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

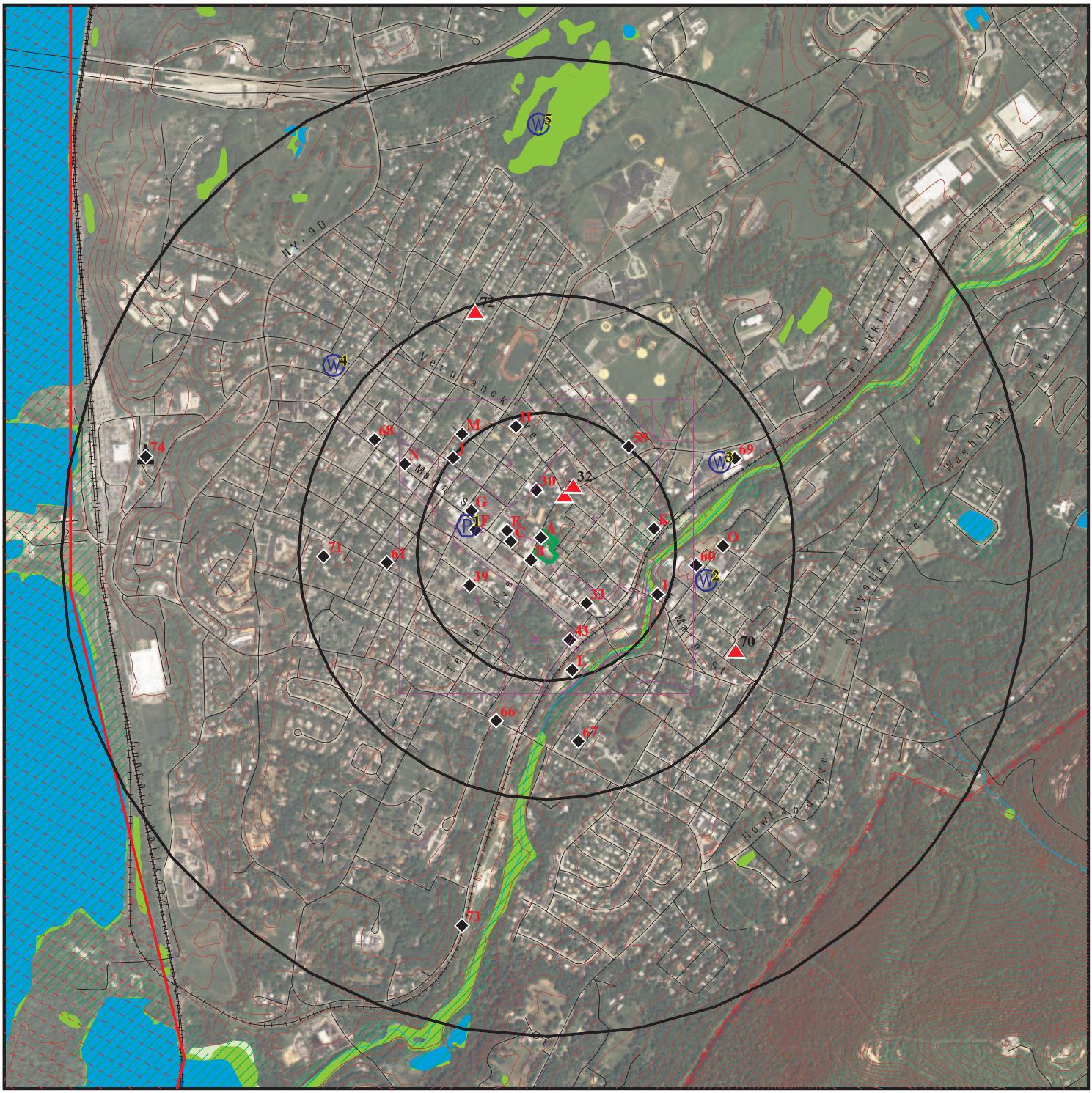
A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PEOPLES LAUNDRY & DR	356-358 MAIN ST	W 0 - 1/8 (0.064 mi.)	E24	113
PEOPLES LAUNDRY & DR	352 MAIN 2T	WNW 0 - 1/8 (0.074 mi.)	E28	118

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
DENNINGS POINT	NY SHWS
CH - MGP - BEACON STREET	NY SHWS

OVERVIEW MAP - 4949683.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	152 - 158 Fishkill Avenue	CLIENT:	Sterling Environmental Engineering
ADDRESS:	152 - 158 Fishkill Avenue Beacon NY 12508	CONTACT:	Mark A. Williams, PG
		INQUIRY #:	4949683.2s
LAT/LONG:	41.504066 / 73.966299	DATE:	May 26, 2017 5:14 pm

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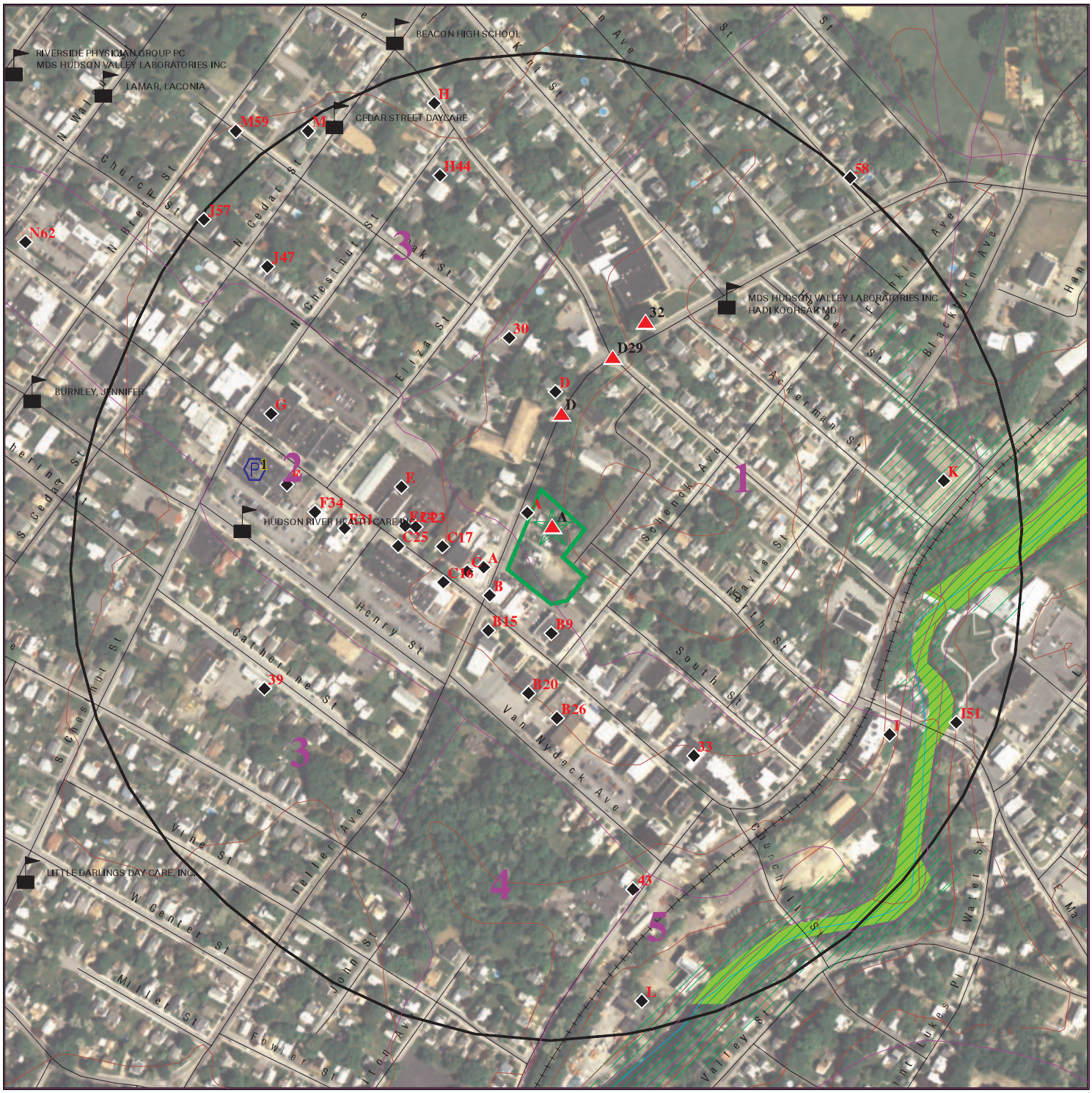
DETAIL MAP - 4949683.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 152 - 158 Fishkill Avenue	CLIENT: Sterling Environmental Engineering
ADDRESS: 152 - 158 Fishkill Avenue Beacon NY 12508	CONTACT: Mark A. Williams, PG INQUIRY #: 4949683.2s
LAT/LONG: 41.504066 / 73.966299	DATE: May 26, 2017 5:15 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	1	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
NY SHWS	1.000		0	0	1	1	NR	2
NY VAPOR REOPENED	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
NY SWF/LF	0.500		1	1	0	NR	NR	2
State and tribal leaking storage tank lists								
INDIAN LUST	0.500		0	0	0	NR	NR	0
NY LTANKS	0.500		6	7	12	NR	NR	25
NY HIST LTANKS	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
NY UST	0.250		6	5	NR	NR	NR	11
NY CBS UST	0.250		0	0	NR	NR	NR	0
NY MOSF UST	0.500		0	0	0	NR	NR	0
NY MOSF	0.500		0	0	0	NR	NR	0
NY CBS	0.250		0	0	NR	NR	NR	0
NY AST	0.250	1	0	3	NR	NR	NR	4
NY CBS AST	0.250		0	0	NR	NR	NR	0
NY MOSF AST	0.500		0	0	0	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
NY TANKS	0.250		1	0	NR	NR	NR	1
State and tribal institutional control / engineering control registries								
NY RES DECL	0.125		0	NR	NR	NR	NR	0
NY ENG CONTROLS	0.500		0	0	0	NR	NR	0
NY INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
NY VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
NY BROWNFIELDS	0.500		0	1	0	NR	NR	1
NY ERP	0.500		0	1	0	NR	NR	1
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
NY SWRCY	0.500		0	0	0	NR	NR	0
NY SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
NY DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
NY HIST UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY HIST AST	TP		NR	NR	NR	NR	NR	0
Local Land Records								
NY LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125	1	11	NR	NR	NR	NR	12
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
NY SPILLS 90	0.125		0	NR	NR	NR	NR	0
NY SPILLS 80	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		7	3	NR	NR	NR	10
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	1	NR	1
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	1	NR	1
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.500		0	0	0	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NY AIRS	TP		NR	NR	NR	NR	NR	0
NY COAL ASH	0.500		0	0	0	NR	NR	0
NY DRYCLEANERS	0.250		0	1	NR	NR	NR	1
NY E DESIGNATION	0.125		0	NR	NR	NR	NR	0
NY Financial Assurance	TP		NR	NR	NR	NR	NR	0
NY HSWDS	0.500		0	0	1	NR	NR	1
NY MANIFEST	0.250		5	3	NR	NR	NR	8
NJ MANIFEST	0.250		0	1	NR	NR	NR	1
PA MANIFEST	0.250		0	1	NR	NR	NR	1
NY SPDES	TP		NR	NR	NR	NR	NR	0
NY UIC	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	1	NR	1
EDR Hist Auto	0.125	1	5	NR	NR	NR	NR	6
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
NY RGA HWS	TP		NR	NR	NR	NR	NR	0
NY RGA LF	TP		NR	NR	NR	NR	NR	0
- Totals --		3	44	29	15	5	0	96

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
Target
Property

ALL STAR CAR CARE
158 FISHKILL AVENUE
BEACON, NY 12508

NY AST **A100382502**
N/A

Site 1 of 8 in cluster A

Actual:
154 ft.

AST:

Region:	STATE
DEC Region:	3
Site Status:	Unregulated/Closed
Facility Id:	3-602316
Program Type:	PBS
UTM X:	586290.08290
UTM Y:	4595343.83357
Expiration Date:	N/A
Site Type:	Auto Service/Repair (No Gasoline Sales)

Affiliation Records:

Site Id:	485985
Affiliation Type:	Facility Owner
Company Name:	ROCKY HARBOR LLC
Contact Type:	MEMBER
Contact Name:	DAVID ALLIS
Address1:	PO BOX 230
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 805-6094
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2013-08-20

Site Id:	485985
Affiliation Type:	Mail Contact
Company Name:	Not reported
Contact Type:	Not reported
Contact Name:	DAVID ALLIS
Address1:	PO BOX 230
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 850-6094
EMail:	DALLIS007@GMAIL.COM
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2013-08-20

Site Id:	485985
Affiliation Type:	On-Site Operator
Company Name:	ALL STAR CAR CARE
Contact Type:	Not reported
Contact Name:	DAVID ALLIS
Address1:	Not reported
Address2:	Not reported
City:	Not reported

ALL STAR CAR CARE (Continued) **A100382502**

State: NN
Zip Code: Not reported
Country Code: 001
Phone: (914) 805-6094
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2013-08-20

Site Id: 485985
Affiliation Type: Emergency Contact
Company Name: ROCKY HARBOR LLC
Contact Type: Not reported
Contact Name: DAVID ALLIS
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: (914) 805-6094
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2013-08-20

Tank Info:

Tank Number: 1
Tank Id: 249379

Equipment Records:

F00 - Pipe External Protection - None
L00 - Piping Leak Detection - None
A00 - Tank Internal Protection - None
J04 - Dispenser - On Site Heating System (Suction)
G10 - Tank Secondary Containment - Impervious Underlayment
H00 - Tank Leak Detection - None
B01 - Tank External Protection - Painted/Asphalt Coating
E00 - Piping Secondary Containment - None
C01 - Pipe Location - Aboveground
I04 - Overfill - Product Level Gauge (A/G)
D10 - Pipe Type - Copper

Tank Location: 2
Tank Type: Steel/Carbon Steel/Iron
Tank Status: Closed - Removed
Pipe Model: Not reported
Install Date: Not reported
Capacity Gallons: 275
Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: 07/25/2013
Register: True
Modified By: BHYUKOWE
Last Modified: 08/20/2013
Material Name: Not reported

A2
Target
Property

CHG&E: TRANSFORMER OIL
158 FISHKILL AVE
BEACON, NY

NY Spills **S117362308**
N/A

Site 2 of 8 in cluster A

Actual:
154 ft.

SPILLS:

Facility ID:	1405576
Facility Type:	ER
DER Facility ID:	453961
Site ID:	499007
DEC Region:	3
Spill Date:	2014-08-22
Spill Number/Closed Date:	1405576 / 2014-08-22
Spill Cause:	Equipment Failure
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	DXWEITZ
Referred To:	Not reported
Reported to Dept:	2014-08-22
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2014-08-22
Spill Record Last Update:	2014-08-22
Spiller Name:	Not reported
Spiller Company:	CENTRAL HUDSON
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller Company:	999
Contact Name:	CHRIS DEROBERTS
Contact Phone:	(845) 486-5734
DEC Memo:	"8/22/14: Called and left messages for caller on both office phone and cell. Waiting for callback. Mr. Deroberts called back and confirmed cleanup. NFA dw"
Remarks:	"Caller adviseing aprx 1 cup of oil spilled onto pavement. Clean up is complete."

Material:

Site ID:	499007
Operable Unit ID:	1248440
Operable Unit:	01
Material ID:	2249885
Material Code:	0020A
Material Name:	transformer oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

CHG&E: TRANSFORMER OIL (Continued) **S117362308**

Tank Test:

A3
Target
Property
Actual:
154 ft.

TONYS AUTO REPAIR
158 FISHKILL AVE
BEACON, NY 12508

EDR Hist Auto **1020894112**
N/A

Site 3 of 8 in cluster A

EDR Hist Auto

Year:	Name:	Type:
2001	DAVES AUTO SERVICE	General Automotive Repair Shops
2002	DAVES AUTO SERVICE	General Automotive Repair Shops
2003	DAVES AUTO SERVICE	General Automotive Repair Shops
2004	DAVES AUTO SHOP	General Automotive Repair Shops
2004	TONYS AUTO REPAIR	General Automotive Repair Shops
2005	DAVES AUTO SHOP	General Automotive Repair Shops
2005	TONYS AUTO REPAIR	General Automotive Repair Shops
2006	TONYS AUTO REPAIR	General Automotive Repair Shops
2006	DAVES AUTO SHOP	General Automotive Repair Shops
2007	DAVES AUTO SHOP	General Automotive Repair Shops
2007	TONYS AUTO REPAIR	General Automotive Repair Shops
2008	TONYS AUTO REPAIR	General Automotive Repair Shops
2008	DAVES AUTO SHOP	General Automotive Repair Shops
2009	DAVES AUTO SHOP	General Automotive Repair Shops
2009	TONYS AUTO REPAIR	General Automotive Repair Shops
2010	TONYS AUTO REPAIR	General Automotive Repair Shops
2011	TLC AUTO REPAIR & SALES INC	General Automotive Repair Shops
2011	TONYS AUTO REPAIR	General Automotive Repair Shops
2012	TLC AUTO REPAIR & SALES INC	General Automotive Repair Shops
2013	TLC AUTO REPAIR & SALES INC	General Automotive Repair Shops
2014	TLC AUTO REPAIR & SALES INC	General Automotive Repair Shops

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NPL
Region
WSW
1/2-1
5131 ft.

HUDSON RIVER PCBS
NO STREET APPLICABLE
HUDSON RIVER, NY 12801

NPL **1000384273**
SEMS **NYD980763841**
RCRA-SQG
US ENG CONTROLS
US INST CONTROL
NY Spills
ROD
PRP
CONSENT

NPL:

EPA ID:	NYD980763841
Cerclis ID:	202229
EPA Region:	2
Federal:	N
Final Date:	1984-09-20 00:00:00
Site Score:	54.659999999999997
Latitude:	43.110199999999999
Longitude:	-73.576499999999996

Category Details:

HUDSON RIVER PCBS (Continued) **1000384273**

NPL Status: Currently on the Final NPL
Category Description: Depth To Aquifer-<= 10 Feet
Category Value: 0

NPL Status: Currently on the Final NPL
Category Description: Distance To Nearest Population-> 0 And <= 1/4 Mile
Category Value: 10

Site Details:
Site Name: HUDSON RIVER PCBS
Site Status: Final
Site Zip: 12801
Site City: HUDSON RIVER
Site State: NY
Federal Site: No
Site County: WASHINGTON
EPA Region: 02
Date Proposed: 09/08/83
Date Deleted: Not reported
Date Finalized: 09/21/84

Substance Details:
NPL Status: Currently on the Final NPL
Substance ID: Not reported
Substance: Not reported
CAS #: Not reported
Pathway: Not reported
Scoring: Not reported

NPL Status: Currently on the Final NPL
Substance ID: A046
Substance: POLYCHLORINATED BIPHENYLS
CAS #: 1336-36-3
Pathway: AIR PATHWAY
Scoring: 4

NPL Status: Currently on the Final NPL
Substance ID: A046
Substance: POLYCHLORINATED BIPHENYLS
CAS #: 1336-36-3
Pathway: SURFACE WATER PATHWAY
Scoring: 4

Summary Details:

Conditions at listing September 1983): The Hudson River PCBs Site is a 40-mile stretch of the Hudson River between Mechanicville and Fort Edward, New York. General Electric Co. discharged an estimated l.l million pounds of PCBs into this stretch of river. The State has identified 40 hot spots, defined as sediments contaminated with greater than 50 parts per million ppm) of PCBs. Also included in the site are five remnant areas, which are river sediments exposed when thelevel of the river was lowered due to removal of the Fort Edward Dam. The State has taken initial measures to stabili e the remnant areas from erosion. In September 1980, Congress passed an amendment to the Clean Water Act CWA) that included the Hudson River PCB Reclamation Demonstration Project. Under this legislation, the EPA Administrator could authori e a 75 percent grant, not to exceed 20 million.

HUDSON RIVER PCBS (Continued) **1000384273**

EPA issued a final Environmental Impact Statement in October 1982 evaluating various dredging alternatives for a demonstration project. EPA has prepared a feasibility study to evaluate alternative remedial actions under CERCLA. The Administrator has determined that CERCLA funds may be used for remedial action atthe remnant areas and for evaluating the effectiveness of the water supply system at Waterford, New York. Status June 1984): EPA has completed a draft feasibility study identifying alternatives for remedial action. A search for partiespotentially responsible for wastes associated with the site has been completed, and EPA has sent letters to two potentially responsible parties notifying them of possible legal action under CERCLA.

Site Status Details:

NPL Status:	Final
Proposed Date:	09/08/1983
Final Date:	09/21/1984
Deleted Date:	Not reported

Narratives Details:

NPL Name:	HUDSON RIVER PCBS
City:	HUDSON RIVER
State:	NY

SEMS:

Site ID:	202229
EPA ID:	NYD980763841
Federal Facility:	N
NPL:	Currently on the Final NPL
Non NPL Status:	Not reported

Following information was gathered from the prior CERCLIS update completed in 10/2013:

Site ID:	0202229
EPA ID:	NYD980763841
Facility County:	WASHINGTON
Short Name:	HUDSON RIVER PCBS
Congressional District:	21
IFMS ID:	0284
SMSA Number:	2975
USGC Hydro Unit:	02020003
Federal Facility:	Not a Federal Facility
DMNSN Number:	0.00000
Site Orphan Flag:	N
RCRA ID:	Not reported
USGS Quadrangle:	Not reported
Site Init By Prog:	Not reported
NFRAP Flag:	Not reported
Parent ID:	Not reported
RST Code:	Not reported
EPA Region:	02
Classification:	Waterways/Creeks/Rivers
Site Settings Code:	SU
NPL Status:	Currently on the Final NPL
DMNSN Unit Code:	Not reported
RBRAC Code:	Not reported
RResp Fed Agency Code:	Not reported
Non NPL Status:	Not reported
Non NPL Status Date:	/ /

HUDSON RIVER PCBS (Continued) **1000384273**

Site Fips Code: 36115
CC Concurrence Date: / /
CC Concurrence FY: Not reported
Alias EPA ID: Not reported
Site FUDS Flag: Not reported

CERCLIS Site Contact Name(s):
Contact ID: 13002796.00000
Contact Name: JENNIFER LAPOMA
Contact Tel: (212) 637-4328
Contact Title: Remedial Project Manager (RPM)
Contact Email: Not reported

CERCLIS Site Alias Name(s):
Alias ID: 101
Alias Name: HUDSON RIVER PCBS
Alias Address: Not reported
WARREN, NY
Alias ID: 102
Alias Name: HUDSON RIVER PCBS
Alias Address: NO STREET APPLICABLE
NO CITY APPLICABLE, NY 12801
Alias ID: 103
Alias Name: HUDSON RIVER PCBS
Alias Address: NO STREET APPLICABLE
HUDSON RIVER, NY 12801
Alias Comments: Not reported
Site Description: The Hudson River PCBs Site includes a nearly 200 river-mile stretch of the Hudson River in eastern New York State from the Village of Hudson Falls to the Battery in New York City. The Hudson River has been designated an American Heritage River because of its important role in American history and culture. This federal Superfund Record of Decision (ROD) addresses the risks to people and ecological receptors associated with polychlorinated biphenyls (PCBs) in the in-place sediments of the Upper Hudson River. The Site is divided into the Upper Hudson River which is the length of river between Hudson Falls and the Federal Dam at Troy, New York and the Lower Hudson River which is the length of river between Federal Dam at Troy and the Battery. For purposes of this project, EPA further divided the Upper Hudson River area into three main sections known as River Section 1, River Section 2, and River Section 3. The Site also includes five Remnant Deposits, which are areas of PCB-contaminated sediment that became exposed after the river water level dropped following removal of the Fort Edward Dam in 1973. The Upper Hudson River portion of the Site extends from the Fenimore Bridge in Hudson Falls to the Federal Dam at Troy, a distance of just over 43 river miles. The Lower Hudson River extends from the Federal Dam to the southern tip of Manhattan at the Battery in New York City. The Mid-Hudson River, which is primarily a subset of the Lower Hudson River, extends from the Federal Dam at Troy to just south of Poughkeepsie. The predominant sources of PCB contamination to the Upper Hudson River were two capacitor manufacturing plants owned and operated by GE. The plants are located adjacent to or near the Hudson River in the Village of Hudson Falls and the Town of Fort Edward. Over a 30-year period, the plants discharged a substantial amount of PCBs into the river. At the GE Hudson Falls plant, leakage of non-aqueous phase PCB-bearing oils through bedrock to the river continues to be a source of PCB contamination. Regarding the former outfall to the Hudson River from the GE Fort Edward plant, New York State Department of Environmental Conservation (NYSDEC) issued a Record of Decision

HUDSON RIVER PCBS (Continued) **1000384273**

in January 2000 that calls for the excavation of PCB-contaminated soil and sediment in this area of the Upper Hudson River shoreline in order to eliminate this source of PCBs to the river. EPA's analysis assumes a significantly reduced PCB loading to the river from these sources once the State's plans for remediation are implemented. PCBs, the chemicals of concern addressed in this decision document, have been classified by EPA as probable human carcinogens. They are also linked to other serious non- cancer adverse health effects based on observations in animals and emerging evidence in humans. Once discharged from the GE plants, the PCBs adhered to river sediment and accumulated downstream as they settled in impounded pools and other depositional areas. Historic fish and sediment data indicated PCBs were accumulating downstream of the old Fort Edward Dam as well as accumulating behind the dam. The removal of the dam in 1973 resulted in a remobilization and downstream distribution of PCBs that had accumulated behind the dam. Historically, the highest PCB sediment concentrations have been detected in the cohesive sediments within the Upper Hudson River. River scouring/ erosion and other mechanisms have mobilized PCB- contaminated sediments from the extensive cohesive deposits, redepositing them farther downstream all the way to the Battery. The preponderance of data indicates that burial of contaminated sediment by cleaner materials is not universally or uniformly occurring. Data also indicate that contaminated sediments in River Sections 1, 2 and 3 continue to serve as the major source of PCBs to the water column and the fish within the Upper Hudson River. During an approximate 30-year period ending in 1977, PCBs were used in capacitor manufacturing operations Hudson Falls and Fort Edward, New York facilities. PCB oils were discharged both directly and indirectly from these plants into the Hudson River. This included both non-permitted and permitted discharges. Even after permits were received in 1975, permit exceedances occurred. Estimates of the total quantity of PCBs discharged directly from the two plants into the river from the 1940s to 1977 are as high as 1,330,000 pounds (about 605,000 kg). Many of the PCBs discharged to the river adhered to sediments and accumulated with the sediments as they settled in the impounded pool behind the Fort Edward Dam, as well as other depositional areas farther downstream. Because of its deteriorating condition, the Fort Edward Dam was removed in 1973. Five areas of PCB-contaminated sediments were exposed due to the lowering of the river water level when the Fort Edward Dam was removed. These five areas are known as the Remnant Deposits. During subsequent floods, PCB-contaminated sediments from the Fort Edward Dam area were scoured and transported downstream. EPA notified the company that had the two plants of the remedy selected in the 1984 ROD and offered the company the opportunity to implement the selected remedy with respect to the Remnant Deposits and the Waterford drinking water supply evaluation. The company declined EPA's offer. NYSDEC, with funding provided by EPA, conducted the evaluation at the Waterford Water Works. In addition, NYSDEC prepared a design for the in- place containment of the Remnant Deposits. This design was completed in 1988. In March 1989, the company offered to assume responsibility for the implementation of the in-place containment remedy for the Remnant Deposits. EPA issued a September 27, 1989 Administrative Order on Consent to the company which required the company to prepare a remedial design report for the construction of access roads to the Remnant Deposits and to submit a design for the in-place containment of the Remnant Deposits incorporating the NYSDEC-prepared design, plus any EPA-approved refinements to that design. EPA also issued a September 27, 1989 Administrative Order to the company requiring the company to construct and maintain the access roads to the Remnant Deposits. The company constructed the in-place containment of the Remnant Deposits under a 1990 Consent Decree with EPA. EPA will evaluate the need for further remedial action for the Remnant Deposits after completion of a 5-year review of the Remnant Deposit containment remedy, performed pursuant to

HUDSON RIVER PCBS (Continued) **1000384273**

CERCLA ?121(c). The company's manufacturing plants in Hudson Falls and Fort Edward are listed under the New York State Inactive Hazardous Waste Disposal Sites Remedial program. The company currently is conducting remedial activities near the Hudson Falls and Fort Edward plants pursuant to Orders on Consent with NYSDEC. The company has thus far declined to implement the January 2000 NYSDEC Record of Decision for the Fort Edward plant Outfall 004. The NYSDEC is conducting the remedial design for that ROD. As one of America's great rivers, the Hudson has played and will continue to play a major role in the history, culture, and economy of the area. The Hudson has been designated an American Heritage River because of its important role in American history and culture. Current and reasonably-anticipated future land use and surface water use are described below. Current land use includes a variety of residential, commercial and industrial activities. Use of the river and lands surrounding the river are projected to remain the same. At this time, no changes in future land use are known, nor are any new uses expected. The Site passes through 14 different counties as the river flows to its final discharge point in New York Harbor. Four counties (Albany, Washington, Rensselaer, and Saratoga) lie adjacent to the more highly contaminated portions (areas of proposed active remediation in River Sections 1, 2 and 3) of the Upper Hudson River between Troy (Federal Dam) and Hudson Falls. Within these four counties, forests and farmlands surround urban centers and historic villages. There are apple orchards and dairy farms, parks, nature preserves and gardens. In addition to the GE Hudson Falls and Fort Edward plants, the area is home to technology companies, oil service companies and food companies. Saratoga and Washington Counties have experienced population growth between 1990 and 1999 of 10.2 percent and 1.4 percent, respectively, while Rensselaer and Albany Counties have experienced population declines of 1.9 percent and 0.3 percent, respectively. Total population of these four counties, according to July 1999 estimates by the US Department of Commerce Bureau of the Census, is just under 700,000. Warren County, in which the City of Glens Falls is located, has a population of just over 60,000 and is just to the northwest of the Hudson River PCBs Site. A Record of Decision (ROD) addressing operable unit 1 (OU 01) was completed in September 1984. A Record of Decision addressing OU 2 was completed in February 2002.

CERCLIS Assessment History:

Action Code:	001
Action:	DISCOVERY
Date Started:	/ /
Date Completed:	07/01/83
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

Action Code:	001
Action:	SITE INSPECTION
Date Started:	08/01/83
Date Completed:	09/01/83
Priority Level:	Higher priority for further assessment
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Action Anomaly: Not reported

Action Code: 001
Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 09/01/83
Priority Level: Low priority for further assessment
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: PROPOSAL TO NATIONAL PRIORITIES LIST
Date Started: / /
Date Completed: 09/08/83
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
Date Started: / /
Date Completed: 11/15/83
Priority Level: Search Complete, Viable PRPs
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: FINAL LISTING ON NATIONAL PRIORITIES LIST
Date Started: / /
Date Completed: 09/21/84
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: COMBINED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 03/30/84
Date Completed: 09/25/84
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING

HUDSON RIVER PCBS (Continued) **1000384273**

Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: RECORD OF DECISION
Date Started: / /
Date Completed: 09/25/84
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 10/27/83
Date Completed: 09/28/84
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: ADMINISTATIVE/VOLUNTARY COST RECOVERY
Date Started: / /
Date Completed: 05/04/88
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: REMEDIAL DESIGN
Date Started: 02/02/89
Date Completed: 06/05/89
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Original Action Take Over

Action Code: 003
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 06/09/89
Date Completed: 09/27/89
Priority Level: Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Alternate
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 06/09/89
Date Completed: 09/27/89
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 09/27/89
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/27/89
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 004
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 03/03/89
Date Completed: 04/06/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Alternate
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: REMEDIAL DESIGN

HUDSON RIVER PCBS (Continued) **1000384273**

Date Started: 09/28/84
Date Completed: 05/18/90
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: State, Fund Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Original Action Take Over

Action Code: 001
Action: Lodged By DOJ
Date Started: / /
Date Completed: 05/18/90
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: CONSENT DECREE
Date Started: 04/06/90
Date Completed: 07/21/90
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: REMOVAL ASSESSMENT
Date Started: 04/17/90
Date Completed: 08/21/90
Priority Level: Stabilized
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 09/27/89
Date Completed: 09/28/90
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: New Action Resulting from Take Over

Action Code: 001

HUDSON RIVER PCBS (Continued) **1000384273**

Action: REMEDIAL INVESTIGATION/FEASIBILITY STUDY NEGOTIATIONS
Date Started: 03/12/90
Date Completed: 10/04/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Alternate
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 05/18/89
Date Completed: 01/07/91
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: New Action Resulting from Take Over

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started: 10/13/89
Date Completed: 09/29/92
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started: 09/28/90
Date Completed: 09/29/92
Priority Level: Not reported
Operable Unit: REMNANT DEPOSIT CAPPING
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: REMOVAL ASSESSMENT
Date Started: 11/19/92
Date Completed: 12/01/92
Priority Level: Stabilized
Operable Unit: ROGER'S ISLAND
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001

HUDSON RIVER PCBS (Continued) **1000384273**

Action: COMFORT/STATUS LETTER
Date Started: / /
Date Completed: 11/02/98
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 004
Action: REMOVAL ASSESSMENT
Date Started: 10/14/98
Date Completed: 01/07/99
Priority Level: Not reported
Operable Unit: ROGER'S ISLAND
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 003
Action: REMOVAL ASSESSMENT
Date Started: 06/03/98
Date Completed: 06/24/99
Priority Level: Not reported
Operable Unit: ROGER'S ISLAND
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: Public Notice Published
Date Started: / /
Date Completed: 03/28/00
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: REMOVAL
Date Started: 10/06/99
Date Completed: 09/14/01
Priority Level: Stabilized
Operable Unit: ROGER'S ISLAND
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Time Critical
Action Anomaly: Not reported

Action Code: 002

HUDSON RIVER PCBS (Continued) **1000384273**

Action: COMBINED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 07/25/90
Date Completed: 02/01/02
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: RECORD OF DECISION
Date Started: / /
Date Completed: 02/01/02
Priority Level: Final Remedy Selected at Site
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: Special Notice Issued
Date Started: / /
Date Completed: 02/04/02
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 003
Action: Special Notice Issued
Date Started: / /
Date Completed: 02/04/02
Priority Level: Not reported
Operable Unit: FLOODPLAINS OU
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: Special Notice Issued
Date Started: / /
Date Completed: 02/04/02
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Action Code: 005
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 02/04/02
Date Completed: 07/23/02
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 07/23/02
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 006
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 07/23/02
Date Completed: 08/13/03
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 003
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 08/13/03
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: EXPANDED SITE INSPECTION/REMEDIAL INVESTIGATION
Date Started: / /
Date Completed: 08/31/05
Priority Level: Referred to Removal, no further Rmdl Asmt
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Action Anomaly: Not reported

Action Code: 007
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 02/04/02
Date Completed: 09/06/05
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: TECHNICAL ASSISTANCE GRANT
Date Started: 09/29/95
Date Completed: 09/20/05
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: Lodged By DOJ
Date Started: / /
Date Completed: 10/06/05
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: COMMUNITY INVOLVEMENT
Date Started: 03/25/02
Date Completed: 11/02/06
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Remedial
Action Anomaly: Not reported

Action Code: 002
Action: CONSENT DECREE
Date Started: 09/06/05
Date Completed: 11/02/06
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Federal Enforcement
Planning Status: Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 03/29/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: STATE SUPPORT AGENCY COOPERATIVE AGREEMENT
Date Started: 02/22/91
Date Completed: 04/03/07
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: REMOVAL NEGOTIATIONS
Date Started: / /
Date Completed: 07/11/07
Priority Level: Not reported
Operable Unit: FLOODPLAINS OU
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 005
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 07/11/07
Priority Level: Not reported
Operable Unit: FLOODPLAINS OU
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY EMERGENCY REMOVAL
Date Started: 08/24/07
Date Completed: 08/27/07
Priority Level: Cleaned up
Operable Unit: SITEWIDE

HUDSON RIVER PCBS (Continued) **1000384273**

Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Emergency
Action Anomaly: Not reported

Action Code: 004
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 08/14/03
Date Completed: 01/25/08
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Phased Start

Action Code: 001
Action: SECTION 104(E) REF LITIGATION
Date Started: 09/27/07
Date Completed: 07/28/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 004
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/05/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 003
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/05/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: REMEDIAL INVESTIGATION/FEASIBILITY STUDY NEGOTIATIONS
Date Started: 02/04/02
Date Completed: 09/08/08

HUDSON RIVER PCBS (Continued) **1000384273**

Priority Level: Not reported
Operable Unit: FLOODPLAINS OU
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 006
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 09/08/08
Priority Level: Not reported
Operable Unit: FLOODPLAINS OU
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 005
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/11/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 006
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 10/14/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 007
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 02/03/09
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002

HUDSON RIVER PCBS (Continued) **1000384273**

Action: REMEDIAL ACTION
Date Started: 05/09/08
Date Completed: 11/24/09
Priority Level: Final RA Report
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Special Account Financed Action - EPA
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 003
Action: REMEDIAL ACTION
Date Started: 12/04/08
Date Completed: 12/23/09
Priority Level: Final RA Report
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Special Account Financed Action - EPA
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 006
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 08/14/03
Date Completed: 04/26/11
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMOVAL
Date Started: 09/11/07
Date Completed: 04/10/12
Priority Level: Stabilized
Operable Unit: FLOODPLAINS OU
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Time Critical
Action Anomaly: Not reported

Action Code: 001
Action: FIVE-YEAR REVIEW
Date Started: / /
Date Completed: 06/01/12
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 003

HUDSON RIVER PCBS (Continued) **1000384273**

Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started: 09/06/05
Date Completed: 09/04/12
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: TECHNICAL ASSISTANCE
Date Started: 09/30/97
Date Completed: / /
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 003
Action: REMEDIAL DESIGN
Date Started: 02/15/02
Date Completed: / /
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Special Account Financed Action - EPA
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Other Completion Anomaly

Action Code: 003
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 07/23/02
Date Completed: / /
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Phased Start & Completion

Action Code: 002
Action: TECHNICAL ASSISTANCE
Date Started: 07/08/03
Date Completed: / /
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: REMEDIAL ACTION
Date Started: 01/19/07

HUDSON RIVER PCBS (Continued) **1000384273**

Date Completed: / /
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Special Account Financed Action - State
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Other Start and Completion Anomaly

Action Code: 001
Action: REAL PROPERTY ACQUISITION
Date Started: 02/15/08
Date Completed: / /
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Not reported
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 09/08/08
Date Completed: / /
Priority Level: Not reported
Operable Unit: FLOODPLAINS OU
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 002
Action: TECHNICAL ASSISTANCE GRANT
Date Started: 11/17/09
Date Completed: / /
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Action Code: 004
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started: 12/31/10
Date Completed: / /
Priority Level: Not reported
Operable Unit: REASSESSMENT RIVER
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Federal Register Details:
Fed Register Date: 09/21/84
Fed Register Volume: 49
Page Number: 37070

HUDSON RIVER PCBS (Continued) **1000384273**

Fed Register Date: 09/08/83
Fed Register Volume: 48
Page Number: 40674

RCRA-SQG:
Date form received by agency: 03/03/2014
Facility name: GE HUDSON RIVER SEDIMENT REMEDIATION PROCESSING AND TRANSPORTATION FACILITY
Facility address: 446 LOCK 8 WAY
HUDSON FALLS, NY 12839
EPA ID: NYD980763841
Mailing address: BROADWAY
BLDG 40
FORT EDWARD, NY 12828
Contact: JAY SNOW
Contact address: BROADWAY BLDG 40
FORT EDWARD, NY 12828
Contact country: US
Contact telephone: (518) 746-5678
Contact email: JAY.SNOW@GE.COM
EPA Region: 02
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: GE HUDSON RIVER SEDIMENT REMEDIATION
Owner/operator address: BROADWAY
FORT EDWARD, NY 12828
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 04/23/2007
Owner/Op end date: Not reported

Owner/operator name: GE HUDSON RIVER SEDIMENT REMEDIATION
Owner/operator address: BROADWAY
FORT EDWARD, NY 12828
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 04/23/2007
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No

HUDSON RIVER PCBS (Continued) **1000384273**

Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: B007
. Waste name: B007

Historical Generators:
Date form received by agency: 03/01/2012
Site name: GE HUDSON RIVER SEDIMENT REMEDIATION PROCESSING AND TRANSPORTATION FACILITY
Classification: Large Quantity Generator

. Waste code: B002
. Waste name: B002

. Waste code: B007
. Waste name: B007

Date form received by agency: 03/03/2010
Site name: GE HUDSON RIVER SEDIMENT REMEDIATION PROCESSING AND TRANSPORTATION FACILITY
Classification: Large Quantity Generator

. Waste code: B007
. Waste name: B007

Date form received by agency: 08/29/2008
Site name: HUDSON RIVER PCBS (ROGERS ISLAND) SUPERFUND USEPA
Classification: Large Quantity Generator

Date form received by agency: 01/01/2007
Site name: HUDSON RIVER PCBS (ROGERS ISLAND) USEPA
Classification: Not a generator, verified

Date form received by agency: 01/01/2006
Site name: HUDSON RIVER PCBS (ROGERS ISLAND) USEPA
Classification: Not a generator, verified

Date form received by agency: 01/01/2001
Site name: HUDSON RIVER PCBS (ROGERS ISLAND) USEPA

HUDSON RIVER PCBS (Continued) **1000384273**

Classification: Large Quantity Generator

Violation Status: No violations found

US ENG CONTROLS:

EPA ID: NYD980763841
Site ID: 0202229
Name: HUDSON RIVER PCBS
Address: NO STREET APPLICABLE
HUDSON RIVER, NY 12801
EPA Region: 02
County: WASHINGTON
Event Code: Not reported
Actual Date: 12/30/2001
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/25/1984
Operable Unit: 01
Contaminated Media : Sediment
Engineering Control: Containment, (N.O.S.)
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/25/1984
Operable Unit: 01
Contaminated Media : Sediment
Engineering Control: No Action
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/25/1984
Operable Unit: 01
Contaminated Media : Sediment
Engineering Control: Revegetation
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/25/1984
Operable Unit: 01
Contaminated Media : Sediment
Engineering Control: Slope Stabilization
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Action ID: 002
Action Name: RECORD OF DECISION
Action Completion date: 02/01/2002
Operable Unit: 02
Contaminated Media : Sediment
Engineering Control: Dewatering
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

Action ID: 002
Action Name: RECORD OF DECISION
Action Completion date: 02/01/2002
Operable Unit: 02
Contaminated Media : Sediment
Engineering Control: Disposal
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

Action ID: 002
Action Name: RECORD OF DECISION
Action Completion date: 02/01/2002
Operable Unit: 02
Contaminated Media : Sediment
Engineering Control: Excavation
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

Action ID: 002
Action Name: RECORD OF DECISION
Action Completion date: 02/01/2002
Operable Unit: 02
Contaminated Media : Sediment
Engineering Control: Solidification/Stabilization (Ex-Situ)
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

Action ID: 002
Action Name: RECORD OF DECISION
Action Completion date: 02/01/2002
Operable Unit: 02
Contaminated Media : Surface Water
Engineering Control: Monitoring
Contact Name: Not reported
Contact Phone and Ext: Not reported
Event Code Description: Not reported

Action ID: 002
Action Name: RECORD OF DECISION
Action Completion date: 02/01/2002
Operable Unit: 02
Contaminated Media : Surface Water
Engineering Control: Natural Attenuation
Contact Name: Not reported

HUDSON RIVER PCBS (Continued) **1000384273**

Contact Phone and Ext: Not reported
Event Code Description: Not reported

US INST CONTROL:

EPA ID:	NYD980763841
Site ID:	0202229
Name:	HUDSON RIVER PCBS
Action Name:	RECORD OF DECISION
Address:	NO STREET APPLICABLE HUDSON RIVER, NY 12801
EPA Region:	02
County:	WASHINGTON
Event Code:	Not reported
Inst. Control:	Fishing Advisory
Actual Date:	12/30/2001
Complet. Date:	02/01/2002
Operable Unit:	02
Contaminated Media :	Surface Water
Contact Name :	Not reported
Contact Phone and Ext :	Not reported
Event Code Description:	Not reported

SPILLS:

Facility ID:	0308107
Facility Type:	ER
DER Facility ID:	278391
Site ID:	237813
DEC Region:	3
Spill Date:	2003-10-31
Spill Number/Closed Date:	0308107 / 2003-10-31
Spill Cause:	Abandoned Drums
Spill Class:	Possible release with minimal potential for fire or hazard or Known release with no damage. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	6000
Investigator:	rxamato
Referred To:	Not reported
Reported to Dept:	2003-10-31
CID:	297
Water Affected:	HUDSON RIVER
Spill Source:	Unknown
Spill Notifier:	Federal Government
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2003-10-31
Spill Record Last Update:	2003-11-06
Spiller Name:	Not reported
Spiller Company:	UNKNOWN
Spiller Address:	Not reported
Spiller City,St,Zip:	ZZ -
Spiller Company:	001

HUDSON RIVER PCBS (Continued) **1000384273**

Contact Name: PETTY OFFFICER HAWKINS
Contact Phone: (718) 354-4121
DEC Memo: "Prior to Sept, 2004 data translation this spill Lead_DEC Field was SMITH 10/31/03: MEG hired by USCG to remove test and dispose. Container did not leak."
Remarks: "CALL TO NRC REPORTING A 55 GALLON DRUM OF UNKNOWN PETROLEUM FLOATING - USCG IS REPOSNDING TO THE SITE"

Material:
Site ID: 237813
Operable Unit ID: 874400
Operable Unit: 01
Material ID: 501630
Material Code: 0066A
Material Name: unknown petroleum
Case No.: Not reported
Material FA: Petroleum
Quantity: 55.00
Units: Gallons
Recovered: .00
Resource Affected: Not reported
Oxygenate: Not reported

Tank Test:

ROD:
Full-text of USEPA Record of Decision(s) is available from EDR.

PRP:
PRP name: DELAWARE AND HUDSON RAILWAY CO INC
GENERAL ELECTRIC COMPANY
GENERAL ELECTRIC COMPANY
GENERAL ELECTRIC COMPANY
GENERAL ELECTRIC COMPANY
GENERAL ELECTRIC COMPANY
GENERAL ELECTRIC COMPANY
GENERAL ELECTRIC COMPANY
GENERAL ELECTRIC COMPANY
GOLUB PROPERTIES OF WATERVLIET INC
NEW YORK STATE CANAL CORPORATION
NIAGARA MOHAWK POWER COMPANY
TOWN OF HALFMOON NEW YORK
VILLAGE OF STILLWATER
WATER COMMISSIONERS OF THE TOWN OF WATERFORD

CONSENT:
EPA ID: NYD980763841
Site ID: 0284
Case Title: U.S.V. GENERAL ELECTRIC COMPANY (HUDSON RIVER) (EPA-SUPERFUND)
Court Num: 05-1270
District: New York, North
Entered Date: 11/02/06
Full-text of the consent decree for this site issued by the United States District Court is available from EDR. Contact your EDR Account Executive.

A4 **BEACON CITY SCHOOL DIST** **NY UST** **1000179692**
WNW **72 FISHKILL AVE** **RCRA NonGen / NLR** **NYD100369792**
< 1/8 **BEACON, NY 12508** **FINDS**
0.002 mi. **ECHO**
11 ft. **Site 4 of 8 in cluster A** **NY MANIFEST**

Relative:
Lower

Actual:
147 ft.

UST:

Id/Status:	3-104086 / Unregulated/Closed
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	N/A
UTM X:	586249.75274
UTM Y:	4595247.65957
Site Type:	School

Affiliation Records:

Site Id:	31981
Affiliation Type:	Mail Contact
Company Name:	BEACON CITY SCHOOL DISTRICT
Contact Type:	Not reported
Contact Name:	TONY CERONE
Address1:	88 SARGENT AVE
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 838-6944
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	31981
Affiliation Type:	On-Site Operator
Company Name:	BEACON HIGH SCHOOL
Contact Type:	Not reported
Contact Name:	HOWIE BRINK
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 838-6950
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	31981
Affiliation Type:	Emergency Contact
Company Name:	BEACON CITY SCHOOL DISTRICT
Contact Type:	Not reported
Contact Name:	TONY CERONE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Zip Code:	Not reported
Country Code:	001
Phone:	(914) 838-6944
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	31981
Affiliation Type:	Facility Owner
Company Name:	BEACON CITY SCHOOL DISTRICT
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	88 SARGENT AVE
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 838-6900
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Tank Info:

Tank Number:	1
Tank ID:	69332
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	10000
Install Date:	12/01/1939
Date Tank Closed:	09/01/1990
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0000
Common Name of Substance:	Empty

Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TRANSLAT
Last Modified:	03/04/2004

Equipment Records:

C00 - Pipe Location - No Piping
I04 - Overfill - Product Level Gauge (A/G)
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
H00 - Tank Leak Detection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
J02 - Dispenser - Suction Dispenser
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

BEACON CITY SCHOOL DIST (Continued) **1000179692**

RCRA NonGen / NLR:
Date form received by agency: 01/01/2007
Facility name: BEACON CITY SCHOOL DIST
Facility address: 72 FISHKILL AVE
BEACON HIGH SCHOOL
BEACON, NY 125082013
EPA ID: NYD100369792
Mailing address: SARGENT AVE
BEACON, NY 12508
Contact: Not reported
Contact address: SARGENT AVE
BEACON, NY 12508
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 02
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: BEACON CITY SCHOOL DIST
Owner/operator address: 88 SARGENT AVE
BEACON, NY 12508
Owner/operator country: US
Owner/operator telephone: (914) 838-6900
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: BEACON CITY SCHOOL DIST
Owner/operator address: 88 SARGENT AVE
BEACON, NY 12508
Owner/operator country: US
Owner/operator telephone: (914) 838-6900
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Historical Generators:
Date form received by agency: 01/01/2006
Site name: BEACON CITY SCHOOL DIST
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 07/08/1999
Site name: BEACON CITY SCHOOL DIST
Classification: Not a generator, verified

Date form received by agency: 08/29/1996
Site name: BEACON CITY SCHOOL DIST
Classification: Small Quantity Generator

. Waste code: NONE
. Waste name: None

Violation Status: No violations found

FINDS:

Registry ID: 110004377585

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000179692
Registry ID: 110004377585
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110004377585

NY MANIFEST:
Country: USA
EPA ID: NYD100369792
Facility Status: Not reported
Location Address 1: 72 FISHKILL AVE BEACON HIGH SCHOOL
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: BEACON
Location State: NY
Location Zip: 12508
Location Zip 4: Not reported

NY MANIFEST:
EPAID: NYD100369792
Mailing Name: BEACON CITY SCHOOL DISTRICT
Mailing Contact: BEACON CITY SCHOOL DISTRICT
Mailing Address 1: 88 SARGENT AVENUE

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Mailing Address 2:	Not reported
Mailing City:	BEACON
Mailing State:	NY
Mailing Zip:	12508
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9148317090

NY MANIFEST:

Document ID:	MAC8854750
Manifest Status:	K
seq:	Not reported
Year:	1990
Trans1 State ID:	654975MA
Trans2 State ID:	Not reported
Generator Ship Date:	03/20/1990
Trans1 Recv Date:	03/20/1990
Trans2 Recv Date:	/ /
TSD Site Recv Date:	03/20/1990
Part A Recv Date:	06/22/1990
Part B Recv Date:	06/25/1990
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	MAD039322250
Trans2 EPA ID:	Not reported
TSDF ID 1:	MAD980523203
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00005
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100
Waste Code:	P030 - CYANIDES N.O.S.
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00010
Units:	G - Gallons (liquids only)* (8.3 pounds)

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Number of Containers:	002
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100
Waste Code:	D002 - NON-LISTED CORROSIVE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00110
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	002
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100

Document ID:	MAC8854740
Manifest Status:	K
seq:	Not reported
Year:	1990
Trans1 State ID:	654975MA
Trans2 State ID:	Not reported
Generator Ship Date:	03/20/1990
Trans1 Recv Date:	03/20/1990
Trans2 Recv Date:	/ /
TSD Site Recv Date:	03/20/1990
Part A Recv Date:	06/22/1990
Part B Recv Date:	06/25/1990
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	MAD039322250
Trans2 EPA ID:	Not reported
TSDF ID 1:	MAD980523203
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00005
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Waste Code:	U154 - METHANOL
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00103
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	004
Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00005
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00005
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100

Document ID:	NYG3581982
Manifest Status:	Not reported
seq:	01
Year:	2003
Trans1 State ID:	27571PA
Trans2 State ID:	Not reported
Generator Ship Date:	11/03/2003
Trans1 Recv Date:	11/03/2003
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	11/04/2003
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	NYD986908085
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D002 - NON-LISTED CORROSIVE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00003
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Waste Code:	D002 - NON-LISTED CORROSIVE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00005
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00002
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Document ID:	NYG3581991
Manifest Status:	Not reported
seq:	01
Year:	2003
Trans1 State ID:	12110PA

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Trans2 State ID:	Not reported
Generator Ship Date:	11/03/2003
Trans1 Recv Date:	11/03/2003
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	11/03/2003
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	NYD082785429
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	P030 - CYANIDES N.O.S.
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	B Incineration, heat recovery, burning.

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Specific Gravity:	01.00
Document ID:	NYG2824029
Manifest Status:	Not reported
seq:	01
Year:	2003
Trans1 State ID:	27571PA
Trans2 State ID:	Not reported
Generator Ship Date:	11/03/2003
Trans1 Recv Date:	11/03/2003
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	11/04/2003
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	NYD986908085
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00012
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Document ID:	NYG2936835
Manifest Status:	Not reported

BEACON CITY SCHOOL DIST (Continued) **1000179692**

seq:	01
Year:	2002
Trans1 State ID:	27571PA
Trans2 State ID:	27571PANY
Generator Ship Date:	07/30/2002
Trans1 Recv Date:	07/30/2002
Trans2 Recv Date:	07/31/2002
TSD Site Recv Date:	07/31/2002
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	NYD986908085
Trans2 EPA ID:	NYD986908085
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D005 - BARIUM 100.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00002
Units:	G - Gallons (liquids only)* (8.3 pounds)

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00003
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00

Document ID:	NYG2936844
Manifest Status:	Not reported
seq:	01
Year:	2002
Trans1 State ID:	27571PA
Trans2 State ID:	27571PANY
Generator Ship Date:	07/30/2002
Trans1 Recv Date:	07/30/2002
Trans2 Recv Date:	07/31/2002
TSD Site Recv Date:	07/31/2002
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	NYD986908085
Trans2 EPA ID:	NYD986908085
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D009 - MERCURY 0.2 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00005
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00003
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00

Document ID:	NYG2936853
Manifest Status:	Not reported
seq:	01
Year:	2002
Trans1 State ID:	27571PA
Trans2 State ID:	PW8913
Generator Ship Date:	07/30/2002
Trans1 Recv Date:	07/30/2002
Trans2 Recv Date:	08/08/2002
TSD Site Recv Date:	08/09/2002
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	NYD986908085
Trans2 EPA ID:	NYD082785429
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	P030 - CYANIDES N.O.S.
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Waste Code:	Not reported
Quantity:	00001
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Document ID:	NYG3349764
Manifest Status:	Not reported
seq:	01
Year:	2002
Trans1 State ID:	27571PA
Trans2 State ID:	27571PANY
Generator Ship Date:	07/30/2002
Trans1 Recv Date:	07/30/2002
Trans2 Recv Date:	07/31/2002
TSD Site Recv Date:	07/31/2002
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	NYD986908085
Trans2 EPA ID:	NYD986908085
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D002 - NON-LISTED CORROSIVE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00003
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Waste Code:	D002 - NON-LISTED CORROSIVE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00049
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	003

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Container Type:	DM - Metal drums, barrels
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Waste Code:	P119 - VANADIC ACID, AMMONIUM SALT/
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	D007 - CHROMIUM 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00007
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00

Document ID:	NYG3349773
Manifest Status:	Not reported
seq:	01
Year:	2002
Trans1 State ID:	27571PA
Trans2 State ID:	27571PANY
Generator Ship Date:	07/30/2002
Trans1 Recv Date:	07/30/2002
Trans2 Recv Date:	07/31/2002
TSD Site Recv Date:	07/31/2002
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD100369792
Trans1 EPA ID:	NYD986908085
Trans2 EPA ID:	NYD986908085
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported

BEACON CITY SCHOOL DIST (Continued) **1000179692**

Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00001
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00090
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	001
Container Type:	CF - Fiber or plastic boxes, cartons
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00145
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	002
Container Type:	CF - Fiber or plastic boxes, cartons
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00

Click this hyperlink while viewing on your computer to access
6 additional NY_MANIFEST: record(s) in the EDR Site Report.

A5 **SCHOOL** **NY Spills** **S102103790**
WNW **72 FISHKILL** **N/A**
< 1/8 **BEACON, NY**
0.002 mi.
11 ft. **Site 5 of 8 in cluster A**

Relative:
Lower

Actual:
147 ft.

SPILLS:

Facility ID:	9109427
Facility Type:	ER
DER Facility ID:	72747
Site ID:	78136
DEC Region:	3
Spill Date:	1991-12-04
Spill Number/Closed Date:	9109427 / 1991-12-04
Spill Cause:	Equipment Failure
Spill Class:	Not reported
SWIS:	1402
Investigator:	dxtraver
Referred To:	Not reported
Reported to Dept:	1991-12-04
CID:	Not reported

SCHOOL (Continued) **S102103790**

Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Responsible Party
Cleanup Ceased:	1991-12-04
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1991-12-09
Spill Record Last Update:	1992-01-03
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller Company:	999
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was TRAVER 09/27/95: This is additional information about material spilled from the translation of the old spill file: METHANE GAS BUILD UP."
Remarks:	"SEWER PIPE ROTTED AND CRACKED AND SPILLED INTO CRAWL SPACE UNDER BBUILDING SPOKE WITH NANCY MAHONEY SHE IS VERY CONCERNED ABOUT THE POSSIBLE HAZARD SPOKE WITH PETER MACK DCHD THEY WILL HANDLE"

Material:

Tank Test:

A6 **DRITSAS ALEXANDER JR** **EDR Hist Auto** **1020433999**
SW **15 FISHKILL AVE** **N/A**
< 1/8 **BEACON, NY 12508**
0.014 mi.
72 ft. **Site 6 of 8 in cluster A**

Relative:
Lower

Actual:
144 ft.

EDR Hist Auto

Year:	Name:	Type:
1969	DRITSAS ALEXANDER JR	Gasoline Service Stations
1970	DRITSAS ALEXANDER JR	Gasoline Service Stations
1980	DAVES AUTO SHOP	General Automotive Repair Shops
1982	DAVES AUTO SHOP	General Automotive Repair Shops
1983	DAVES AUTO SHOP	General Automotive Repair Shops
1985	DAVES AUTO SHOP	General Automotive Repair Shops
1986	DAVES AUTO SHOP	General Automotive Repair Shops
1987	DAVES AUTO SHOP	General Automotive Repair Shops
1988	DAVES AUTO SHOP	General Automotive Repair Shops
1989	DAVES AUTO SHOP	General Automotive Repair Shops
1990	DAVES AUTO SHOP	General Automotive Repair Shops
1991	DAVES AUTO SHOP	General Automotive Repair Shops
1992	DAVES AUTO SHOP	General Automotive Repair Shops
1993	DAVES AUTO SHOP	General Automotive Repair Shops
1994	DAVES AUTO SHOP	General Automotive Repair Shops
1996	DAVES AUTO SHOP	General Automotive Repair Shops
1997	DAVES AUTO SERVICE	General Automotive Repair Shops
1998	DAVES AUTO SERVICE	General Automotive Repair Shops

DRITSAS ALEXANDER JR (Continued) **1020433999**

1999	DAVES AUTO SERVICE	General Automotive Repair Shops
2000	DAVES AUTO SERVICE	General Automotive Repair Shops

A7 **BEACON CENTRAL GAS & DELI INC** **EDR Hist Auto** **1021614288**
WSW **145 FISHKILL AVE** **N/A**
< 1/8 **BEACON, NY 12508**
0.014 mi.
72 ft. **Site 7 of 8 in cluster A**

Relative: EDR Hist Auto
Lower

Actual: **144 ft.**

Year:	Name:	Type:
2001	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2002	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2003	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2004	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2005	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2006	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2007	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2008	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2009	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2011	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2012	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2013	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations
2014	BEACON CENTRAL GAS & DELI INC	Gasoline Service Stations

A8 **PAVEMENT** **NY Spills** **S118141883**
WSW **145 FISH KILL AVE** **N/A**
< 1/8 **BEACON, NY**
0.014 mi.
72 ft. **Site 8 of 8 in cluster A**

Relative: SPILLS:
Lower

Actual: **144 ft.**

Facility ID:	1504919
Facility Type:	ER
DER Facility ID:	465819
Site ID:	511274
DEC Region:	3
Spill Date:	2015-08-06
Spill Number/Closed Date:	1504919 / 2015-10-09
Spill Cause:	Equipment Failure
Spill Class:	Possible release with minimal potential for fire or hazard or Known release with no damage. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	RDBENDEL
Referred To:	Not reported
Reported to Dept:	2015-08-06
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False

PAVEMENT (Continued) **S118141883**

UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2015-08-06
Spill Record Last Update:	2015-10-09
Spiller Name:	PAT
Spiller Company:	AMERICAN PETROLEUM
Spiller Address:	145 FISH KILL AVE
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	999
Contact Name:	PAT
Contact Phone:	(845) 742-2298
DEC Memo:	"8/6/15: t/c with Pat. 250 gallons on the ground, tank mat and curbing. Contained with speedy-dri and pads by FD. New site doing a purge and calibrate and something went wrong. Asked that they update us as to what. cj Met on site with Town inspectors, station operators, FD and Chief, DC Hazmat Steve Vanburen, and APECCO owners Tony Rizzo and Dan Carpenter and Pat Dunn. Less than 250 gallons - guesstimate is some 50-70 gallons. Nothing entered storm drain system. They were purging and calibrating the new tank system. One of the pumps in the tank was not operating so they removed it to test it out. While working in the sump the breaker was turned on and caused a flash caused by vapors coming from the 4 pump hole. This caused pressure on the other end of the tank which blew like a geyser. This gas spilled onto pavement, over sidewalk and along roadway for some 150ft or so. but was stopped short of the catch basin by local FD on scene. Cleanup was completed by APECCO. jm 8/24/15 ECO Hoder called from site. APECCO is doing work on site. Odor call earlier today from local resident. dw 8/28/2015 -- APECCO emailed letter report with attachments documenting the tank inspection and reconstruction (their words) of tank #6. Tank is suitable for service; waiting for spill closure report. ELM 9-17-15 closure report submitted; looks good DEC requested drum disposal 9-24-15 Drums disposed of 10-9-15 NFA --RDB"
Remarks:	"unknown equipment failure clean up is started"

Material:

Site ID:	511274
Operable Unit ID:	1260537
Operable Unit:	01
Material ID:	2263934
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	250.00
Units:	Gallons
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

B9
South
< 1/8
0.017 mi.
89 ft.

CHASE BANK
404 MAIN STREET
BEACON, NY 12508

Site 1 of 6 in cluster B

NY LTANKS **U001842499**
NY UST **N/A**

Relative:
Lower

Actual:
146 ft.

LTANKS:

Site ID:	156674
Spill Number/Closed Date:	8708262 / 1989-01-12
Spill Date:	1987-12-23
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	Not reported
Cleanup Ceased:	1989-01-12
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	DUNN
Referred To:	Not reported
Reported to Dept:	1987-12-23
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	1988-12-29
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1988-01-04
Spill Record Last Update:	1989-01-12
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller City,St,Zip:	ZZ
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	132566
DEC Memo:	""
Remarks:	"2K, -.508GPH TANK VENT PROBLEM"

Material:

Site ID:	156674
Operable Unit ID:	913769
Operable Unit:	01
Material ID:	463657
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Site ID:	156674

CHASE BANK (Continued) **U001842499**

Spill Tank Test: 1532799
Tank Number: Not reported
Tank Size: 0
Test Method: 00
Leak Rate: .00
Gross Fail: Not reported
Modified By: Spills
Last Modified: Not reported
Test Method: Unknown

UST:
Id/Status: 3-074128 / Active
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: 10/18/2017
UTM X: 586247.60773
UTM Y: 4595133.82056
Site Type: Apartment Building/Office Building

Affiliation Records:
Site Id: 31879
Affiliation Type: Mail Contact
Company Name: JP MORGAN CHASE
Contact Type: Not reported
Contact Name: JAMES SCOTT
Address1: 275 HALSTEAD AVENUE
Address2: Not reported
City: HARRISON
State: NY
Zip Code: 10528
Country Code: 001
Phone: (914) 224-4181
EMail: JAMES.J.SCOTT@PMCHASE
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2014-02-27

Site Id: 31879
Affiliation Type: On-Site Operator
Company Name: CHASE BANK
Contact Type: Not reported
Contact Name: CHASE BANK
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: (845) 831-4285
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2007-10-18

Site Id: 31879

CHASE BANK (Continued) **U001842499**

Affiliation Type:	Emergency Contact
Company Name:	JP MORGAN CHASE
Contact Type:	Not reported
Contact Name:	JAMES SCOTT
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(914) 224-4181
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-02-27

Site Id:	31879
Affiliation Type:	Facility Owner
Company Name:	JP MORGAN CHASE
Contact Type:	PROPERTY MANAGER
Contact Name:	JAMES SCOTT
Address1:	575 WASHINGTON BLVD - 4TH FLOOR
Address2:	Not reported
City:	JERSEY CITY
State:	NJ
Zip Code:	07310-1616
Country Code:	001
Phone:	(914) 224-4181
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-02-27

Tank Info:

Tank Number:	1
Tank ID:	69029
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	2000
Install Date:	07/01/1988
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Tightness Test Method:	21
Date Test:	10/28/2004
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	02/27/2014

Equipment Records:

K00 - Spill Prevention - None

CHASE BANK (Continued) **U001842499**

A03 - Tank Internal Protection - Fiberglass Liner (FRP)
D10 - Pipe Type - Copper
E04 - Piping Secondary Containment - Double walled UG
G04 - Tank Secondary Containment - Double-Walled (Underground)
C02 - Pipe Location - Underground/On-ground
F04 - Pipe External Protection - Fiberglass
J05 - Dispenser - On Site Heating System (Supply/Return)
L01 - Piping Leak Detection - Interstitial - Electronic Monitoring
B04 - Tank External Protection - Fiberglass
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
I05 - Overfill - Vent Whistle

B10 **SPILL NUMBER 8600637** **NY LTANKS** **S104619224**
SW **BEACON** **N/A**
< 1/8 **BEACON, NY**
0.018 mi.
94 ft. **Site 2 of 6 in cluster B**

Relative:
Lower

Actual:
144 ft.

LTANKS:

Site ID:	226982
Spill Number/Closed Date:	8600637 / 1986-06-06
Spill Date:	1986-04-26
Spill Cause:	Tank Failure
Spill Source:	Gasoline Station or other PBS Facility
Spill Class:	Not reported
Cleanup Ceased:	1986-06-06
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	UNASSIGNED
Referred To:	Not reported
Reported to Dept:	1986-04-26
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Local Agency
Last Inspection:	1986-06-06
Recommended Penalty:	False
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1986-05-16
Spill Record Last Update:	1986-09-05
Spiller Name:	Not reported
Spiller Company:	UNKNOWN
Spiller Address:	INT.OF MAIN&FISHKILL RD.
Spiller City,St,Zip:	ZZ
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	187348
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was "
Remarks:	"F.D. FLUSHING AREA-10,000 GAL. UNDERGROUND TANK-LEAKING"

Material:

Site ID:	226982
Operable Unit ID:	896900
Operable Unit:	01

SPILL NUMBER 8600637 (Continued) **S104619224**

Material ID:	480784
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

C11 **R C U INC** **EDR Hist Auto** **1020141849**
SW **386 MAIN ST** **N/A**
< 1/8 **BEACON, NY 12508**
0.019 mi.
100 ft. **Site 1 of 7 in cluster C**

Relative: EDR Hist Auto
Lower

Actual: **143 ft.**

Year:	Name:	Type:
1969	GALLAGHER JAMES A	Gasoline Service Stations
1970	GALLAGHER JAMES A	Gasoline Service Stations
1971	GALLAGHER JAMES A	Gasoline Service Stations
1972	GALLAGHER BEACON INC	Gasoline Service Stations
1973	GALLAGHER BEACON INC	Gasoline Service Stations
1974	GALLAGHER BEACON INC	Gasoline Service Stations
1975	GALLAGHER BEACON INC	Gasoline Service Stations
1976	GALLAGHER BEACON INC	Gasoline Service Stations
1977	GALLAGHER BEACON INC	Gasoline Service Stations
1978	GALLAGHER BEACON INC	Gasoline Service Stations
1979	GALLAGHER-BEACON INC	Gasoline Service Stations
1980	GALLAGHER-BEACON INC	Gasoline Service Stations
1982	GALLAGHER-BEACON INC	Gasoline Service Stations
1983	GALLAGHER-BEACON INC	Gasoline Service Stations
1986	R C C INC	Gasoline Service Stations
1986	RCU INC	Gasoline Service Stations
1987	RCU INC	Gasoline Service Stations
1987	R C C INC	Gasoline Service Stations
1988	R C U INC	Gasoline Service Stations
1989	R C U INC	Gasoline Service Stations, NEC
1990	R C U INC	Gasoline Service Stations, NEC
1991	R C U INC	Gasoline Service Stations, NEC
1992	R C U INC	Gasoline Service Stations, NEC
1993	R C U INC	Gasoline Service Stations, NEC
1994	R C U INC	Gasoline Service Stations, NEC
1997	BEACON CENTRAL GAS & DELI	Gasoline Service Stations
1998	BEACON CENTRAL GAS & DELI	Gasoline Service Stations
1999	BEACON CENTRAL GAS & DELI	Gasoline Service Stations
2000	BEACON CENTRAL GAS & DELI	Gasoline Service Stations
2000	R C U INC	Gasoline Service Stations, NEC
2001	R C U INC	Gasoline Service Stations, NEC
2002	R C U INC	Gasoline Service Stations, NEC
2003	R C U INC	Gasoline Service Stations, NEC
2004	R C U INC	Gasoline Service Stations, NEC

R C U INC (Continued) **1020141849**

2005	R C U INC	Gasoline Service Stations, NEC
2006	R C U INC	Gasoline Service Stations, NEC
2007	R C U INC	Gasoline Service Stations, NEC
2008	R C U INC	Gasoline Service Stations, NEC
2009	R C U INC	Gasoline Service Stations, NEC
2010	R C U INC	Gasoline Service Stations, NEC
2011	R C U INC	Gasoline Service Stations, NEC
2012	R C U INC	Gasoline Service Stations, NEC
2013	R C U INC	Gasoline Service Stations, NEC
2014	R C U INC	Gasoline Service Stations, NEC

C12 **COASTAL BEACON** **NY LTANKS** **S100165896**
SW **386 MAIN ST** **NY Spills** **N/A**
< 1/8 **BEACON, NY**
0.019 mi.
100 ft. **Site 2 of 7 in cluster C**

Relative:
Lower

Actual:
143 ft.

LTANKS:

Site ID:	285209
Spill Number/Closed Date:	0405314 / 2004-08-14
Spill Date:	2004-08-14
Spill Cause:	Tank Test Failure
Spill Source:	Gasoline Station or other PBS Facility
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2004-08-14
CID:	64
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	2004-08-14
Spill Record Last Update:	2006-12-13
Spiller Name:	Not reported
Spiller Company:	COASTAL BEACON
Spiller Address:	386 MAIN ST
Spiller City,St,Zip:	BEACON, NY
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	231271
DEC Memo:	"REFER TO PBS. Spill closed and referred back to open spill # 0405176 "
Remarks:	"test method EZY3 Locator Plus. "

Material:

Site ID:	285209
Operable Unit ID:	888089

COASTAL BEACON (Continued) **S100165896**

Operable Unit: 01
Material ID: 489432
Material Code: 0008
Material Name: diesel
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Not reported
Recovered: .00
Resource Affected: Not reported
Oxygenate: Not reported

Tank Test:
Site ID: 285209
Spill Tank Test: 1529551
Tank Number: 4
Tank Size: 3000
Test Method: 00
Leak Rate: .00
Gross Fail: Not reported
Modified By: Spills
Last Modified: Not reported
Test Method: Unknown

Site ID: 285210
Spill Number/Closed Date: 8700443 / 1989-05-09
Spill Date: 1987-04-10
Spill Cause: Tank Test Failure
Spill Source: Gasoline Station or other PBS Facility
Spill Class: Possible release with minimal potential for fire or hazard or Known release with no damage. (Highly Improbable)
Cleanup Ceased: 1989-05-09
Cleanup Meets Standard: True
SWIS: 1402
Investigator: dxtraver
Referred To: Not reported
Reported to Dept: 1987-04-14
CID: Not reported
Water Affected: Not reported
Spill Notifier: DEC
Last Inspection: 1989-05-09
Recommended Penalty: True
UST Involvement: True
Remediation Phase: 0
Date Entered In Computer: 1987-04-17
Spill Record Last Update: 1990-07-11
Spiller Name: Not reported
Spiller Company: PMI
Spiller Address: SAME
Spiller City,St,Zip: ZZ
Spiller County: 001
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Extention: Not reported
DEC Region: 3
DER Facility ID: 231271

COASTAL BEACON (Continued) **S100165896**

DEC Memo: "Prior to Sept, 2004 data translation this spill Lead_DEC Field was TRAVER / / : 4/17/87-REPAIRS MADE ON PUMP FITTINGS AND RETEST SHOWED SYSTEM TIGHT-PRODUCT IN MON WELLS BEING REMOVED. 06/02/88: CHECKED ALL MW'S ON SITE. ONLY MW# 1 HAD PRODUCT-APPROX. 7 INCHES.HAND PUMPED OUT PRODUCT FROM WELL. 07/06/88: MW# 1 CONTAINED APPROX. 10 INCHES OF PRODUCT. HAND PUMPED OUT PRODUCT. 07/14/88: MW #1 CONTAINED APPROX. NINE INCHES OF PRODUCT. PRODUCT REMOVED FROM WELL. 07/23/88: MW# 1 CONTAINED APPROX. 7 INCHES OF PRODUCT. HAND PUMPED OUT PRODUCT. 08/19/88: MW#1 CONTAINED APPROX. 3 INCHES OF PRODUCT. ALL OTHER WELLS ON SITE CLEAN. 09/13/88: CHECKED MW # 1; CONTAINED APPROX. ONE HALF INCH OF PRODUCT. 10/14/88: MW#1 CONTAINED APPROX. 1 1/2 INCHES PRODUCT. 12/20/88: CHECKED MW#1, CONTAINED APPROX. 3 1/2 INCHES PRODUCT. BAILED PRODUCT OUT. OTHER MW'S CHECKED, NO FREE PRODUCT NOTED. 05/09/89: CHECKED ALL MW'S ON SITE. ALL MW'S CLEAN OF FREE PRODUCT. "

Remarks: "DEC MONITORING MW'S ON SITE."

Material:

Site ID:	285210
Operable Unit ID:	906507
Operable Unit:	01
Material ID:	470437
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	100.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Site ID:	285210
Spill Tank Test:	1530721
Tank Number:	Not reported
Tank Size:	0
Test Method:	00
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified:	Not reported
Test Method:	Unknown

SPILLS:

Facility ID:	0405176
Facility Type:	ER
DER Facility ID:	231271
Site ID:	285208
DEC Region:	3
Spill Date:	2004-08-11
Spill Number/Closed Date:	0405176 / 2013-06-19
Spill Cause:	Equipment Failure
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.

COASTAL BEACON (Continued) **S100165896**

SWIS:	1402
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2004-08-11
CID:	403
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	True
Remediation Phase:	0
Date Entered In Computer:	2004-08-11
Spill Record Last Update:	2014-01-30
Spiller Name:	NATHAN'
Spiller Company:	Not reported
Spiller Address:	386 MAIN ST
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	001
Contact Name:	NATHAN'
Contact Phone:	(914) 838-6137
DEC Memo:	"LINES WERE BROKEN AND ARE BEING REPAIRED. CONTAMINATED SOIL CAN NOT BE REMOVED DUE OTHER ; UNDERGROUND LINES. RA TO RESPOND. ALSO SEE CLOSED SPILL #04-05314. 1/14/09: refer to PBS, J.O'M This spill is being closed - refer to open spill # 05-13585....mm"
Remarks:	"line failure.wants DEC to give a call back."

Material:

Site ID:	285208
Operable Unit ID:	888015
Operable Unit:	01
Material ID:	489230
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

C13 **DUTCHESS PUBLISHING CO INC** **NY Spills** **1000889862**
WSW **382 MAIN ST** **RCRA NonGen / NLR** **NY0000185199**
< 1/8 **BEACON, NY 12508** **FINDS**
0.023 mi. **ECHO**
122 ft. **Site 3 of 7 in cluster C** **NY MANIFEST**

Relative:
Lower

Actual:
143 ft.

SPILLS:

Facility ID:	9413654
Facility Type:	ER
DER Facility ID:	185894
Site ID:	225200

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

DEC Region:	3
Spill Date:	1995-01-13
Spill Number/Closed Date:	9413654 / 1995-01-24
Spill Cause:	Unknown
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	jkomara
Referred To:	Not reported
Reported to Dept:	1995-01-13
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Affected Persons
Cleanup Ceased:	1995-01-24
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	Not reported
Spill Record Last Update:	2003-12-02
Spiller Name:	Not reported
Spiller Company:	CENCO S/S
Spiller Address:	386 MAIN ST.
Spiller City,St,Zip:	BEACON, ZZ
Spiller Company:	001
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was O'MARA "
Remarks:	"JOHN O'MARA INVESTIGATED AND DETECTED 20 PPM ON A HNU METER CENCO HAS VES SYSTEM REFERRED TO DIV. OF AIR"

Material:

Site ID:	225200
Operable Unit ID:	1011226
Operable Unit:	01
Material ID:	372396
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

RCRA NonGen / NLR:

Date form received by agency:	01/01/2007
Facility name:	DUTCHESS PUBLISHING CO INC
Facility address:	382 MAIN ST BEACON, NY 12508

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

EPA ID: NY0000185199
Mailing address: MAIN ST
BEACON, NY 12508
Contact: BRUCE MERRITT
Contact address: MAIN ST
BEACON, NY 12508
Contact country: US
Contact telephone: (914) 831-3200
Contact email: Not reported
EPA Region: 02
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: DUTCHESS PUBLISHING CO INC
Owner/operator address: 382 MAIN ST
BEACON, NY 12508
Owner/operator country: US
Owner/operator telephone: (914) 831-3200
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: DUTCHESS PUBLISHING CO INC
Owner/operator address: 382 MAIN ST
BEACON, NY 12508
Owner/operator country: US
Owner/operator telephone: (914) 831-3200
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Site name: DUTCHESS PUBLISHING CO INC
Classification: Not a generator, verified

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

Date form received by agency: 03/21/1994
Site name: DUTCHESS PUBLISHING CO INC
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110004313127

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000889862
Registry ID: 110004313127
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110004313127

NY MANIFEST:
Country: USA
EPA ID: NY0000185199
Facility Status: Not reported
Location Address 1: 382 MAIN ST
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: BEACON
Location State: NY
Location Zip: 12508
Location Zip 4: Not reported

NY MANIFEST:
EPAID: NY0000185199

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

Mailing Name:	DUTCHESS PUBLISHING
Mailing Contact:	DUTCHESS PUBLISHING
Mailing Address 1:	382 MAIN ST
Mailing Address 2:	Not reported
Mailing City:	BEACON
Mailing State:	NY
Mailing Zip:	12508
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9148313200

NY MANIFEST:

Document ID:	CTF0455335
Manifest Status:	C
seq:	Not reported
Year:	1997
Trans1 State ID:	NYDW9495
Trans2 State ID:	Not reported
Generator Ship Date:	01/29/1997
Trans1 Recv Date:	01/29/1997
Trans2 Recv Date:	/ /
TSD Site Recv Date:	01/30/1997
Part A Recv Date:	02/19/1997
Part B Recv Date:	02/12/1997
Generator EPA ID:	NY0000185199
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D011 - SILVER 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00084
Units:	P - Pounds
Number of Containers:	002
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	R Material recovery of more than 75 percent of the total material.
Specific Gravity:	100

Document ID:	NJA2505383
Manifest Status:	C
seq:	Not reported

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

Year:	1997
Trans1 State ID:	08690
Trans2 State ID:	Not reported
Generator Ship Date:	01/28/1997
Trans1 Recv Date:	01/28/1997
Trans2 Recv Date:	/ /
TSD Site Recv Date:	01/31/1997
Part A Recv Date:	02/10/1997
Part B Recv Date:	02/14/1997
Generator EPA ID:	NY0000185199
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	NJD002182897
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00101
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100
Document ID:	CTF0341238
Manifest Status:	C
seq:	Not reported
Year:	1994
Trans1 State ID:	ILP39038
Trans2 State ID:	Not reported
Generator Ship Date:	12/01/1994
Trans1 Recv Date:	12/01/1994
Trans2 Recv Date:	/ /
TSD Site Recv Date:	12/02/1994
Part A Recv Date:	/ /
Part B Recv Date:	12/20/1994
Generator EPA ID:	NY0000185199
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D011 - SILVER 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00120
Units:	P - Pounds
Number of Containers:	003
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00064
Units:	P - Pounds
Number of Containers:	002
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	100
Document ID:	CTF0232196
Manifest Status:	C
seq:	Not reported
Year:	1994
Trans1 State ID:	P39038ILL
Trans2 State ID:	Not reported
Generator Ship Date:	05/04/1994
Trans1 Recv Date:	05/04/1994
Trans2 Recv Date:	/ /
TSD Site Recv Date:	05/06/1994
Part A Recv Date:	/ /
Part B Recv Date:	05/23/1994
Generator EPA ID:	NY0000185199
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D011 - SILVER 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00050
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	R Material recovery of more than 75 percent of the total material.
Specific Gravity:	100

Document ID:	CTF0304236
Manifest Status:	C
seq:	Not reported
Year:	1994
Trans1 State ID:	P39038IL
Trans2 State ID:	Not reported
Generator Ship Date:	05/11/1994
Trans1 Recv Date:	05/11/1994
Trans2 Recv Date:	/ /
TSD Site Recv Date:	05/12/1994
Part A Recv Date:	05/18/1994
Part B Recv Date:	06/01/1994
Generator EPA ID:	NY0000185199
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00038
Units:	P - Pounds

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100
Document ID:	CTF0477120
Manifest Status:	C
seq:	Not reported
Year:	1996
Trans1 State ID:	ILP39038
Trans2 State ID:	Not reported
Generator Ship Date:	04/25/1996
Trans1 Recv Date:	04/25/1996
Trans2 Recv Date:	/ /
TSD Site Recv Date:	05/02/1996
Part A Recv Date:	05/03/1996
Part B Recv Date:	05/16/1996
Generator EPA ID:	NY0000185199
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D011 - SILVER 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00040
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00102
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

Document ID:	CTF0674308
Manifest Status:	Not reported
seq:	01
Year:	1998
Trans1 State ID:	NYDW9495
Trans2 State ID:	Not reported
Generator Ship Date:	01/12/1998
Trans1 Recv Date:	01/12/1998
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	01/19/1998
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NY0000185199
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00101
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00

Document ID:	CTF0477188
Manifest Status:	C
seq:	Not reported
Year:	1995
Trans1 State ID:	ILP39038
Trans2 State ID:	Not reported
Generator Ship Date:	05/18/1995
Trans1 Recv Date:	05/18/1995
Trans2 Recv Date:	/ /
TSD Site Recv Date:	05/19/1995
Part A Recv Date:	05/25/1995
Part B Recv Date:	06/05/1995
Generator EPA ID:	NY0000185199
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported

DUTCHESS PUBLISHING CO INC (Continued) **1000889862**

TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D011 - SILVER 5.0 MG/L TCLP
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00042
Units:	P - Pounds
Number of Containers:	001
Container Type:	DF - Fiberboard or plastic drums (glass)
Handling Method:	R Material recovery of more than 75 percent of the total material.
Specific Gravity:	100

B14
SW
< 1/8
0.024 mi.
128 ft.

SHELL **RCRA NonGen / NLR** **1000287658**
MAIN ST & FISHKILL AVE **NY MANIFEST** **NYD981876345**
BEACON, NY 12508

Site 3 of 6 in cluster B

Relative:
Lower

Actual:
143 ft.

RCRA NonGen / NLR:

Date form received by agency:	01/01/2007
Facility name:	SHELL
Facility address:	MAIN ST & FISHKILL AVE BEACON, NY 12508
EPA ID:	NYD981876345
Mailing address:	JERICHO PLZ JERICHO, NY 11753
Contact:	LOU DERONDE
Contact address:	JERICHO PLZ JERICHO, NY 11753
Contact country:	US
Contact telephone:	(516) 938-8686
Contact email:	Not reported
EPA Region:	02
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	SHELL OIL CORP
Owner/operator address:	NOT REQUIRED NOT REQUIRED, WY 99999
Owner/operator country:	US

SHELL (Continued) **1000287658**

Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: SHELL OIL CORP
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Site name: SHELL
Classification: Not a generator, verified

Date form received by agency: 02/04/1987
Site name: SHELL
Classification: Not a generator, verified

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

NY MANIFEST:
Country: USA
EPA ID: NYD981876345
Facility Status: Not reported
Location Address 1: MAIN STREET & FISHKILL AVENUE
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: BEACON
Location State: NY

SHELL (Continued) **1000287658**

Location Zip:	12508
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYD981876345
Mailing Name:	SHELL OIL COMPANY
Mailing Contact:	SHELL OIL COMPANY
Mailing Address 1:	MAIN STREET & FISHKILL AVENUE
Mailing Address 2:	Not reported
Mailing City:	BEACON
Mailing State:	NY
Mailing Zip:	12508
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9148312046

NY MANIFEST:

Document ID:	NYA4169935
Manifest Status:	C
seq:	Not reported
Year:	1987
Trans1 State ID:	39363GV
Trans2 State ID:	Not reported
Generator Ship Date:	02/10/1987
Trans1 Recv Date:	02/10/1987
Trans2 Recv Date:	/ /
TSD Site Recv Date:	02/11/1987
Part A Recv Date:	03/02/1987
Part B Recv Date:	03/02/1987
Generator EPA ID:	NYD981876345
Trans1 EPA ID:	NYD006801245
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD082785429
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	D001 - NON-LISTED IGNITABLE WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00150
Units:	G - Gallons (liquids only)* (8.3 pounds)
Number of Containers:	003
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.

SHELL (Continued) **1000287658**

Specific Gravity: 100

B15 **MEMORIAL BUILDING: 2K UST** **NY Spills** **S112228039**
SSW **413 MAIN STREET** **N/A**
< 1/8 **BEACON, NY**
0.034 mi.
180 ft. **Site 4 of 6 in cluster B**

Relative:
Lower

Actual:
142 ft.

SPILLS:

Facility ID:	1207797
Facility Type:	ER
DER Facility ID:	425142
Site ID:	470857
DEC Region:	3
Spill Date:	2012-10-31
Spill Number/Closed Date:	1207797 / 2012-10-31
Spill Cause:	Equipment Failure
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2012-10-31
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2012-10-31
Spill Record Last Update:	2012-11-05
Spiller Name:	ANTHONY THOMASELLI
Spiller Company:	CITY OF BEACON
Spiller Address:	413 MAIN STREET
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	999
Contact Name:	ADAM SCHEU
Contact Phone:	(845) 594-4039
DEC Memo:	"10/31/12: EnviroClean pulled 2K UST at PBS site and encountered SVOCs on bottom of excavation. They will be remediating site. No GW involved. dw 11-5-12: V.Mc.: See 1 page update,inc.site inspect.of 11-1-12, w/M.M., noting: No activity on site at time of inspection. Exc. backfilled to grade. No stockpiled soil or UST on site. See TCR dated 10-31-12, by EnviroClean, some exceedances. NFA."
Remarks:	"Historical Landfill and Lab Results."

Material:

Site ID:	470857
Operable Unit ID:	1220716
Operable Unit:	01
Material ID:	2219341
Material Code:	0001A
Material Name:	#2 fuel oil

MEMORIAL BUILDING: 2K UST (Continued) **S112228039**

Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.50
Units:	Gallons
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

C16 **SERVICE STATION** **NY Spills** **S102110818**
WSW **397 MAIN STREET** **N/A**
< 1/8 **BEACON, NY**
0.037 mi.
197 ft. **Site 4 of 7 in cluster C**

Relative:
Lower

Actual:
142 ft.

SPILLS:

Facility ID:	9506410
Facility Type:	ER
DER Facility ID:	178773
Site ID:	215917
DEC Region:	3
Spill Date:	1995-08-24
Spill Number/Closed Date:	9506410 / 1995-08-25
Spill Cause:	Unknown
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1995-08-24
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Citizen
Cleanup Ceased:	1995-08-25
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	Not reported
Spill Record Last Update:	2003-12-02
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller City,St,Zip:	***Update***, ZZ
Spiller Company:	001
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	""
Remarks:	"SERVICE STATION PERSONNEL PUT WATER ONTO GAS SPILL FIREDEPT. PUT SPEEDI-DRI DOWN AND CLEANED UP"

Material:

Site ID:	215917
Operable Unit ID:	1017218

SERVICE STATION (Continued) **S102110818**

Operable Unit:	01
Material ID:	364375
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	5.00
Units:	Gallons
Recovered:	5.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

C17 **SALVATION ARMY** **NY Spills** **S118459833**
West **372 MAIN ST** **N/A**
< 1/8 **BEACON, NY**
0.039 mi.
208 ft. **Site 5 of 7 in cluster C**

Relative:
Lower

Actual:
140 ft.

SPILLS:

Facility ID:	1508709
Facility Type:	ER
DER Facility ID:	471634
Site ID:	517283
DEC Region:	3
Spill Date:	2015-11-23
Spill Number/Closed Date:	1508709 / 2016-02-22
Spill Cause:	Equipment Failure
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	JYMCCART
Referred To:	Not reported
Reported to Dept:	2015-11-23
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2015-11-23
Spill Record Last Update:	2016-02-22
Spiller Name:	JORGE DIAZ
Spiller Company:	PROPERTY OWNER
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller Company:	999
Contact Name:	REBECCA DUX
Contact Phone:	(603) 315-7520
DEC Memo:	"11/23/15 - A 550 gal. UST located within a courtyard was removed. As much soil was removed without threating the surrounding structures.

SALVATION ARMY (Continued) **S118459833**

Soil samples were collected and will be submitted to the DEC. The PBS file does not match with the information of the spill, further investigation is needed to clarify the PBS records. KAB 11-24-15 Spoke with Rebecca. Excavation has been lined and backfilled. PID of 100 from bottom. Tank had no obvious holes and they removed about 1 drum of contaminated soils. Contractor refused to excavate further due to bldg. structural concerns. Told Rebecca to submit sample results to my attention and also final report. jm 2-22-16 Received and reviewed TCR. NFA jm"

Remarks: "doing tank closure - cleanup pending"

Material:

Site ID:	517283
Operable Unit ID:	1266370
Operable Unit:	01
Material ID:	2270251
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

D18 **NOORANI HOLDINGS LLC** **NY UST** **U000378649**
North **145 FISHKILL AVENUE** **N/A**
< 1/8 **BEACON, NY 12508**
0.045 mi.
238 ft. **Site 1 of 5 in cluster D**

Relative:
Higher

Actual:
155 ft.

UST:

Id/Status:	3-137227 / Active
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	05/07/2017
UTM X:	586201.17399
UTM Y:	4595177.68060
Site Type:	Retail Gasoline Sales

Affiliation Records:

Site Id:	32109
Affiliation Type:	Emergency Contact
Company Name:	R.C.U. INC.
Contact Type:	Not reported
Contact Name:	ALBERT CAPPARELLI
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(845) 297-5047

NOORANI HOLDINGS LLC (Continued) **U000378649**

EMail:	Not reported
Fax Number:	Not reported
Modified By:	JPCUMMIN
Date Last Modified:	2006-03-10

Site Id:	32109
Affiliation Type:	On-Site Operator
Company Name:	NOORANI HOLDINGS LLC
Contact Type:	Not reported
Contact Name:	ALTAU DAREDIA
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 838-6137
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-05-23

Site Id:	32109
Affiliation Type:	Facility Owner
Company Name:	R.C.U. INC.
Contact Type:	PRESIDENT
Contact Name:	NARGIS AHMED
Address1:	6 SCHNABL CT.
Address2:	Not reported
City:	WAPPINGERS FALLS
State:	NY
Zip Code:	12590
Country Code:	001
Phone:	(845) 297-5047
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-05-23

Site Id:	32109
Affiliation Type:	Mail Contact
Company Name:	Not reported
Contact Type:	Not reported
Contact Name:	RAFIQ AHMED
Address1:	145 FISHKILL AVENUE
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 474-1211
EMail:	JEFF12508@HOTMAIL.COM
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-05-23

NOORANI HOLDINGS LLC (Continued) **U000378649**

Tank Info:

Tank Number:	1
Tank ID:	70090
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	8000
Install Date:	12/01/1986
Date Tank Closed:	02/04/2015
Registered:	True
Tank Location:	Underground
Tank Type:	0
Material Code:	2712
Common Name of Substance:	Gasoline/Ethanol
Tightness Test Method:	21
Date Test:	08/19/2004
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	05/23/2016

Equipment Records:

A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
B09 - Tank External Protection - Urethane
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
K01 - Spill Prevention - Catch Basin
J02 - Dispenser - Suction Dispenser
L09 - Piping Leak Detection - Exempt Suction Piping
F04 - Pipe External Protection - Fiberglass
G00 - Tank Secondary Containment - None
I01 - Overfill - Float Vent Valve
I02 - Overfill - High Level Alarm
B02 - Tank External Protection - Original Sacrificial Anode
H05 - Tank Leak Detection - In-Tank System (ATG)

Tank Number:	2
Tank ID:	70091
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	6000
Install Date:	12/01/1986
Date Tank Closed:	02/04/2015
Registered:	True
Tank Location:	Underground
Tank Type:	0
Material Code:	2712
Common Name of Substance:	Gasoline/Ethanol
Tightness Test Method:	21
Date Test:	08/19/2004
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE

NOORANI HOLDINGS LLC (Continued) **U000378649**

Last Modified: 05/23/2016

Equipment Records:

A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
F04 - Pipe External Protection - Fiberglass
G00 - Tank Secondary Containment - None
I01 - Overfill - Float Vent Valve
I02 - Overfill - High Level Alarm
L09 - Piping Leak Detection - Exempt Suction Piping
B09 - Tank External Protection - Urethane
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
J02 - Dispenser - Suction Dispenser
K01 - Spill Prevention - Catch Basin
B02 - Tank External Protection - Original Sacrificial Anode
H05 - Tank Leak Detection - In-Tank System (ATG)

Tank Number: 3
Tank ID: 70092
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 6000
Install Date: 12/01/1986
Date Tank Closed: 02/04/2015
Registered: True
Tank Location: Underground
Tank Type: 0
Material Code: 2712
Common Name of Substance: Gasoline/Ethanol

Tightness Test Method: 21
Date Test: 08/19/2004
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 05/23/2016

Equipment Records:

A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
F04 - Pipe External Protection - Fiberglass
G00 - Tank Secondary Containment - None
I01 - Overfill - Float Vent Valve
I02 - Overfill - High Level Alarm
L09 - Piping Leak Detection - Exempt Suction Piping
B09 - Tank External Protection - Urethane
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
J02 - Dispenser - Suction Dispenser
K01 - Spill Prevention - Catch Basin
B02 - Tank External Protection - Original Sacrificial Anode
H05 - Tank Leak Detection - In-Tank System (ATG)

Tank Number: 4
Tank ID: 70093

NOORANI HOLDINGS LLC (Continued) **U000378649**

Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	3000
Install Date:	12/01/1986
Date Tank Closed:	02/04/2015
Registered:	True
Tank Location:	Underground
Tank Type:	0
Material Code:	0008
Common Name of Substance:	Diesel
Tightness Test Method:	21
Date Test:	08/19/2004
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	05/23/2016

Equipment Records:

A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
F04 - Pipe External Protection - Fiberglass
G00 - Tank Secondary Containment - None
I01 - Overfill - Float Vent Valve
I02 - Overfill - High Level Alarm
L09 - Piping Leak Detection - Exempt Suction Piping
B09 - Tank External Protection - Urethane
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
J02 - Dispenser - Suction Dispenser
K01 - Spill Prevention - Catch Basin
B02 - Tank External Protection - Original Sacrificial Anode
H05 - Tank Leak Detection - In-Tank System (ATG)

Tank Number:	5
Tank ID:	70094
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	2000
Install Date:	12/01/1986
Date Tank Closed:	02/04/2015
Registered:	True
Tank Location:	Underground
Tank Type:	0
Material Code:	2722
Common Name of Substance:	Kerosene [#1 Fuel Oil] (Resale/Redistribute)
Tightness Test Method:	21
Date Test:	08/19/2004
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	05/23/2016

Equipment Records:

B02 - Tank External Protection - Original Sacrificial Anode
B09 - Tank External Protection - Urethane

NOORANI HOLDINGS LLC (Continued) **U000378649**

D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
F04 - Pipe External Protection - Fiberglass
G00 - Tank Secondary Containment - None
I01 - Overfill - Float Vent Valve
I02 - Overfill - High Level Alarm
L09 - Piping Leak Detection - Exempt Suction Piping
E00 - Piping Secondary Containment - None
J02 - Dispenser - Suction Dispenser
K01 - Spill Prevention - Catch Basin
H05 - Tank Leak Detection - In-Tank System (ATG)

Tank Number: 6
Tank ID: 256255
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 12000
Install Date: 07/01/2015
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Equivalent technology
Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 05/23/2016

Equipment Records:

L01 - Piping Leak Detection - Interstitial - Electronic Monitoring
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
F04 - Pipe External Protection - Fiberglass
I02 - Overfill - High Level Alarm
C03 - Pipe Location - Aboveground/Underground Combination
K01 - Spill Prevention - Catch Basin
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
G04 - Tank Secondary Containment - Double-Walled (Underground)
H02 - Tank Leak Detection - Interstitial - Manual Monitoring
A03 - Tank Internal Protection - Fiberglass Liner (FRP)
E04 - Piping Secondary Containment - Double walled UG
B04 - Tank External Protection - Fiberglass
J01 - Dispenser - Pressurized Dispenser

Tank Number: 7A
Tank ID: 256256
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 5000
Install Date: 07/01/2015
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Equivalent technology
Tightness Test Method: NN

NOORANI HOLDINGS LLC (Continued) **U000378649**

Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 05/23/2016

Equipment Records:

D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
K01 - Spill Prevention - Catch Basin
B04 - Tank External Protection - Fiberglass
C03 - Pipe Location - Aboveground/Underground Combination
F04 - Pipe External Protection - Fiberglass
I02 - Overfill - High Level Alarm
L01 - Piping Leak Detection - Interstitial - Electronic Monitoring
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
A03 - Tank Internal Protection - Fiberglass Liner (FRP)
E04 - Piping Secondary Containment - Double walled UG
G04 - Tank Secondary Containment - Double-Walled (Underground)
H02 - Tank Leak Detection - Interstitial - Manual Monitoring
J01 - Dispenser - Pressurized Dispenser

Tank Number: 7B
Tank ID: 256257
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 7000
Install Date: 07/01/2015
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Equivalent technology
Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 05/23/2016

Equipment Records:

C03 - Pipe Location - Aboveground/Underground Combination
F04 - Pipe External Protection - Fiberglass
I02 - Overfill - High Level Alarm
L01 - Piping Leak Detection - Interstitial - Electronic Monitoring
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
K01 - Spill Prevention - Catch Basin
A03 - Tank Internal Protection - Fiberglass Liner (FRP)
E04 - Piping Secondary Containment - Double walled UG
G04 - Tank Secondary Containment - Double-Walled (Underground)
H02 - Tank Leak Detection - Interstitial - Manual Monitoring
B04 - Tank External Protection - Fiberglass
J01 - Dispenser - Pressurized Dispenser

D19 **COASTAL - XTRA MART S/S: 3 X UST** **NY LTANKS** **S107657310**
North **145 FISHKILL AVENUE** **NY Spills** **N/A**
< 1/8 **BEACON, NY 12508**
0.045 mi.
238 ft. **Site 2 of 5 in cluster D**

Relative:
Higher

Actual:
155 ft.

LTANKS:

Site ID:	431807
Spill Number/Closed Date:	1000634 / 2010-04-21
Spill Date:	2010-04-15
Spill Cause:	Tank Test Failure
Spill Source:	Gasoline Station or other PBS Facility
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2010-04-15
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2010-04-15
Spill Record Last Update:	2014-12-08
Spiller Name:	Not reported
Spiller Company:	COASTAL
Spiller Address:	145 FISHKILL AVE
Spiller City,St,Zip:	BEACON, NY
Spiller County:	999
Spiller Contact:	JAMES DOLOWAY
Spiller Phone:	(845) 778-5110
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	310657
DEC Memo:	"SEE : 051-3585 4/16/10: Left message for update...ra 4/21/10: This spill is being closed and refered back to: open spill #05-13585...mm NFA"
Remarks:	"all have ullage portion leak - tanks 1,2,and 4 from property - cleanup pending"

Material:

Site ID:	431807
Operable Unit ID:	1183276
Operable Unit:	01
Material ID:	2177486
Material Code:	0008
Material Name:	diesel
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

COASTAL - XTRA MART S/S: 3 X UST (Continued) **S107657310**

Site ID:	431807
Operable Unit ID:	1183276
Operable Unit:	01
Material ID:	2177484
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported
Site ID:	431807
Operable Unit ID:	1183276
Operable Unit:	01
Material ID:	2177485
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

SPILLS:

Facility ID:	1407856
Facility Type:	ER
DER Facility ID:	310657
Site ID:	501393
DEC Region:	3
Spill Date:	2014-10-30
Spill Number/Closed Date:	1407856 / 2015-01-30
Spill Cause:	Unknown
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	MXTIPPLE
Referred To:	Not reported
Reported to Dept:	2014-10-30
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2014-10-30

COASTAL - XTRA MART S/S: 3 X UST (Continued) **S107657310**

Spill Record Last Update:	2015-03-03
Spiller Name:	JOSH KALETA
Spiller Company:	BEACON GAS STATION
Spiller Address:	145 FISHKILL AVE
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	999
Contact Name:	JOSH KALETA
Contact Phone:	(518) 465-4000
DEC Memo:	"10/30/14 - Left a message to return phone call to the duty desk. Kab 10-31-14 assigned to Mastro, already 3 open spills at this location 14-06934,14-06299,05-13585 RDB 10/31/2014 -- Spoke to Jeff Kaleta at 1:30 today. Geoprobe soil borings performed yesterday and today as part of the enforcement process. Observable product in one or more borings north, south, and west sides of tank grave. Groundwater probably flows south. No product observed on east side. Wells installed. New and existing wells to be sampled on Monday, 11/3. Contractor is aware of need to measure product thickness before purging and sampling. ELM 1/30/14 Spills at 145 Fishkill Ave Beacon transferred to Tipple. All Spill #'s on this site now being handled under Spill # 05-13585. mt"
Remarks:	"Bore sampling drilling discovered product in the soil. Cleanup is pending."

Material:

Site ID:	501393
Operable Unit ID:	1250788
Operable Unit:	01
Material ID:	2252582
Material Code:	0066A
Material Name:	unknown petroleum
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Facility ID:	1406934
Facility Type:	ER
DER Facility ID:	455435
Site ID:	500426
DEC Region:	3
Spill Date:	2014-10-01
Spill Number/Closed Date:	1406934 / 2015-01-30
Spill Cause:	Equipment Failure
Spill Class:	Possible release with minimal potential for fire or hazard or Known release with no damage. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	MXTIPPLE
Referred To:	Not reported
Reported to Dept:	2014-10-01
CID:	Not reported

COASTAL - XTRA MART S/S: 3 X UST (Continued) **S107657310**

Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2014-10-01
Spill Record Last Update:	2015-01-30
Spiller Name:	JD
Spiller Company:	XTRA MART
Spiller Address:	145 FISHKILL AVE
Spiller City,St,Zip:	BEACON, NY 12508
Spiller Company:	999
Contact Name:	CLIFF
Contact Phone:	(518) 756-3439
DEC Memo:	"10-1-14: Called and left message for Cliff Parks to call 3121. Site was recently inspected by PBS and NOV sent to owner and operator. According to Ed Moore, a compliance meeting has been scheduled. jc 10-2-14: Tank 1 is 8k regular, tank 2 is 6k super, & tank 5 is 2k kero. *) 1000634: Tanks 1 & 2, along with tank 4, also failed tank test in 2010. They passed a week or two later, 2010 TTF / NFA 4-21-10 *) 0513585: reported for soil contamination found during soil borings. Added tank info and products to spill, ACT. jc 1/30/14 Spills at 145 Fishkill Ave Beacon transferred to Tipple. All Spill #'s on this site now being handled under Spill # 05-13585. mt"
Remarks:	"3 tank test failures on site no spills found 8000 gallon reg gas tank 6000 gallon super gas tank 2000 gallon kerosene tank tanks will be pumped out"

Material:

Site ID:	500426
Operable Unit ID:	1249834
Operable Unit:	01
Material ID:	2251487
Material Code:	2712
Material Name:	gasoline/ethanol
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported
Site ID:	500426
Operable Unit ID:	1249834
Operable Unit:	01
Material ID:	2251465
Material Code:	9999
Material Name:	other - failed tank test
Case No.:	Not reported
Material FA:	Other
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported

COASTAL - XTRA MART S/S: 3 X UST (Continued) **S107657310**

Oxygenate:	Not reported
Site ID:	500426
Operable Unit ID:	1249834
Operable Unit:	01
Material ID:	2251488
Material Code:	2722
Material Name:	kerosene [#1 fuel oil] (resale/redistribute)
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Facility ID:	1406299
Facility Type:	ER
DER Facility ID:	31967
Site ID:	499761
DEC Region:	3
Spill Date:	2014-08-07
Spill Number/Closed Date:	1406299 / 2015-01-30
Spill Cause:	Unknown
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	MXTIPPLE
Referred To:	Not reported
Reported to Dept:	2014-09-12
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	DEC
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	Not reported
Remediation Phase:	0
Date Entered In Computer:	2014-09-12
Spill Record Last Update:	2015-01-30
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller City,St,Zip:	Not reported
Spiller Company:	Not reported
Contact Name:	JD
Contact Phone:	(845) 838-6137
DEC Memo:	"9-12-14: Reported in relation to inspection performed on 8/7/14 based on discussion with EM. During inspection the following was found. -Uninvestigated exceedences for tank 1 (8000 gallon regular tank/tank closest to store). -Inventory records show that water level in tank went from 0 to 0.81 in one day. Cause unknown. -Most in-tank test results since June 2014 for tank 3 (6000 gallon regular/tank

COASTAL - XTRA MART S/S: 3 X UST (Continued) **S107657310**

closest to Main St) are increase . Others are no result. Jerry Morse/Hudson Valley Pump & Tank is investigating. No cause determined as of inspection date. Jerry did run a static test on August 1 that resulted in a pass . NOV being sent out today directing facility and owner contact EM by 9/19/14 to set-up a meeting. jc 10-14-14: V.Mc.: Also see 140-6934 & 051-3585, both ACT. 1/30/14 Spills at 145 Fishkill Ave Beacon transferred to Tipple. All Spill #'s on this site now being handled under Spill # 05-13585. mt"

Remarks: "See DEC Remarks"

Material:

Site ID:	499761
Operable Unit ID:	1249172
Operable Unit:	01
Material ID:	2250732
Material Code:	2712
Material Name:	gasoline/ethanol
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Facility ID:	0513819
Facility Type:	ER
DER Facility ID:	310657
Site ID:	360369
DEC Region:	3
Spill Date:	2006-03-02
Spill Number/Closed Date:	0513819 / 2006-03-02
Spill Cause:	Housekeeping
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2006-03-02
CID:	444
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2006-03-02
Spill Record Last Update:	2006-03-06
Spiller Name:	ASIF
Spiller Company:	BEACON DELI
Spiller Address:	145 FISHKILL AVE

COASTAL - XTRA MART S/S: 3 X UST (Continued) **S107657310**

Spiller City,St,Zip:	BEACON, NY
Spiller Company:	001
Contact Name:	ASIF
Contact Phone:	(845) 838-6137
DEC Memo:	""
Remarks:	"could be from overfilling of tank, DEC is on scene: and clean up crew will be called and cleaned up"

Material:

Site ID:	360369
Operable Unit ID:	1117540
Operable Unit:	01
Material ID:	2108051
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported
Site ID:	360369
Operable Unit ID:	1117540
Operable Unit:	01
Material ID:	2108052
Material Code:	0012A
Material Name:	kerosene
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Facility ID:	0513585
Facility Type:	ER
DER Facility ID:	310657
Site ID:	360086
DEC Region:	3
Spill Date:	2006-02-24
Spill Number/Closed Date:	0513585 / Not Reported
Spill Cause:	Equipment Failure
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	MXTIPPLE
Referred To:	Not reported
Reported to Dept:	2006-02-24
CID:	444
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other

COASTAL - XTRA MART S/S: 3 X UST (Continued) **S107657310**

Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	4
Date Entered In Computer:	2006-02-24
Spill Record Last Update:	2017-02-02
Spiller Name:	JACKIE TROSCLAIR
Spiller Company:	BEACON GAS & DELI
Spiller Address:	145 FISHKILL AVE
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	001
Contact Name:	JACKIE TROSCLAIR
Contact Phone:	(845) 561-1512
DEC Memo:	"1/14/09: M.M. waiting on a site assesment. J.O'M. 10-14-09: V.Mc. See Geoprobe Subsurface Inv.Report, dated 3-23-06, M.W.#1: N/D ^ 2500 ppb. 4/21/10 Spill #10-00634 was called in for tank test failures on 3 tanks at this site. PBS is involved, unsure of next step...mm 4/28/10 Letter sent to owner asking for the 2 onsite monitoring wells to be sampled...mm 3/02/12 Received a monitoring/prap report prepared by EP&S. Groundwater impacts are increasing. Additional investigation has been propsed in order to delineate further and determine appropriate remedial action.Proposals in report are approved...mm 1/14/15 Geoprobe event today, temperature in single digits, 3 wells set, two borings revealed 0 ppm on the PID, the third boring (behind the diner) registered 600ppm. Lab data is pending. Additional wells will be required. mt 2/12/15 Monday: Snow, fieldwork cancelled. Tuesday: Removed approximately 875-gallons of liquid during dewatering activities. Load out of 2 trailer loads of soil and transported to Albany Landfill. Installed recovery sump to aid in dewatering the excavation prior to loading additional trailers. Collection of one (1) bottom sample (below recovery sump located within approx. 10 to 15-feet of monitoring well MW-3) Wednesday: Removed approximately 1,778-gallons of liquid during dewatering activities. Loaded out 5 trailer loads of soil and transported to Albany Landfill. Thursday: Removed approximately 570-gallons of liquid during dewatering activities. Loaded out 6 trailer loads of soil and transported to Albany Landfill. Loaded out residual concrete from tank mat and dispenser island. One unregistered UST was identified along the eastern sidewall of the excavation.mt 2/13/15 Friday- Three more trailer loads of petroleum impacted soil was removed from the Site and transported it to Albany Landfill. -631-gallons of liquid were removed during dewatering activities. -Four soil samples were collected from the western sidewall (wall and NW & SW corners) The contractor will backfill the western sidewall to stabilize it as the native material has been unstable and susceptible to collapse (adjacent to neighboring building). During backfilling ORC Advanced pellets will be mixed into the backfill from the water table down as part of the on-site CAP. The laboratory data results from the soil samples collected from this sidewall is pending. mt 3/27/15 E-mail from ELM to RP: Based on interim reports, site visits, and today s submittals of yesterday s work, we know that all reasonable efforts have been made to excavate impacted soils. The final report will be reviewed late next week, but the INSTALLATION OF NEW TANKS IS HEREABY APPROVED and may begin on Monday, 3/9. As soon as convenient, please submit a plan for a Soil Vapor Intrusion (SVI)

COASTAL - XTRA MART S/S: 3 X UST (Continued) **S107657310**

investigation to confirm that the convenience store has no SVI impacts. One sample in the store and one sample below the floor will suffice. That investigation cannot be performed until the store is open for business and being heated. New tanks to be installed/awaiting SVI investigation proposal. mt 8/10/15 Status update " UST Removal Report: Finalized and submitted February 10, 2015 via email. " Off-Site Corrective Action Plan: Finalized and submitted February 17, 2015 via email. Michelle requested two additional monitoring points down-gradient on private property and both Owners responded that they would not allow access. I do not know if the Department wants to issue an access Order to them; it would likely not be well received. There was some delay in getting a response from the owners and the Respondent did not wish to proceed with the injection point installation without knowing if APECCO could install the monitoring wells requested at the same time. Once the responses were received, APECCO scheduled installation of the injection points. " Remedial Excavation Summary Report: Finalized and submitted March 6, 2015 via email " On-Site Corrective Action Plan: Finalized and submitted April 2, 2015 via email " A Sub-Slab Soil Sampling Report is expected by the beginning of September. The injection points were installed in early July and the ORC order is being placed to complete the injection event during the 3rd Quarter of 2015. APECCO anticipates purging the monitoring wells and development of the injection points next week. Sampling the monitoring wells will occur within the next 2 weeks. mt 05/23/2016 PBS Application submitted to remove 5 tanks; facility unregulated---BHY 6/21/16 E-mailed Kevin Bradley requesting recent reports. mt 2/2/17 fourth quarter monitoring report received, reviewed, in D2. mt"

Remarks: "DURING SOIL BORINGS CAME BACK WITH CONTAMINATION:"

Material:

Site ID:	360086
Operable Unit ID:	1117274
Operable Unit:	01
Material ID:	2107770
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

B20
South
< 1/8
0.053 mi.
278 ft.

BEACON SLF
427 MAIN STREET
BEACON, NY 00000

Site 5 of 6 in cluster B

NY SWF/LF **S103592428**
N/A

Relative:
Lower

Actual:
140 ft.

SWF/LF:

Flag:	INACTIVE
Region Code:	3
Phone Number:	Not reported
Owner Name:	COLUMBI AND BENKEL
Owner Type:	Municipal
Owner Address:	BOX 99 MONTAUK
Owner Addr2:	Not reported
Owner City,St,Zip:	MONTAUK, NY 11954
Owner Email:	Not reported
Owner Phone:	Not reported
Contact Name:	Not reported
Contact Address:	Not reported
Contact Addr2:	Not reported
Contact City,St,Zip:	Not reported
Contact Email:	Not reported
Contact Phone:	Not reported
Activity Desc:	Landfill - municipal solid waste
Activity Number:	[14S05]
Active:	No
East Coordinate:	585118
North Coordinate:	4593897
Accuracy Code:	Not reported
Regulatory Status:	None
Waste Type:	Not reported
Authorization #:	615
Authorization Date:	Not reported
Expiration Date:	07/31/1983

D21
North
< 1/8
0.057 mi.
300 ft.

TALLIX INC
175 FISHKILL AVE
BEACON, NY 12508

Site 3 of 5 in cluster D

NY MANIFEST **S111860339**
N/A

Relative:
Lower

Actual:
153 ft.

NY MANIFEST:

Country:	USA
EPA ID:	NYD056304470
Facility Status:	Not reported
Location Address 1:	175 FISHKILL AVE
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	BEACON
Location State:	NY
Location Zip:	12508
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYD056304470
Mailing Name:	TALLIX INC
Mailing Contact:	TALLIX INC
Mailing Address 1:	PO BOX 1320
Mailing Address 2:	Not reported

TALLIX INC (Continued) **S111860339**

Mailing City:	BEACON
Mailing State:	NY
Mailing Zip:	12508
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	9148381111

NY MANIFEST:

Document ID:	ILA9493448
Manifest Status:	Not reported
seq:	01
Year:	2000
Trans1 State ID:	UPW151288
Trans2 State ID:	UPW203954
Generator Ship Date:	10/13/2000
Trans1 Recv Date:	10/13/2000
Trans2 Recv Date:	10/16/2000
TSD Site Recv Date:	10/19/2000
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	SCR000075150
Trans2 EPA ID:	SCR000074591
TSDF ID 1:	ILD980613913
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00036
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00112
Units:	P - Pounds
Number of Containers:	001

TALLIX INC (Continued) **S111860339**

Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Document ID:	ILA9519169
Manifest Status:	Not reported
seq:	01
Year:	2000
Trans1 State ID:	UPW151288
Trans2 State ID:	UPW203954
Generator Ship Date:	12/12/2000
Trans1 Recv Date:	12/12/2000
Trans2 Recv Date:	12/14/2000
TSD Site Recv Date:	12/19/2000
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	SCR000075150
Trans2 EPA ID:	SCR000074591
TSDF ID 1:	ILD980613913
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00036
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Document ID:	ILA9741810
Manifest Status:	Not reported
seq:	01
Year:	2000
Trans1 State ID:	UPW151288
Trans2 State ID:	NY30747AL
Generator Ship Date:	05/25/2000
Trans1 Recv Date:	05/25/2001
Trans2 Recv Date:	06/01/2001
TSD Site Recv Date:	06/04/2001
Part A Recv Date:	Not reported

TALLIX INC (Continued) **S111860339**

Part B Recv Date:	Not reported
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	SCR000075150
Trans2 EPA ID:	SCR000074591
TSDF ID 1:	ILD980613913
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00036
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00

Document ID:	CTF0641090
Manifest Status:	C
seq:	Not reported
Year:	1997
Trans1 State ID:	NYAV4489
Trans2 State ID:	Not reported
Generator Ship Date:	10/13/1997
Trans1 Recv Date:	10/13/1997
Trans2 Recv Date:	/ /
TSD Site Recv Date:	10/16/1997
Part A Recv Date:	11/14/1997
Part B Recv Date:	11/06/1997
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported

TALLIX INC (Continued) **S111860339**

Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00036
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	R Material recovery of more than 75 percent of the total material.
Specific Gravity:	100
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00112
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	R Material recovery of more than 75 percent of the total material.
Specific Gravity:	100

Document ID:	CTF0624732
Manifest Status:	C
seq:	Not reported
Year:	1997
Trans1 State ID:	NYDW9495
Trans2 State ID:	Not reported
Generator Ship Date:	05/02/1997
Trans1 Recv Date:	05/02/1997
Trans2 Recv Date:	/ /
TSD Site Recv Date:	05/08/1997
Part A Recv Date:	05/15/1997
Part B Recv Date:	05/19/1997
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN

TALLIX INC (Continued) **S111860339**

Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00036
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00112
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100

Document ID:	CTF0613853
Manifest Status:	C
seq:	Not reported
Year:	1997
Trans1 State ID:	NYAV4489
Trans2 State ID:	Not reported
Generator Ship Date:	02/03/1997
Trans1 Recv Date:	02/03/1997
Trans2 Recv Date:	/ /
TSD Site Recv Date:	02/06/1997
Part A Recv Date:	03/03/1997
Part B Recv Date:	02/14/1997
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported

TALLIX INC (Continued) **S111860339**

Waste Code:	Not reported
Quantity:	00036
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100
Document ID:	NYC3411742
Manifest Status:	C
seq:	Not reported
Year:	1995
Trans1 State ID:	NYAV4489
Trans2 State ID:	Not reported
Generator Ship Date:	01/03/1995
Trans1 Recv Date:	01/03/1995
Trans2 Recv Date:	/ /
TSD Site Recv Date:	01/03/1995
Part A Recv Date:	01/23/1995
Part B Recv Date:	01/13/1995
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD000708172
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00036
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100
Document ID:	NYC3639475
Manifest Status:	C
seq:	Not reported
Year:	1995
Trans1 State ID:	NYAV4489
Trans2 State ID:	Not reported
Generator Ship Date:	08/15/1995

TALLIX INC (Continued) **S111860339**

Trans1 Recv Date:	08/15/1995
Trans2 Recv Date:	/ /
TSD Site Recv Date:	08/15/1995
Part A Recv Date:	08/25/1995
Part B Recv Date:	08/24/1995
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD000708172
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00036
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100

Document ID:	NYC3456088
Manifest Status:	C
seq:	Not reported
Year:	1995
Trans1 State ID:	NYGT9066
Trans2 State ID:	Not reported
Generator Ship Date:	02/02/1995
Trans1 Recv Date:	02/02/1995
Trans2 Recv Date:	/ /
TSD Site Recv Date:	02/02/1995
Part A Recv Date:	02/16/1995
Part B Recv Date:	02/10/1995
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	ILD984908202
Trans2 EPA ID:	Not reported
TSDF ID 1:	NYD000708172
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported

TALLIX INC (Continued) **S111860339**

Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00036
Units:	P - Pounds
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	100

Document ID:	CTF0117077
Manifest Status:	C
seq:	Not reported
Year:	1992
Trans1 State ID:	GT9066
Trans2 State ID:	Not reported
Generator Ship Date:	10/22/1992
Trans1 Recv Date:	10/22/1992
Trans2 Recv Date:	/ /
TSD Site Recv Date:	10/26/1992
Part A Recv Date:	11/05/1992
Part B Recv Date:	11/06/1992
Generator EPA ID:	NYD056304470
Trans1 EPA ID:	ILD051060408
Trans2 EPA ID:	Not reported
TSDF ID 1:	CTD001156009
TSDF ID 2:	Not reported
Manifest Tracking Number:	Not reported
Import Indicator:	Not reported
Export Indicator:	Not reported
Discr Quantity Indicator:	Not reported
Discr Type Indicator:	Not reported
Discr Residue Indicator:	Not reported
Discr Partial Reject Indicator:	Not reported
Discr Full Reject Indicator:	Not reported
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	Not reported
Waste Code:	F005 - UNKNOWN
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00027
Units:	P - Pounds

TALLIX INC (Continued) **S111860339**

Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: B Incineration, heat recovery, burning.
Specific Gravity: 100

Click this hyperlink while viewing on your computer to access
177 additional NY_MANIFEST: record(s) in the EDR Site Report.

D22 **TALLIX INC** **NY LTANKS** **1000287579**
North **175 FISHHILL AVE** **NY Spills** **NYD056304470**
< 1/8 **BEACON, NY 12508** **RCRA NonGen / NLR**
0.057 mi.
300 ft. **Site 4 of 5 in cluster D**

Relative:
Lower

Actual:
153 ft.

LTANKS:

Site ID:	70436
Spill Number/Closed Date:	0200615 / 2002-07-15
Spill Date:	2002-04-16
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	Possible release with minimal potential for fire or hazard or Known release with no damage. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2002-04-17
CID:	396
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2002-04-17
Spill Record Last Update:	2004-08-11
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller County:	999
Spiller Contact:	JOE MILKOWSKI
Spiller Phone:	(845) 838-1111
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	66838
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 07/15/2002 TANK PASSED RETEST. NFA LETTER SENT BY WW. This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 04/17/02, 'Phone' = - -, 'Site Insp' = N/A. "
Remarks:	"tellix will uncover, diconnect plumbing and ira conklion will retest tank."

Material:

TALLIX INC (Continued) **1000287579**

Site ID: 70436
Operable Unit ID: 851522
Operable Unit: 01
Material ID: 522053
Material Code: 0001A
Material Name: #2 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Gallons
Recovered: .00
Resource Affected: Not reported
Oxygenate: Not reported

Tank Test:
Site ID: 70436
Spill Tank Test: 1527045
Tank Number: 1
Tank Size: 10000
Test Method: 03
Leak Rate: .00
Gross Fail: Not reported
Modified By: Spills
Last Modified: Not reported
Test Method: Horner EZ Check I or II

SPILLS:
Facility ID: 9701201
Facility Type: ER
DER Facility ID: 66838
Site ID: 70437
DEC Region: 3
Spill Date: 1987-01-01
Spill Number/Closed Date: 9701201 / 1997-04-30
Spill Cause: Abandoned Drums
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS: 1402
Investigator: VPMCCABE
Referred To: Not reported
Reported to Dept: 1997-04-27
CID: 322
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Citizen
Cleanup Ceased: Not reported
Cleanup Meets Std: True
Last Inspection: 1997-04-30
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 1997-04-27
Spill Record Last Update: 1997-05-08
Spiller Name: Not reported
Spiller Company: TALLIX

TALLIX INC (Continued) **1000287579**

Spiller Address:	175 FISHKILL AVE
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	001
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 04/30/97 NO DRUMS FOUND TO BE LEAKING; CLEAN HARBORS TAKES AWAY ANY INDUSTRIAL WASTE THAT ACCUMULATES. "
Remarks:	"CALLER WORKS AT LOCATION - BUSSINESS IS A FOUNDERY - CALLER SAW WORKERS TRANSFER CHEMICALS FROM METAL DRUMS WHICH WERE LEAKING -INTO PLASTIC DRUMS ON SKIDS IN PARKING LOT - APPROX 4 PER SKID AND THERE ARE 30 - 40 SKIDS "

Material:

Site ID:	70437
Operable Unit ID:	1043850
Operable Unit:	01
Material ID:	337757
Material Code:	0064A
Material Name:	unknown material
Case No.:	Not reported
Material FA:	Other
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

RCRA NonGen / NLR:

Date form received by agency:	01/07/2013
Facility name:	TALLIX INC
Facility address:	175 FISHHILL AVE BEACON, NY 12508
EPA ID:	NYD056304470
Mailing address:	PO BOX 536 GARRISON, NY 10524
Contact:	LEE A BALTER
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	(845) 424-4386
Contact email:	Not reported
EPA Region:	02
Land type:	Private
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	IG-4 LLC
Owner/operator address:	PO BOX 536 GARRISON, NY 10524
Owner/operator country:	US
Owner/operator telephone:	Not reported

TALLIX INC (Continued) **1000287579**

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/2001
Owner/Op end date: Not reported

Owner/operator name: IG-4, LLC
Owner/operator address: PO BOX 536
GARRISON, NY 10524
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/31/1979
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D008
. Waste name: LEAD

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

Historical Generators:
Date form received by agency: 02/05/2008
Site name: TALLIX. INC.
Classification: Not a generator, verified

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D008

TALLIX INC (Continued) **1000287579**

. Waste name: LEAD

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

Date form received by agency: 01/01/2007
Site name: TALLIX INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/01/2006
Site name: TALLIX INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 07/29/1999
Site name: TALLIX INC
Classification: Large Quantity Generator

. Waste code: NONE
. Waste name: None

Date form received by agency: 02/06/1998
Site name: TALLIX INC.
Classification: Large Quantity Generator

Date form received by agency: 04/19/1988
Site name: TALLIX INC
Classification: Small Quantity Generator

. Waste code: X002
. Waste name: POLYCHLORINATED BIPHENOLS (PCBs)

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 01/18/1989
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

C23 **ALBANY SAVINGS BANK** **NY UST** **U000412142**
West **364 MAIN STREET** **NY Spills** **N/A**
< 1/8 **BEACON, NY 12508**
0.058 mi.
305 ft. **Site 6 of 7 in cluster C**

Relative:
Lower

Actual:
138 ft.

UST:
Id/Status: 3-029521 / Unregulated/Closed
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: N/A
UTM X: 586127.00047
UTM Y: 4595230.87008
Site Type: Unknown

Affiliation Records:
Site Id: 31625
Affiliation Type: Facility Owner

ALBANY SAVINGS BANK (Continued) **U000412142**

Company Name:	ALBANY SAVINGS BANK
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	CORS STATE & N PEARL STS POB70
Address2:	Not reported
City:	ALBANY
State:	NY
Zip Code:	12201
Country Code:	001
Phone:	(914) 831-8100
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	31625
Affiliation Type:	Mail Contact
Company Name:	ALBANY SAVINGS BANK
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	CORS STATE & N PEARL STS POB70
Address2:	Not reported
City:	ALBANY
State:	NY
Zip Code:	12201
Country Code:	001
Phone:	(914) 831-8100
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	31625
Affiliation Type:	On-Site Operator
Company Name:	ALBANY SAVINGS BANK
Contact Type:	Not reported
Contact Name:	ALBANY SAVINGS BANK
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 831-8100
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	31625
Affiliation Type:	Emergency Contact
Company Name:	ALBANY SAVINGS BANK
Contact Type:	Not reported
Contact Name:	MRS JOHANN LETTIERI
Address1:	Not reported
Address2:	Not reported
City:	Not reported

ALBANY SAVINGS BANK (Continued) **U000412142**

State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 226-8778
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Tank Info:

Tank Number:	1
Tank ID:	68257
Tank Status:	Closed - In Place
Material Name:	Closed - In Place
Capacity Gallons:	2000
Install Date:	12/01/1956
Date Tank Closed:	08/01/1987
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TRANSLAT
Last Modified:	03/04/2004

Equipment Records:

D00 - Pipe Type - No Piping
C00 - Pipe Location - No Piping
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
H00 - Tank Leak Detection - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

SPILLS:

Facility ID:	0608519
Facility Type:	ER
DER Facility ID:	322242
Site ID:	372505
DEC Region:	3
Spill Date:	2006-10-25
Spill Number/Closed Date:	0608519 / 2007-07-02
Spill Cause:	Other
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	mbmastro
Referred To:	Not reported
Reported to Dept:	2006-10-25
CID:	444

ALBANY SAVINGS BANK (Continued) **U000412142**

Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2006-10-25
Spill Record Last Update:	2007-10-23
Spiller Name:	ERIC ROAGAN
Spiller Company:	CITIZEN BANK
Spiller Address:	364 MAIN STREET
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	001
Contact Name:	ERIC ROAGAN
Contact Phone:	(570) 241-2759
DEC Memo:	"DOING PAHSE II, SOIL BARINGS AROUND OLD ABANDONED TANK. WILL SENT IN PASE II WITH REMEDIAL PROPOSAL Based on the data contained in the 7/2/07 Underground Storage Tank and Soil Removal Oversight Report prepared by EMG, no further action is required with respect to this spill."
Remarks:	"FOUND CONTAMINATED SOIL AT ABOVE LOCATION"

Material:

Site ID:	372505
Operable Unit ID:	1130244
Operable Unit:	01
Material ID:	2119914
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

E24 **PEOPLES LAUNDRY & DRY CLEANING** **EDR Hist Cleaner** **1020061202**
West **356-358 MAIN ST** **N/A**
< 1/8 **BEACON, NY 12508**
0.064 mi.
336 ft. **Site 1 of 4 in cluster E**

Relative: EDR Hist Cleaner
Lower

Year:	Name:	Type:
Actual: 1970	PEOPLES LAUNDRY & DRY CLEANING	Power Laundries, Family And Commercial
138 ft. 1971	PEOPLES LAUNDRY & DRY CLEANERS	Power Laundries, Family And Commercial

C25 **S S PREMISES C-O SHELL OIL CO** **RCRA NonGen / NLR** **1000140701**
West **385 MAIN ST** **FINDS** **NYD981561483**
< 1/8 **BEACON, NY 12508** **ECHO**
0.064 mi.
338 ft. **Site 7 of 7 in cluster C**

Relative:
Lower

Actual:
138 ft.

RCRA NonGen / NLR:

Date form received by agency:	01/01/2007
Facility name:	S S PREMISES C-O SHELL OIL CO
Facility address:	385 MAIN ST BEACON, NY 12508
EPA ID:	NYD981561483
Mailing address:	JERICHO PLZ JERICHO, NY 11753
Contact:	JOHN SPINELLE
Contact address:	JERICHO PLZ JERICHO, NY 11753
Contact country:	US
Contact telephone:	(800) 431-5566
Contact email:	Not reported
EPA Region:	02
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	SHELL OIL CO
Owner/operator address:	NOT REQUIRED NOT REQUIRED, WY 99999
Owner/operator country:	US
Owner/operator telephone:	(212) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	SHELL OIL CO
Owner/operator address:	NOT REQUIRED NOT REQUIRED, WY 99999
Owner/operator country:	US
Owner/operator telephone:	(212) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No

S S PREMISES C-O SHELL OIL CO (Continued) **1000140701**

Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Site name: S S PREMISES C-O SHELL OIL CO
Classification: Not a generator, verified

Date form received by agency: 10/06/1986
Site name: S S PREMISES C-O SHELL OIL CO
Classification: Not a generator, verified

. Waste code: D000
. Waste name: Not Defined

. Waste code: K052
. Waste name: TANK BOTTOMS (LEADED) FROM THE PETROLEUM REFINING INDUSTRY.

. Waste code: X001
. Waste name: WASTE OILS

Violation Status: No violations found

FINDS:

Registry ID: 110004409177

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000140701
Registry ID: 110004409177
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110004409177

B26 **VERIZON NEW YORK INC-NY-99293** **NY TANKS** **U003075468**
South **443 MAIN STREET** **N/A**
< 1/8 **BEACON, NY 12508**
0.066 mi.
346 ft. **Site 6 of 6 in cluster B**

Relative:
Lower

Actual:
140 ft.

TANKS:
Facility Id: 3-184039
Region: STATE
DEC Region: 3
Site Status: Active
Program Type: PBS

VERIZON NEW YORK INC-NY-99293 (Continued) **U003075468**

Expiration Date: 08/26/2017
UTM X: 586313.49037
UTM Y: 4595069.09635

E27
WNW
< 1/8
0.074 mi.
391 ft.

PEOPLES CLEANERS **RCRA NonGen / NLR** **1000348108**
352 MAIN ST **FINDS** **NYD981874894**
BEACON, NY 12508 **ECHO**

Site 2 of 4 in cluster E

Relative:
Lower

Actual:
138 ft.

RCRA NonGen / NLR:
Date form received by agency: 01/01/2007
Facility name: PEOPLES CLEANERS
Facility address: 352 MAIN ST
BEACON, NY 12508
EPA ID: NYD981874894
Mailing address: MAIN ST
BEACON, NY 12508
Contact: Not reported
Contact address: MAIN ST
BEACON, NY 12508
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 02
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: CONSTANCE MARTON
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: CONSTANCE MARTON
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No

PEOPLES CLEANERS (Continued) **1000348108**

Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 01/01/2006
Site name: PEOPLES CLEANERS
Classification: Not a generator, verified

Date form received by agency: 05/19/1995
Site name: PEOPLES CLEANERS
Classification: Unverified

. Waste code: NONE
. Waste name: None

Date form received by agency: 02/12/1987
Site name: PEOPLES CLEANERS
Classification: Small Quantity Generator

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110004412804

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000348108
Registry ID: 110004412804

PEOPLES CLEANERS (Continued) **1000348108**

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110004412804

E28 **PEOPLES LAUNDRY & DRY CLEANERS** **EDR Hist Cleaner** **1020061200**
WNW **352 MAIN 2T** **N/A**
< 1/8 **BEACON, NY 12508**
0.074 mi.
391 ft. **Site 3 of 4 in cluster E**

Relative:
Lower

EDR Hist Cleaner

Actual:
138 ft.

Year:	Name:	Type:
1972	PEOPLES LAUNDRY & DRY CLEANERS	Power Laundries, Family And Commercial
1973	PEOPLES LAUNDRY & DRY CLEANERS	Power Laundries, Family And Commercial
1974	PEOPLES LAUNDRY & DRY CLEANERS	Power Laundries, Family And Commercial

---

D29 **BEACON HIGH SCHOOL** **NY Spills** **S102103859**
NNE **FISHKILL & VERPLANK RD.** **N/A**
< 1/8 **BEACON, NY**
0.087 mi.
457 ft. **Site 5 of 5 in cluster D**

Relative:
Higher

SPILLS:

Actual:
158 ft.

Facility ID:	9005154
Facility Type:	ER
DER Facility ID:	141780
Site ID:	168295
DEC Region:	3
Spill Date:	1990-08-08
Spill Number/Closed Date:	9005154 / 1992-08-30
Spill Cause:	Unknown
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	jkomara
Referred To:	Not reported
Reported to Dept:	1990-08-09
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Other
Cleanup Ceased:	1992-08-30
Cleanup Meets Std:	True
Last Inspection:	1990-08-09
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1990-08-14
Spill Record Last Update:	1993-01-05
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller Company:	999
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was

BEACON HIGH SCHOOL (Continued) **S102103859**

O'MARA "
Remarks: "OIL ENTERING BOILER ROOM AROUND OLD PIPING AND IN SUMP PIT. SPILLER CLEANED UP AND MONITORING. SPILLER IDENTIFIED SOIL CONT. FROM SOIL BORINGS. TANKS REMOVED JULY 1992; O'MARA MONITORED."

Material:
Site ID: 168295
Operable Unit ID: 942731
Operable Unit: 01
Material ID: 436212
Material Code: 0002A
Material Name: #4 fuel oil
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Not reported
Recovered: .00
Resource Affected: Not reported
Oxygenate: Not reported

Tank Test:

---

30 **RIG EQUIPMENT CO INC** **EDR Hist Auto** **1021392150**
NNW **53 ELIZA ST** **N/A**
< 1/8 **BEACON, NY 12508**
0.089 mi.
469 ft.

Relative:
Lower

Actual:
143 ft.

EDR Hist Auto

Year:	Name:	Type:
1992	RIG EQUIPMENT CO INC	Automotive Repair Shops, NEC
1993	RIG EQUIPMENT CO INC	Automotive Repair Shops, NEC
1994	RIG EQUIPMENT CO INC	Automotive Repair Shops, NEC
1995	RIG EQUIPMENT CO INC	Automotive Repair Shops, NEC

E31 **BEACON POST OFFICE** **NY UST** **U000380836**
West **369 MAIN ST.** **N/A**
< 1/8 **BEACON, NY 12508**
0.096 mi.
507 ft. **Site 4 of 4 in cluster E**

Relative:
Lower

Actual:
137 ft.

UST:
Id/Status: 3-436305 / Unregulated/Closed
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: N/A
UTM X: 586108.82756
UTM Y: 4595228.87658
Site Type: Other

Affiliation Records:
Site Id: 33259
Affiliation Type: Facility Owner
Company Name: U.S. POSTAL SERVICE

BEACON POST OFFICE (Continued) **U000380836**

Contact Type:	Not reported
Contact Name:	Not reported
Address1:	369 MAIN ST.
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 831-4242
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	33259
Affiliation Type:	Mail Contact
Company Name:	U.S. POSTAL SERVICE
Contact Type:	Not reported
Contact Name:	POSTMASTER
Address1:	369 MAIN ST.
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 831-4242
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	33259
Affiliation Type:	On-Site Operator
Company Name:	BEACON POST OFFICE
Contact Type:	Not reported
Contact Name:	POSTMASTER
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 831-4242
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	33259
Affiliation Type:	Emergency Contact
Company Name:	U.S. POSTAL SERVICE
Contact Type:	Not reported
Contact Name:	JANET BARRESI
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN

BEACON POST OFFICE (Continued) **U000380836**

Zip Code:	Not reported
Country Code:	001
Phone:	(914) 297-5361
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Tank Info:

Tank Number:	1
Tank ID:	74696
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	2000
Install Date:	Not reported
Date Tank Closed:	05/01/1991
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	03
Date Test:	09/01/1988
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TRANSLAT
Last Modified:	03/04/2004

Equipment Records:

A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
H00 - Tank Leak Detection - None
C00 - Pipe Location - No Piping
D00 - Pipe Type - No Piping
J02 - Dispenser - Suction Dispenser
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

32
NNE
< 1/8
0.113 mi.
599 ft.

Relative:
Higher

Actual:
163 ft.

CERVONES AUTO BODY INC
207 FISHKILL AVE
BEACON, NY 12508

RCRA NonGen / NLR **1000551932**
FINDS **NYD986943033**
ECHO
NY MANIFEST

RCRA NonGen / NLR:

Date form received by agency:	01/01/2007
Facility name:	CERVONES AUTO BODY INC
Facility address:	207 FISHKILL AVE BEACON, NY 125082043
EPA ID:	NYD986943033
Mailing address:	FISHKILL AVE BEACON, NY 12508
Contact:	Not reported
Contact address:	FISHKILL AVE BEACON, NY 12508

CERVONES AUTO BODY INC (Continued) **1000551932**

Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 02
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: VINNY CERVONE
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: VINNY CERVONE
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Site name: CERVONES AUTO BODY INC
Classification: Not a generator, verified

Date form received by agency: 07/08/1999
Site name: CERVONES AUTO BODY INC
Classification: Not a generator, verified

Date form received by agency: 03/04/1991
Site name: CERVONES AUTO BODY INC

CERVONES AUTO BODY INC (Continued) **1000551932**

Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110004461662

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

FIS (New York - Facility Information System) is New York's Department of Environmental Conservation (DEC) information system for tracking environmental facility information found across the State.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000551932
Registry ID: 110004461662
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110004461662

NY MANIFEST:

Country: USA
EPA ID: NYD986943033
Facility Status: Not reported
Location Address 1: 207 FISHKILL AVENUE
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: BEACON
Location State: NY

CERVONES AUTO BODY INC (Continued) **1000551932**

Location Zip: 12508
Location Zip 4: Not reported

NY MANIFEST:
EPAID: NYD986943033
Mailing Name: CERVONES AUTO BODY INCORPORATED
Mailing Contact: VINNY CERVONE
Mailing Address 1: 207 FISHKILL AVENUE
Mailing Address 2: Not reported
Mailing City: BEACON
Mailing State: NY
Mailing Zip: 12508
Mailing Zip 4: Not reported
Mailing Country: USA
Mailing Phone: 9148316666

NY MANIFEST:
Document ID: NJA1513309
Manifest Status: C
seq: Not reported
Year: 1992
Trans1 State ID: NJDEPS103
Trans2 State ID: Not reported
Generator Ship Date: 09/01/1992
Trans1 Recv Date: 09/01/1992
Trans2 Recv Date: / /
TSD Site Recv Date: 09/01/1992
Part A Recv Date: 09/29/1992
Part B Recv Date: 09/14/1992
Generator EPA ID: NYD986943033
Trans1 EPA ID: NJD986608941
Trans2 EPA ID: Not reported
TSDF ID 1: NJD002454544
TSDF ID 2: Not reported
Manifest Tracking Number: Not reported
Import Indicator: Not reported
Export Indicator: Not reported
Discr Quantity Indicator: Not reported
Discr Type Indicator: Not reported
Discr Residue Indicator: Not reported
Discr Partial Reject Indicator: Not reported
Discr Full Reject Indicator: Not reported
Manifest Ref Number: Not reported
Alt Facility RCRA ID: Not reported
Alt Facility Sign Date: Not reported
MGMT Method Type Code: Not reported
Waste Code: F003 - UNKNOWN
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Quantity: 00010
Units: G - Gallons (liquids only)* (8.3 pounds)
Number of Containers: 001
Container Type: TT - Cargo tank, tank trucks
Handling Method: R Material recovery of more than 75 percent of the total material.

CERVONES AUTO BODY INC (Continued) **1000551932**

Specific Gravity: 100

33
SSE
< 1/8
0.115 mi.
605 ft.

MILLERS GLENHAM SERVICE CENTER **EDR Hist Auto** **1020610698**
460 MAIN ST **N/A**
BEACON, NY 12508

Relative:
Lower

Actual:
139 ft.

EDR Hist Auto

Year:	Name:	Type:
1987	MILLERS GLENHAM SERVICE CTR*	Gasoline Service Stations
1988	MILLERS GLENHAM SERVICE CENTER	Gasoline Service Stations
1989	MILLERS GLENHAM SERVICE CENTER	Gasoline Service Stations

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F34
West
< 1/8
0.115 mi.
607 ft.

BEACON QUICK MART, INC. **NY UST** **U002259774**
361 MAIN STREET **N/A**
BEACON, NY 12508

Site 1 of 5 in cluster F

Relative:
Lower

Actual:
137 ft.

UST:

Id/Status:	3-493619 / Active
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	03/25/2020
UTM X:	586069.98335
UTM Y:	4595259.39239
Site Type:	Retail Gasoline Sales

Affiliation Records:

Site Id:	33615
Affiliation Type:	Mail Contact
Company Name:	BEACON QUICK MART, INC.
Contact Type:	Not reported
Contact Name:	AKBER AZIZ
Address1:	361 MAIN STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 831-7400
EMail:	MOBIL12508@GMAIL.COM
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-09-27

Site Id:	33615
Affiliation Type:	On-Site Operator
Company Name:	BEACON QUICK MART, INC.
Contact Type:	Not reported
Contact Name:	AKBER AZIZ
Address1:	Not reported
Address2:	Not reported

BEACON QUICK MART, INC. (Continued) **U002259774**

City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 831-7400
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-11-14

Site Id:	33615
Affiliation Type:	Emergency Contact
Company Name:	KULNOOR ENTERPRISES, LLC
Contact Type:	Not reported
Contact Name:	AKBER AZIZ
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(845) 803-5435
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-09-27

Site Id:	33615
Affiliation Type:	Facility Owner
Company Name:	KULNOOR ENTERPRISES, LLC
Contact Type:	MEMBER
Contact Name:	RAFIQ AHMED
Address1:	220 MAIN STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	9144) 791-211
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-09-27

Tank Info:

Tank Number:	1
Tank ID:	75949
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	6000
Install Date:	06/01/1985
Date Tank Closed:	06/28/2013
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	2712

BEACON QUICK MART, INC. (Continued) **U002259774**

Common Name of Substance: Gasoline/Ethanol

Tightness Test Method: 20
Date Test: 04/26/2005
Next Test Date: Not reported
Pipe Model: C
Modified By: BHYUKOWE
Last Modified: 09/27/2016

Equipment Records:

D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
K01 - Spill Prevention - Catch Basin
A00 - Tank Internal Protection - None
C03 - Pipe Location - Aboveground/Underground Combination
F04 - Pipe External Protection - Fiberglass
G00 - Tank Secondary Containment - None
I01 - Overfill - Float Vent Valve
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
B01 - Tank External Protection - Painted/Asphalt Coating
B02 - Tank External Protection - Original Sacrificial Anode
J01 - Dispenser - Pressurized Dispenser
H05 - Tank Leak Detection - In-Tank System (ATG)

Tank Number: 2
Tank ID: 75950
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 6000
Install Date: 06/01/1985
Date Tank Closed: 06/28/2013
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 2712
Common Name of Substance: Gasoline/Ethanol

Tightness Test Method: 20
Date Test: 04/26/2005
Next Test Date: Not reported
Pipe Model: C
Modified By: BHYUKOWE
Last Modified: 09/27/2016

Equipment Records:

B02 - Tank External Protection - Original Sacrificial Anode
J01 - Dispenser - Pressurized Dispenser
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
K01 - Spill Prevention - Catch Basin
A00 - Tank Internal Protection - None
C03 - Pipe Location - Aboveground/Underground Combination
F04 - Pipe External Protection - Fiberglass
G00 - Tank Secondary Containment - None
I01 - Overfill - Float Vent Valve
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
B01 - Tank External Protection - Painted/Asphalt Coating

BEACON QUICK MART, INC. (Continued) **U002259774**

H05 - Tank Leak Detection - In-Tank System (ATG)

Tank Number:	3
Tank ID:	75951
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	6000
Install Date:	06/01/1985
Date Tank Closed:	06/28/2013
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	2712
Common Name of Substance:	Gasoline/Ethanol
Tightness Test Method:	20
Date Test:	04/26/2005
Next Test Date:	Not reported
Pipe Model:	C
Modified By:	BHYUKOWE
Last Modified:	09/27/2016

Equipment Records:

D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
K01 - Spill Prevention - Catch Basin
A00 - Tank Internal Protection - None
C03 - Pipe Location - Aboveground/Underground Combination
F04 - Pipe External Protection - Fiberglass
G00 - Tank Secondary Containment - None
I01 - Overfill - Float Vent Valve
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
B01 - Tank External Protection - Painted/Asphalt Coating
H05 - Tank Leak Detection - In-Tank System (ATG)
B02 - Tank External Protection - Original Sacrificial Anode
J01 - Dispenser - Pressurized Dispenser

Tank Number:	4
Tank ID:	250300
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	12000
Install Date:	10/02/2013
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Equivalent technology
Tightness Test Method:	-
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	09/27/2016

Equipment Records:

J01 - Dispenser - Pressurized Dispenser

BEACON QUICK MART, INC. (Continued) **U002259774**

E04 - Piping Secondary Containment - Double walled UG
G04 - Tank Secondary Containment - Double-Walled (Underground)
B04 - Tank External Protection - Fiberglass
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
F04 - Pipe External Protection - Fiberglass
I02 - Overfill - High Level Alarm
L01 - Piping Leak Detection - Interstitial - Electronic Monitoring
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
K01 - Spill Prevention - Catch Basin

Tank Number:	5A
Tank ID:	250301
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	5000
Install Date:	10/02/2013
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Equivalent technology
Tightness Test Method:	-
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	09/27/2016

Equipment Records:

A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
F04 - Pipe External Protection - Fiberglass
I02 - Overfill - High Level Alarm
L01 - Piping Leak Detection - Interstitial - Electronic Monitoring
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
K01 - Spill Prevention - Catch Basin
E04 - Piping Secondary Containment - Double walled UG
G04 - Tank Secondary Containment - Double-Walled (Underground)
B04 - Tank External Protection - Fiberglass
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
J01 - Dispenser - Pressurized Dispenser

Tank Number:	5B
Tank ID:	250302
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	7000
Install Date:	10/02/2013
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Equivalent technology
Tightness Test Method:	-

BEACON QUICK MART, INC. (Continued) **U002259774**

Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 09/27/2016

Equipment Records:

E04 - Piping Secondary Containment - Double walled UG
G04 - Tank Secondary Containment - Double-Walled (Underground)
J01 - Dispenser - Pressurized Dispenser
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
K01 - Spill Prevention - Catch Basin
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
F04 - Pipe External Protection - Fiberglass
I02 - Overfill - High Level Alarm
L01 - Piping Leak Detection - Interstitial - Electronic Monitoring
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
B04 - Tank External Protection - Fiberglass
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring

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F35 **PMI BEACON** **NY LTANKS** **S100140140**
West **359 MAIN ST.** **N/A**
< 1/8 **BEACON, NY**
0.125 mi.
660 ft. **Site 2 of 5 in cluster F**

Relative:
Lower

Actual:
137 ft.

LTANKS:

Site ID: 278576
Spill Number/Closed Date: 8502036 / 1985-09-13
Spill Date: 1985-09-13
Spill Cause: Tank Failure
Spill Source: Commercial/Industrial
Spill Class: Known release that creates potential for fire or hazard. DEC Response. Unable/unwilling Responsible Party. Corrective action taken. (ISR)
Cleanup Ceased: 1953-06-18
Cleanup Meets Standard: True
SWIS: 1402
Investigator: WEED
Referred To: Not reported
Reported to Dept: 1985-09-13
CID: Not reported
Water Affected: Not reported
Spill Notifier: Responsible Party
Last Inspection: 1988-12-28
Recommended Penalty: False
UST Involvement: True
Remediation Phase: 0
Date Entered In Computer: 1986-06-24
Spill Record Last Update: 1992-01-23
Spiller Name: Not reported
Spiller Company: PMI
Spiller Address: SAME
Spiller City,St,Zip: ZZ
Spiller County: 001
Spiller Contact: Not reported
Spiller Phone: Not reported
Spiller Extention: Not reported

PMI BEACON (Continued) **S100140140**

DEC Region: 3
DER Facility ID: 226201
DEC Memo: "Administratively closed due to file review and/or information received. If new information arises to contradict this determination DEC reserves the right to reopen this spill without prejudice. "
Remarks: "WELL ONE CHECKED ON 12-30-89. .27 OF PRODUCT."

Material:
Site ID: 278576
Operable Unit ID: 896746
Operable Unit: 01
Material ID: 479232
Material Code: 0009
Material Name: gasoline
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Not reported
Recovered: 4500.00
Resource Affected: Not reported
Oxygenate: Not reported

Tank Test:

F36 **GULF GAS; SEE : 110-9960** **NY LTANKS S107657278**
West **357 MAIN ST** **NY Spills N/A**
1/8-1/4 **BEACON, NY**
0.125 mi.
662 ft. **Site 3 of 5 in cluster F**

Relative:
Lower

Actual:
137 ft.

LTANKS:
Site ID: 457751
Spill Number/Closed Date: 1109960 / Not Reported
Spill Date: 2011-11-08
Spill Cause: Tank Test Failure
Spill Source: Gasoline Station or other PBS Facility
Spill Class: Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased: Not reported
Cleanup Meets Standard: False
SWIS: 1402
Investigator: MBMASTRO
Referred To: Not reported
Reported to Dept: 2011-11-08
CID: Not reported
Water Affected: Not reported
Spill Notifier: Other
Last Inspection: Not reported
Recommended Penalty: False
UST Involvement: False
Remediation Phase: 4
Date Entered In Computer: 2011-11-08
Spill Record Last Update: 2015-04-24
Spiller Name: Not reported
Spiller Company: AL RAHHAL
Spiller Address: 357 MAIN ST

GULF GAS; SEE : 110-9960 (Continued) **S107657278**

Spiller City,St,Zip:	BEACON, NY
Spiller County:	999
Spiller Contact:	AL RAHHAL
Spiller Phone:	(914) 489-4014
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	412255
DEC Memo:	"ALSO SEE : 110-9775,110-9604, 1110134 11/9/11: The plus line failed. Will be uncovering to investigate further. This may be the source of the odors in the adjacent bldg...mm 3-09-15: V.Mc.: See 7 page update, inc. site inspections noting: *) 11-10-11: M.M. & V.Mc.: M.M. spoke with rep. at S/S, OK to continue to pump gas through weekend for UST with passing line tests. Failed line, Reg.+, to be exc. on friday, 11-11-11. *) 11-25-11: Ed Moore, Dan BVendel & V.Mc.: Owner, Al, of S/S in loby of DEC, req. meeting with Dan Bendell. Reviewed backgr to site. *) 11-28-11, p.2: Meet with Shah. Called to Pat Dunn/Am.Ptro., soil boring cancelled. Am.Petro. to submit proposal for removal of old UST & installation of new UST. *) 1-9-12, p.2: V.Mc. & M.M.: Mark out for exc. not done yet. *) 1-25-12, p.2: Meet with Brain/Hydro.Enviro.Sol., Matt/Conrad GeoSci., Shah Aziz/Gulf & Scott/c/Beacon build.-fire Ins. West side of S/S has layer of impacted soil 8ft to 11ft below grade, same layer encounted in all boring between S/S & building. East side of S/S with hits & boring at sidewalk OK. *) 2-7-12, p.3: V.Mc. call/callbk to Matt/Conrad GeoSci.: Venting ongoing in Esq.office/adj. property. DEC conciders S/S as source of odors. *) 2-23-12, p.3: V.Mc. at Conrad GeoSci.'s Office: Meet with Matt. Soil sample results hot, hit up to 100k. Proposal being finilized for submission to DEC. *) 3-5-12, p.3: V.Mc. at Conrad GeoSci. Met with Chris Brown. Advised conrad that treating soil was not acceptable. *) 3-26-12, p.4: Meet with Matt/Conrad GeoSci., Gerry ___/Hud.Val.Pump&Tank & Al R./Gulf. AM- Begining blacktop removal. PM- Begin exc. encounted 2 electic conduits & 2 pipes, 2 in dia., headed towards rear of S/S. Started encounting impacted soil at 3ft. below grade. Encounted ground water at 8.5ft. below grade. *) 3-27-12, p.4: V.Mc. & M.M.: Meet with Matt/Conrad, crew form Hud.Val.Pump & Tank & Mr. Pagones/Esq.Office. Problem with odors from stockpiled soil,(& exc.), stagged near rear entrance to esq.'s office. PID reading inside esq.'s office '0'. Conrad to remove soil ASAP, and may begin live load next week. *) 3-29-12, p.6: V.Mc. call/callbk to Chris Brown/Conrad: Owner getting permits from C/Beacon and working on funding. *) 3-30-12, p.5: Meet w/Hud.Val.Pump & Treat. Exc. backfilled to grade. Impacted soil stagged on site to be moved, poss. by end of week. *) 4-3-12, p.5: Meet w/Al/owner. UST & lines tested this AM & passed. *) 6-05-12, p.6: S/S is now a Mobil flagship. *) 3-19-13, p.6: M.M. & V.Mc.: S/S now under new ownership. *) 7-08-13, p.6: Meet with Russ & Mat(?)/AM.Petro. Exc. open, aprx. 40ft X 30ft X 12. Ground water with film noted , light odors. USTs removed form site, reported as being in good condition. Capony moved & stagged in rear of S/S, to be re-installed. Aprx. 100 yards stagged on site. *) 8-7-13, p.7: Site inspection w/P.DeC. & Am.Petro crew. Second UST installed, partly backfilled. *) 8-8-13, p.7: Site inspection w/M.M.: Met with Am.Petro crew. Backfilling of UST done to top of UST's Additional esc along and up side of building. *) 5-13-14, p.7: Site inspection w/M.M.: Met with Brian/Aztecxk. Confirm VES leg against adj. building with odor. VES installed, but not running. 'STIP' mailed, but not returned/signned. 3/2/12: A soil investigation report was submitt on 2/27/12 by Conrad Geoscience/PVE

GULF GAS; SEE : 110-9960 (Continued) **S107657278**

Sheffler - see edocs. The data indicates heavily contaminated soils are present adjacent to the attorney's office. An onsite meeting is schedule to discuss remedial actions on Monday 3/5/12....mm 3/6/12: Met with C. Brown/Conrad GeoScience. The contaminated soils will be removed to the extent possible. A gas and water line run thru the impacted area. Will be done in phases. A workplan will be prepared and email to DEC for review/comment/approval....mm 3/27/12 Had PBS review the 10 day rec's for the unleaded tank. There was a loss everyday there wasn't a delivery. This pattern went back at least 2 years. The DEC believes this tank is leaking only the leak is very small and has not exceeded the 10 day limit...mm 4/04/12 The soil removal workplan is in edocs. The excavation began on 3/26/12. Not all of the pcs was removed. The contractor stopped digging when at a buried electrical line. They did not remove any soils on the other side of the line at the direction of the owner. Another tank test was done on 4/3. All tanks passed and owner does not believe he is responsible...mm 8/01/12 Workplan is edocs. Field work is scheduled to begin 8/13 per an email dated 8/1/12 from Matt Tymchak, Conrad GeoScience...mm 8/14/12 Two wells were installed yesterday - the upgradient well and the 4 recovery well. Water level was about 8'. Wells were set around 14'. No evidence of contamination in the upgradient location. Clay was encountered at approx 12' and appeared to be clean. The well in the corner of the property near the Mobil sign (NW corner) was completed this morning. Again water was around 8' and a clay layer was encountered at 12'-14'. There was an odor to the soil starting at 4'- 6' bgs....mm 8/15/12 The remaining 2 wells and the soil borings were completed. Contamination was found in the boring along the wall of the attorney's office. The wells will be developed today and sampled tomorrow....mm 3/18/2013 -- New owner called with questions on spill closure. He has agreed to excavate all that is needed; will hire either APECC or Conklin. May try to save canopy. ELM 7/3/13 American Petro has removed the three tanks. All were in good condition. There is however significant contamination in the soil. A soil sample has been collected and sent to the lab for disposal purposes. The plan is to live load as much as possible. Once the gas line that runs thru the property is shut off, excavation will continue....mm 2/12/14 TCR received. Spill cannot be closed. There are several area along the perimeter of the property and 2 bottom samples that contain petroleum above the clean up objectives. Report is in edocs..mm 2/20/14 A CAP for a SVE was submitted. Report is acceptable except it needs to include 2 groundwater monitoring points. An email was sent to K Malloy. CAP is in edocs...mm 11/14/2014 -- Met with Jeff and Mark yesterday regarding the 11/5 failure to remedy NOV. May have been simple communication problem, owner being told system was running when the project was actually on hold. ELM 11/19/2014 -- Meeting scheduled for 2:00 today to execute Stip, but the CAP is not available. Draft submitted late yesterday needed addition explanation of start up procedures to be approved. Revised not yet submitted and contractor did not arrive for meeting. As a result, the Stip cannot be executed. Owner brought in the deed transfer: shows Rahhal Holdlings LLC sold the property to Chestnut Main Mobil Corp on 2/9/2012. Partners for both corporations were/are Amna and Al Rahhal. Deed papers were signed by Amna. Stipulation agreement executed at 4:00. MT to be project contact in the short term. Start up hoped for tomorrow or the next few days. ELM 3/18/15 A copy of the executed STIP was sent to American Petro and prior owner...mm "

GULF GAS; SEE : 110-9960 (Continued) **S107657278**

Remarks: "Tank test failure"

Material:
Site ID: 457751
Operable Unit ID: 1207873
Operable Unit: 01
Material ID: 2205187
Material Code: 0009
Material Name: gasoline
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Not reported
Recovered: Not reported
Resource Affected: Not reported
Oxygenate: Not reported

Tank Test:

SPILLS:
Facility ID: 1110134
Facility Type: ER
DER Facility ID: 310468
Site ID: 457934
DEC Region: 3
Spill Date: 2011-11-14
Spill Number/Closed Date: 1110134 / 2012-03-06
Spill Cause: Unknown
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS: 1402
Investigator: MBMASTRO
Referred To: Not reported
Reported to Dept: 2011-11-14
CID: Not reported
Water Affected: Not reported
Spill Source: Gasoline Station or other PBS Facility
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 2011-11-14
Spill Record Last Update: 2013-05-14
Spiller Name: Not reported
Spiller Company: GULF GAS
Spiller Address: Not reported
Spiller City,St,Zip: NY
Spiller Company: 999
Contact Name: SHAH AZIZ
Contact Phone: Not reported
DEC Memo: "11-14-11: M.M. is aware of situation and handling. jm 3/2/12: A soil investigation report was submitted on 2/27/12 by PVE Sheffler - see

GULF GAS; SEE : 110-9960 (Continued) **S107657278**

edocs. The data indicates heavily contaminated soils are present adjacent to the attorney's office. An onsite meeting is schedule to discuss remedial actions on Monday 3/5/12....mm 3/6/12: Met with C Brown/Conrad GeoScience. The contaminated soils will be removed to the extent possible. A gas and water line run thru the impacted area. Will be done in phases. A workplan will be prepared and email to DEC for review/comment/approval....mm 3/6/12: This spill number is being closed and revered back to spill # 11-09960 which was called in for a tank test failure at this site....mm"

Remarks: "varience"

Material:

Site ID:	457934
Operable Unit ID:	1208055
Operable Unit:	01
Material ID:	2205366
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Gallons
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Facility ID:	1109775
Facility Type:	ER
DER Facility ID:	412036
Site ID:	457557
DEC Region:	3
Spill Date:	2011-11-03
Spill Number/Closed Date:	1109775 / 2011-11-08
Spill Cause:	Unknown
Spill Class:	Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2011-11-03
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Other
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2011-11-03
Spill Record Last Update:	2013-06-14
Spiller Name:	AL RAHHAL
Spiller Company:	GULF STATION

GULF GAS; SEE : 110-9960 (Continued) **S107657278**

Spiller Address:	357 MAIN STREET
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	999
Contact Name:	AL RAHHAL
Contact Phone:	845 255 2824
DEC Memo:	"SEE : 110-9960 11/4/11: The remote fill and the vapor recovery line were tested and passed. Could not do the tanks or associated piping due to time constraints. Both passed. A soil sample was collected using a 1 probe adjacent to the tank field. There was obvious contamination - color and odor. 11-4-11: Went to site and met with owner, Al Rahhal. He is having the tanks pumped out and will be hiring a contractor to investigate. At this point in time, this station is being considered the most viable source of the gas fumes in the bldg adjacent to station....mm 11-14-11: V.Mc.: See 1 page update, inc. site inspection of 11-7-11, with M.M.: *) Meet with Tech/CCMI(tank tester), Shah/Gulf S/S. *) Line testing on going: Reg. Passed, Prim. on going/passing, Reg.+ to be retested, not passing at this time. Tank tested noted new spill buckets sometime between Oct. 2010 and now. *) 11-10-11: V.Mc. & M.M.: This file to be closed and refured to 110-9960."
Remarks:	"soil affected - clean -up pending"

Material:

Site ID:	457557
Operable Unit ID:	1207685
Operable Unit:	01
Material ID:	2204979
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Facility ID:	0513783
Facility Type:	ER
DER Facility ID:	310468
Site ID:	360330
DEC Region:	3
Spill Date:	2006-03-01
Spill Number/Closed Date:	0513783 / 2006-03-01
Spill Cause:	Housekeeping
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2006-03-01
CID:	409
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility

GULF GAS; SEE : 110-9960 (Continued) **S107657278**

Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2006-03-01
Spill Record Last Update:	2007-03-21
Spiller Name:	SHAH AZIZ
Spiller Company:	CHESTNUT MOBILE
Spiller Address:	357 MAIN ST
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	001
Contact Name:	SHAH AZIZ
Contact Phone:	(845) 831-7400
DEC Memo:	"In the spill bucket. Conklin will conduct the clean up."
Remarks:	"THERE WAS RESIDUE ON THE FILL PORT. CLEAN UP WILL BE DONE TOMORROW."

Material:

Site ID:	360330
Operable Unit ID:	1117501
Operable Unit:	01
Material ID:	2108014
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

F37 **SUNOCO SERVICE STATION** **RCRA NonGen / NLR** **1000329112**
West **357-363 MAIN ST** **FINDS** **NYD000699348**
1/8-1/4 **BEACON, NY 12508** **ECHO**
0.125 mi.
662 ft. **Site 4 of 5 in cluster F**

Relative:
Lower

Actual:
137 ft.

RCRA NonGen / NLR:

Date form received by agency:	01/01/2007
Facility name:	SUNOCO SERVICE STATION
Facility address:	357-363 MAIN ST BEACON, NY 125083020
EPA ID:	NYD000699348
Mailing address:	MAIN ST BEACON, NY 12508
Contact:	Not reported
Contact address:	MAIN ST BEACON, NY 12508
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	02

SUNOCO SERVICE STATION (Continued) **1000329112**

Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: SUN OIL COMPANY OF PENNSYLVANIA
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: SUN OIL COMPANY OF PENNSYLVANIA
Owner/operator address: NOT REQUIRED
NOT REQUIRED, WY 99999
Owner/operator country: US
Owner/operator telephone: (212) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Site name: SUNOCO SERVICE STATION
Classification: Not a generator, verified

Date form received by agency: 07/08/1999
Site name: SUNOCO SERVICE STATION
Classification: Not a generator, verified

Date form received by agency: 08/18/1980
Site name: SUNOCO SERVICE STATION
Classification: Large Quantity Generator

. Waste code: D000
. Waste name: Not Defined

SUNOCO SERVICE STATION (Continued) **1000329112**

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110004328497

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000329112
Registry ID: 110004328497
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110004328497

F38 **MAIN CLEAN** **US AIRS** **1009447684**
West **347 MAIN ST** **NY DRYCLEANERS** **N/A**
1/8-1/4 **BEACON, NY 12508**
0.135 mi.
714 ft. **Site 5 of 5 in cluster F**

Relative:
Lower

Actual:
137 ft.

US AIRS MINOR:
Envid: 1009447684
Region Code: 02
Programmatic ID: AIR NY0000003130200060
Facility Registry ID: 110024776964
D and B Number: Not reported
Primary SIC Code: 7216
NAICS Code: 812320
Default Air Classification Code: MIN
Facility Type of Ownership Code: POF
Air CMS Category Code: Not reported
HPV Status: Not reported

US AIRS MINOR:
Region Code: 02
Programmatic ID: AIR NY0000003130200060
Facility Registry ID: 110024776964
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2007-08-22 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

MAIN CLEAN (Continued) **1009447684**

Region Code:	02
Programmatic ID:	AIR NY0000003130200060
Facility Registry ID:	110024776964
Air Operating Status Code:	OPR
Default Air Classification Code:	MIN
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	2008-06-09 00:00:00
Activity Status Date:	Not reported
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Activity Status:	Not reported

DRYCLEANERS:

Facility ID:	3-1302-00060
Phone Number:	845-831-2606
Region:	Not reported
Registration Effective Date:	4/21/2006
Inspection Date:	06MAY26
Install Date:	06
Drop Shop:	Not reported
Shutdown:	Not reported
Alternate Solvent:	Not reported
Current Business:	Not reported

39
WSW
1/8-1/4
0.155 mi.
818 ft.

CENTRAL CONSTRUCTION COMPANY **NY UST** **U000381063**
105 CATHERINE ST. **N/A**
BEACON, NY 12508

Relative:
Lower

Actual:
135 ft.

UST:

Id/Status:	3-449334 / Unregulated/Closed
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	N/A
UTM X:	585965.24933
UTM Y:	4595124.45506
Site Type:	Trucking/Transportation/Fleet Operation

Affiliation Records:

Site Id:	33393
Affiliation Type:	Facility Owner
Company Name:	ARMAND NINNIE
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	2 CHIAPPARDI PL.
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 831-8289
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

CENTRAL CONSTRUCTION COMPANY (Continued) **U000381063**

Site Id:	33393
Affiliation Type:	Mail Contact
Company Name:	ARMAND NINNIE D/B/A CENTRAL CONST. CO.
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	2 CHIAPPARDI PL.
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 831-8289
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	33393
Affiliation Type:	On-Site Operator
Company Name:	CENTRAL CONSTRUCTION COMPANY
Contact Type:	Not reported
Contact Name:	ARMAND NINNIE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 831-2596
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	33393
Affiliation Type:	Emergency Contact
Company Name:	ARMAND NINNIE
Contact Type:	Not reported
Contact Name:	ARMAND NINNIE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 831-8289
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Tank Info:

Tank Number:	1
Tank ID:	75099
Tank Status:	Closed - Removed
Material Name:	Closed - Removed

CENTRAL CONSTRUCTION COMPANY (Continued) **U000381063**

Capacity Gallons: 1000
Install Date: 03/01/1981
Date Tank Closed: 10/01/1996
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0008
Common Name of Substance: Diesel

Tightness Test Method: 10
Date Test: 04/01/1988
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:
C00 - Pipe Location - No Piping
I00 - Overfill - None
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
J02 - Dispenser - Suction Dispenser
B07 - Tank External Protection - Retrofitted Sacrificial Anode
D02 - Pipe Type - Galvanized Steel
H04 - Tank Leak Detection - Groundwater Well
F00 - Pipe External Protection - None

Tank Number: 2
Tank ID: 75100
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 1000
Install Date: 03/01/1981
Date Tank Closed: 10/01/1996
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 10
Date Test: 04/01/1988
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
B07 - Tank External Protection - Retrofitted Sacrificial Anode
J02 - Dispenser - Suction Dispenser
D02 - Pipe Type - Galvanized Steel
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
H04 - Tank Leak Detection - Groundwater Well

G40 **RITE AID # 1868** **PA MANIFEST** **S118070296**
WNW **320 MAIN ST** **N/A**
1/8-1/4 **BEACON, NY 12508**
0.156 mi.
824 ft. **Site 1 of 3 in cluster G**

Relative:
Lower

Actual:
137 ft.

Manifest Details:

Year:	2015
Manifest Number:	007289559FLE
Manifest Type:	TSD Copy
Generator EPA Id:	NYR000184309
Generator Date:	03/24/2015
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Contact Name:	Not reported
Contact Phone:	Not reported
TSD EPA Id:	Not reported
TSD Date:	Not reported
TSD Facility Name:	Republic Environmental Systems (Pennsylvania) LLC
TSD Facility Address:	2869 Sandstone Dr
TSD Facility City:	Hatfield
TSD Facility State:	PA
Facility Telephone:	Not reported
Page Number:	1
Line Number:	2
Waste Number:	D010
Container Number:	1
Container Type:	Burlap, cloth, paper or plastic bags
Waste Quantity:	1
Unit:	Pounds
Handling Code:	Not reported
TSP EPA Id:	PAD085690592
Date TSP Sig:	Not reported

Year:	2015
Manifest Number:	007289559FLE
Manifest Type:	TSD Copy
Generator EPA Id:	NYR000184309
Generator Date:	03/24/2015
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Contact Name:	Not reported
Contact Phone:	Not reported
TSD EPA Id:	Not reported
TSD Date:	Not reported
TSD Facility Name:	Republic Environmental Systems (Pennsylvania) LLC
TSD Facility Address:	2869 Sandstone Dr
TSD Facility City:	Hatfield
TSD Facility State:	PA
Facility Telephone:	Not reported
Page Number:	1
Line Number:	3
Waste Number:	P001
Container Number:	1
Container Type:	Burlap, cloth, paper or plastic bags
Waste Quantity:	1
Unit:	Pounds
Handling Code:	Not reported
TSP EPA Id:	PAD085690592

RITE AID # 1868 (Continued) **S118070296**

Date TSP Sig:	Not reported
Year:	2015
Manifest Number:	007289559FLE
Manifest Type:	TSD Copy
Generator EPA Id:	NYR000184309
Generator Date:	03/24/2015
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Contact Name:	Not reported
Contact Phone:	Not reported
TSD EPA Id:	Not reported
TSD Date:	Not reported
TSD Facility Name:	Republic Environmental Systems (Pennsylvania) LLC
TSD Facility Address:	2869 Sandstone Dr
TSD Facility City:	Hatfield
TSD Facility State:	PA
Facility Telephone:	Not reported
Page Number:	1
Line Number:	1
Waste Number:	D001
Container Number:	1
Container Type:	Burlap, cloth, paper or plastic bags
Waste Quantity:	2
Unit:	Pounds
Handling Code:	Not reported
TSP EPA Id:	PAD085690592
Date TSP Sig:	Not reported
Year:	2015
Manifest Number:	007289559FLE
Manifest Type:	TSD Copy
Generator EPA Id:	NYR000184309
Generator Date:	03/24/2015
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Contact Name:	Not reported
Contact Phone:	Not reported
TSD EPA Id:	Not reported
TSD Date:	Not reported
TSD Facility Name:	Republic Environmental Systems (Pennsylvania) LLC
TSD Facility Address:	2869 Sandstone Dr
TSD Facility City:	Hatfield
TSD Facility State:	PA
Facility Telephone:	Not reported
Page Number:	1
Line Number:	2
Waste Number:	D007
Container Number:	1
Container Type:	Burlap, cloth, paper or plastic bags
Waste Quantity:	1
Unit:	Pounds
Handling Code:	Not reported
TSP EPA Id:	PAD085690592
Date TSP Sig:	Not reported
Year:	2014

RITE AID # 1868 (Continued) **S118070296**

Manifest Number:	007273831FLE
Manifest Type:	TSD Copy
Generator EPA Id:	NYR000184309
Generator Date:	12/31/2014
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Contact Name:	Not reported
Contact Phone:	Not reported
TSD EPA Id:	Not reported
TSD Date:	Not reported
TSD Facility Name:	Republic Environmental Systems (Pennsylvania) LLC
TSD Facility Address:	2869 Sandstone Dr
TSD Facility City:	Hatfield
TSD Facility State:	PA
Facility Telephone:	Not reported
Page Number:	1
Line Number:	1
Waste Number:	P075
Container Number:	1
Container Type:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	2
Unit:	Pounds
Handling Code:	Not reported
TSP EPA Id:	PAD085690592
Date TSP Sig:	Not reported

Year:	2014
Manifest Number:	007273831FLE
Manifest Type:	TSD Copy
Generator EPA Id:	NYR000184309
Generator Date:	12/31/2014
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Contact Name:	Not reported
Contact Phone:	Not reported
TSD EPA Id:	Not reported
TSD Date:	Not reported
TSD Facility Name:	Republic Environmental Systems (Pennsylvania) LLC
TSD Facility Address:	2869 Sandstone Dr
TSD Facility City:	Hatfield
TSD Facility State:	PA
Facility Telephone:	Not reported
Page Number:	1
Line Number:	2
Waste Number:	P001
Container Number:	1
Container Type:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	1
Unit:	Pounds
Handling Code:	Not reported
TSP EPA Id:	PAD085690592
Date TSP Sig:	Not reported

Year:	2014
Manifest Number:	007273831FLE
Manifest Type:	TSD Copy
Generator EPA Id:	NYR000184309

RITE AID # 1868 (Continued) **S118070296**

Generator Date:	12/31/2014
Mailing Address:	Not reported
Mailing City,St,Zip:	Not reported
Contact Name:	Not reported
Contact Phone:	Not reported
TSD EPA Id:	Not reported
TSD Date:	Not reported
TSD Facility Name:	Republic Environmental Systems (Pennsylvania) LLC
TSD Facility Address:	2869 Sandstone Dr
TSD Facility City:	Hatfield
TSD Facility State:	PA
Facility Telephone:	Not reported
Page Number:	1
Line Number:	3
Waste Number:	D002
Container Number:	1
Container Type:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	9
Unit:	Pounds
Handling Code:	Not reported
TSP EPA Id:	PAD085690592
Date TSP Sig:	Not reported

G41 **RITE AID # 1868** **RCRA-CESQG** **1014919642**
WNW **320 MAIN STREET** **NY MANIFEST** **NYR000184309**
1/8-1/4 **BEACON, NY 12508**
0.159 mi.
840 ft. **Site 2 of 3 in cluster G**

Relative:
Lower

Actual:
137 ft.

RCRA-CESQG:

Date form received by agency:	02/16/2016
Facility name:	RITE AID # 1868
Facility address:	320 MAIN STREET BEACON, NY 12508
EPA ID:	NYR000184309
Mailing address:	HUNTER LANE CAMP HILL, PA 17011
Contact:	DAVID W CROZIER
Contact address:	HUNTER LANE CAMP HILL, PA 17011
Contact country:	US
Contact telephone:	(717) 975-8643
Contact email:	EHS@RITEAID.COM
EPA Region:	02
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely

RITE AID # 1868 (Continued) **1014919642**

hazardous waste

Owner/Operator Summary:

Owner/operator name:	JADA BEACON, LLC
Owner/operator address:	EAST 42ND ST STE 1651
	NEW YORK, NY 10165
Owner/operator country:	US
Owner/operator telephone:	(212) 986-1175
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	02/02/1987
Owner/Op end date:	Not reported

Owner/operator name:	RITE AID OF NEW YORK, INC.
Owner/operator address:	HUNTER LANE
	CAMP HILL, PA 13901
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	06/08/1987
Owner/Op end date:	Not reported

Owner/operator name:	RITE AID CORP
Owner/operator address:	HUNTER LANE
	CAMP HILL, PA 17011
Owner/operator country:	US
Owner/operator telephone:	(717) 761-2633
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	06/06/1987
Owner/Op end date:	Not reported

Owner/operator name:	RITE AID CORP
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	06/06/1987
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No

RITE AID # 1868 (Continued) **1014919642**

Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D011
. Waste name: SILVER

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Historical Generators:
Date form received by agency: 11/20/2015
Site name: RITE AID #1868
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D011
. Waste name: SILVER

. Waste code: D022
. Waste name: CHLOROFORM

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: D026
. Waste name: CRESOL

RITE AID # 1868 (Continued) **1014919642**

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: U044
. Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U188
. Waste name: PHENOL

. Waste code: U201
. Waste name: 1,3-BENZENEDIOL (OR) RESORCINOL

. Waste code: U279
. Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

Date form received by agency: 10/22/2014
Site name: RITE AID #1868
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D011
. Waste name: SILVER

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: D026
. Waste name: CRESOL

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

RITE AID # 1868 (Continued) **1014919642**

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Date form received by agency: 09/16/2011
Site name: RITE AID #1868
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Violation Status: No violations found

NY MANIFEST:
Country: USA
EPA ID: NYR000184309
Facility Status: Not reported
Location Address 1: 320 MAIN STREET
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: BEACON
Location State: NY
Location Zip: 12508
Location Zip 4: Not reported

NY MANIFEST:
EPAID: NYR000184309
Mailing Name: RITE AID #1868
Mailing Contact: NANCY SALAMONE
Mailing Address 1: 320 MAIN ST
Mailing Address 2: Not reported
Mailing City: BEACON
Mailing State: NY

RITE AID # 1868 (Continued) **1014919642**

Mailing Zip:	12508
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	8458315699

NY MANIFEST:

Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2015
Trans1 State ID:	PAD982661381
Trans2 State ID:	NJR000063677
Generator Ship Date:	06/11/2015
Trans1 Recv Date:	06/11/2015
Trans2 Recv Date:	06/18/2015
TSD Site Recv Date:	06/27/2015
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	PAD085690592
TSDF ID 2:	Not reported
Manifest Tracking Number:	006247457FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	0.01
Units:	P - Pounds
Number of Containers:	1
Container Type:	CF - Fiber or plastic boxes, cartons
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	1
Waste Code:	Not reported
Waste Code 1_2:	P001
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported

Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported

RITE AID # 1868 (Continued) **1014919642**

Year:	2015
Trans1 State ID:	PAD982661381
Trans2 State ID:	NJR000063677
Generator Ship Date:	06/11/2015
Trans1 Recv Date:	06/11/2015
Trans2 Recv Date:	06/18/2015
TSD Site Recv Date:	06/27/2015
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	PAD085690592
TSDF ID 2:	Not reported
Manifest Tracking Number:	006247457FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	5
Units:	P - Pounds
Number of Containers:	1
Container Type:	CF - Fiber or plastic boxes, cartons
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	1
Waste Code:	Not reported
Waste Code 1_2:	P075
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported
Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2015
Trans1 State ID:	MNS000110924
Trans2 State ID:	PAD982661381
Generator Ship Date:	03/24/2015
Trans1 Recv Date:	03/24/2015
Trans2 Recv Date:	04/02/2015
TSD Site Recv Date:	04/09/2015
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported

RITE AID # 1868 (Continued) **1014919642**

Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	PAD085690592
TSDF ID 2:	Not reported
Manifest Tracking Number:	007289559FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	1
Units:	P - Pounds
Number of Containers:	1
Container Type:	BA - Burlap, plastic, paper bags
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	1
Waste Code:	Not reported
Waste Code 1_2:	D007
Waste Code 1_3:	D010
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported
Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2015
Trans1 State ID:	MNS000110924
Trans2 State ID:	PAD982661381
Generator Ship Date:	03/24/2015
Trans1 Recv Date:	03/24/2015
Trans2 Recv Date:	04/02/2015
TSD Site Recv Date:	04/09/2015
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	PAD085690592
TSDF ID 2:	Not reported
Manifest Tracking Number:	007289559FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N

RITE AID # 1868 (Continued) **1014919642**

Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	0.01
Units:	P - Pounds
Number of Containers:	1
Container Type:	BA - Burlap, plastic, paper bags
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	1
Waste Code:	Not reported
Waste Code 1_2:	P001
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported
Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2015
Trans1 State ID:	MNS000110924
Trans2 State ID:	PAD982661381
Generator Ship Date:	03/24/2015
Trans1 Recv Date:	03/24/2015
Trans2 Recv Date:	04/02/2015
TSD Site Recv Date:	04/09/2015
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	PAD085690592
TSDF ID 2:	Not reported
Manifest Tracking Number:	007289559FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported

RITE AID # 1868 (Continued) **1014919642**

Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	2
Units:	P - Pounds
Number of Containers:	1
Container Type:	BA - Burlap, plastic, paper bags
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	1
Waste Code:	Not reported
Waste Code 1_2:	D001
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported
Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2015
Trans1 State ID:	CTD983872698
Trans2 State ID:	NJR000063677
Generator Ship Date:	08/31/2015
Trans1 Recv Date:	08/31/2015
Trans2 Recv Date:	09/04/2015
TSD Site Recv Date:	09/10/2015
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	RID040098352
TSDF ID 2:	Not reported
Manifest Tracking Number:	007306069FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	0.01
Units:	P - Pounds
Number of Containers:	1
Container Type:	CF - Fiber or plastic boxes, cartons

RITE AID # 1868 (Continued) **1014919642**

Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	1
Waste Code:	Not reported
Waste Code 1_2:	P001
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported
Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2015
Trans1 State ID:	CTD983872698
Trans2 State ID:	NJR000063677
Generator Ship Date:	08/31/2015
Trans1 Recv Date:	08/31/2015
Trans2 Recv Date:	09/04/2015
TSD Site Recv Date:	09/10/2015
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	RID040098352
TSDF ID 2:	Not reported
Manifest Tracking Number:	007306069FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	2
Units:	P - Pounds
Number of Containers:	1
Container Type:	BA - Burlap, plastic, paper bags
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	1
Waste Code:	Not reported
Waste Code 1_2:	D001
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported

RITE AID # 1868 (Continued) **1014919642**

Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2015
Trans1 State ID:	CTD983872698
Trans2 State ID:	NJR000063677
Generator Ship Date:	08/31/2015
Trans1 Recv Date:	08/31/2015
Trans2 Recv Date:	09/04/2015
TSD Site Recv Date:	09/10/2015
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	RID040098352
TSDF ID 2:	Not reported
Manifest Tracking Number:	007306069FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	1
Units:	P - Pounds
Number of Containers:	1
Container Type:	CF - Fiber or plastic boxes, cartons
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	1
Waste Code:	Not reported
Waste Code 1_2:	D007
Waste Code 1_3:	D010
Waste Code 1_4:	D011
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported

Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2012
Trans1 State ID:	CTD983872698
Trans2 State ID:	NJD054126164
Generator Ship Date:	03/27/2012
Trans1 Recv Date:	03/27/2012
Trans2 Recv Date:	04/09/2012

RITE AID # 1868 (Continued) **1014919642**

TSD Site Recv Date:	04/18/2012
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	INR000110197
TSDF ID 2:	Not reported
Manifest Tracking Number:	005190020FLE
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	4.0
Units:	P - Pounds
Number of Containers:	1.0
Container Type:	CF - Fiber or plastic boxes, cartons
Handling Method:	L Landfill.
Specific Gravity:	1.0
Waste Code:	D007
Waste Code 1_2:	D010
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported
Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2012
Trans1 State ID:	CTD983872698
Trans2 State ID:	NJD054126164
Generator Ship Date:	11/26/2012
Trans1 Recv Date:	11/26/2012
Trans2 Recv Date:	11/30/2012
TSD Site Recv Date:	12/05/2012
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000184309
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	INR000110197
TSDF ID 2:	Not reported
Manifest Tracking Number:	005494467FLE

RITE AID # 1868 (Continued) **1014919642**

Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	10.0
Units:	P - Pounds
Number of Containers:	1.0
Container Type:	CF - Fiber or plastic boxes, cartons
Handling Method:	L Landfill.
Specific Gravity:	1.0
Waste Code:	D007
Waste Code 1_2:	D010
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported

Click this hyperlink while viewing on your computer to access
37 additional NY_MANIFEST: record(s) in the EDR Site Report.

G42 **BETTY P. KALIK & BARBARA LEVY** **NY UST** **U004177725**
WNW **320-322 MAIN STREET** **N/A**
1/8-1/4 **BEACON, NY 12508**
0.159 mi.
840 ft. **Site 3 of 3 in cluster G**

Relative:
Lower

Actual:
137 ft.

UST:

Id/Status:	3-602178 / Unregulated/Closed
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	N/A
UTM X:	585995.40338
UTM Y:	4595322.01565
Site Type:	Other Wholesale/Retail Sales

Affiliation Records:

Site Id:	447089
Affiliation Type:	Facility Owner
Company Name:	BETTY P. KALIK & BARBARA LEVY
Contact Type:	PRESIDENT
Contact Name:	MICHAEL HOENCH
Address1:	1036 PARK AVENUE
Address2:	Not reported

BETTY P. KALIK & BARBARA LEVY (Continued) **U004177725**

City:	NEW YORK
State:	NY
Zip Code:	10028
Country Code:	001
Phone:	(212) 471-8545
EMail:	Not reported
Fax Number:	Not reported
Modified By:	JPCUMMIN
Date Last Modified:	2013-01-23

Site Id:	447089
Affiliation Type:	Mail Contact
Company Name:	MH TANK CO.
Contact Type:	Not reported
Contact Name:	MIKE HOENSCH
Address1:	PO BOX 428
Address2:	Not reported
City:	WARWICK
State:	NY
Zip Code:	10990
Country Code:	001
Phone:	(845) 544-2330
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2011-06-16

Site Id:	447089
Affiliation Type:	On-Site Operator
Company Name:	BETTY P. KALIK & BARBARA LEVY
Contact Type:	Not reported
Contact Name:	NONE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NY
Zip Code:	Not reported
Country Code:	001
Phone:	0000000000000
EMail:	Not reported
Fax Number:	Not reported
Modified By:	JPCUMMIN
Date Last Modified:	2013-01-23

Site Id:	447089
Affiliation Type:	Emergency Contact
Company Name:	BETTY P. KALIK & BARBARA LEVY
Contact Type:	Not reported
Contact Name:	BETTY KALIK
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(212) 471-8545
EMail:	Not reported

BETTY P. KALIK & BARBARA LEVY (Continued) **U004177725**

Fax Number:	Not reported
Modified By:	JPCUMMIN
Date Last Modified:	2013-01-23

Tank Info:

Tank Number:	1
Tank ID:	238516
Tank Status:	Closed - In Place
Material Name:	Closed - In Place
Capacity Gallons:	4000
Install Date:	03/03/1935
Date Tank Closed:	03/30/2012
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	00
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	04/30/2012

Equipment Records:

L00 - Piping Leak Detection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
A00 - Tank Internal Protection - None
K00 - Spill Prevention - None
E00 - Piping Secondary Containment - None
D00 - Pipe Type - No Piping
H00 - Tank Leak Detection - None
B01 - Tank External Protection - Painted/Asphalt Coating
J00 - Dispenser - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None

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43 **MINUTE MAN CONSTRUCTION** **NY LTANKS** **S102674217**
SSE **15 TIORNDA AVE** **N/A**
1/8-1/4 **BEEKMAN, NY**
0.170 mi.
895 ft.

Relative:
Lower

Actual:
116 ft.

LTANKS:

Site ID:	329983
Spill Number/Closed Date:	9401273 / 1994-05-05
Spill Date:	1991-08-26
Spill Cause:	Tank Overfill
Spill Source:	Commercial/Industrial
Spill Class:	Possible release with minimal potential for fire or hazard or Known release with no damage. No DEC Response. No corrective action required.
Cleanup Ceased:	1994-05-05
Cleanup Meets Standard:	False
SWIS:	1422

MINUTE MAN CONSTRUCTION (Continued) **S102674217**

Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1994-04-26
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Federal Government
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	Not reported
Spill Record Last Update:	2003-12-02
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller County:	999
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	265486
DEC Memo:	""
Remarks:	"FUEL TANK WERE OVERFILLED REPORTED BY ANON. PERSON (POSS.UNHAPPY EMPLOYEE) NO INDICATION OF REPORT BEING ONGOING NO INDICATION OF IMPACT TO ENVIRONMENT"

Material:

Site ID:	329983
Operable Unit ID:	995119
Operable Unit:	01
Material ID:	385035
Material Code:	0066A
Material Name:	unknown petroleum
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

H44 **MENSCH RES. TTF** **NY LTANKS** **S118263473**
NNW **75 NORTH CHESTNUT ST** **N/A**
1/8-1/4 **BEACON, NY**
0.189 mi.
997 ft. **Site 1 of 3 in cluster H**

Relative:
Lower

Actual:
139 ft.

LTANKS:

Site ID:	513286
Spill Number/Closed Date:	1505892 / 2015-09-15
Spill Date:	2015-09-02
Spill Cause:	Tank Test Failure
Spill Source:	Private Dwelling

MENSCH RES. TTF (Continued) **S118263473**

Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	DXTRAVER
Referred To:	Not reported
Reported to Dept:	2015-09-02
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2015-09-02
Spill Record Last Update:	2016-12-14
Spiller Name:	REBECCA MENSCH
Spiller Company:	REBECCA MENSCH
Spiller Address:	75 NORTH CHESTNUT ST
Spiller City,St,Zip:	BEACON, NY
Spiller County:	999
Spiller Contact:	REBECCA MENSCH
Spiller Phone:	(845) 546-0314
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	467814
DEC Memo:	"9/2/15 Spoke to Ms. Mensch, who is acting as an attorney for her and her husband, who live at the house, and are in the process of selling it. They have met with Shelly from Optima(Conklin) and will be having the tank pulled. McCarthy to get report if it is needed to close spill. dw Tank removed by Optima. Spill No. 1506322. NFA this #. DT"
Remarks:	"550 gal tank"

Material:

Site ID:	513286
Operable Unit ID:	1262512
Operable Unit:	01
Material ID:	2266044
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

I45 **CHURCHILL MILLS** **NY BROWNFIELDS S102447073**
ESE **1 EAST MAIN STREET** **NY Spills N/A**
1/8-1/4 **BEACON, NY 12508**
0.196 mi.
1036 ft. **Site 1 of 3 in cluster I**

Relative:
Lower

Actual:
113 ft.

BROWNFIELDS:

Program:	BCP
Site Code:	375473
Acres:	3.36
HW Code:	C314118
SWIS:	1402
Town:	Beacon (c)
Record Added Date:	12/29/2006
Record Updated Date:	10/15/2010
Update By:	DACROSBY
Site Description:	The Church Hill Mills Site is +/- 3.36 acres, made up of 4 parcels and is located in the City of Beacon, Dutchess County. The site is bounded by Tioranda Avenue to the northeast, East Main Street to the north, the Fishkill Creek to the east and south, and Churchill Street to the southwest. The site is currently vacant and has previously been utilized in part for various industrial uses including hat manufacturing, aluminum anodizing, woodworking and auto parts salvaging.Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases include petroleum, SVOCs, metals and PCBs.The BCP application was approved in 2007. The remedial investigation work plan was approved in December 2007. After two schedule extensions, the Volunteer has terminated the BCA without implementing the investigation work plan.
Env Problem:	Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases are petroleum, SVOCs, metals and PCBs.
Health Problem:	Not reported
Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	Owner
Sub Type:	NNN
Owner Name:	DAVID LLOYDS
Owner Company:	EAST MAIN MILLS, LLC
Owner Address:	18 EAST 22ND STREET
Owner Addr2:	Not reported
Owner City,St,Zip:	NEW YORK, NY 10010
Owner Country:	United States of America
Own Op:	Applicant/Requestor
Sub Type:	06
Owner Name:	DAVID LLOYDS
Owner Company:	EAST MAIN MILLS, LLC
Owner Address:	18 EAST 22ND STREET
Owner Addr2:	Not reported

CHURCHILL MILLS (Continued) **S102447073**

Owner City,St,Zip:	NEW YOR, NY 10010
Owner Country:	United States of America
Own Op:	Document Repository
Sub Type:	NNN
Owner Name:	PETER WESSLEY
Owner Company:	HOWLAND PUBLIC LIBRARY
Owner Address:	313 MAIN STREET
Owner Addr2:	Not reported
Owner City,St,Zip:	BEACON, NY 12508
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

SPILLS:

Facility ID:	9613333
Facility Type:	ER
DER Facility ID:	128574
Site ID:	151295
DEC Region:	3
Spill Date:	1997-02-11
Spill Number/Closed Date:	9613333 / 1997-02-12
Spill Cause:	Equipment Failure
Spill Class:	Known release that creates potential for fire or hazard. DEC Response. Unknown Responsible Party. Corrective action taken. (ISR)
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1997-02-11
CID:	205
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Citizen
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	1997-02-12
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1997-02-11
Spill Record Last Update:	1997-03-04
Spiller Name:	Not reported
Spiller Company:	UNICO
Spiller Address:	1 EAST MAIN STREET
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	001
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 02/12/97 J. O'MARA INSPECTED SITE, NO PROBLEMS NOTED. "

CHURCHILL MILLS (Continued) **S102447073**

Remarks: "CITIZEN STATED THAT THIS IS THE THIRD CALL TO DEC. OLD PLANT SITE HAS HAD CHEMICAL LEAKING SINCE LATE 80'S."

Material:

Site ID:	151295
Operable Unit ID:	1040912
Operable Unit:	01
Material ID:	338441
Material Code:	0039A
Material Name:	sulfuric acid
Case No.:	07664939
Material FA:	Hazardous Material
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Facility ID:	9611278
Facility Type:	ER
DER Facility ID:	128574
Site ID:	151294
DEC Region:	3
Spill Date:	1990-01-01
Spill Number/Closed Date:	9611278 / 1996-12-17
Spill Cause:	Unknown
Spill Class:	No spill occured. No DEC Response. No corrective action required.
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1996-12-12
CID:	266
Water Affected:	Not reported
Spill Source:	Commercial/Industrial
Spill Notifier:	Citizen
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1996-12-12
Spill Record Last Update:	2004-02-20
Spiller Name:	Not reported
Spiller Company:	UNICO INC
Spiller Address:	1 EAST MAIN STREET
Spiller City,St,Zip:	BEACON, NY 12508-
Spiller Company:	001
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 12/17/96 REFFER TO DSHW. "
Remarks:	"COMPANY WAS CLOSED IN THE 80'S AND FINED BY DEC FOR DOING ANODIZING WORK. CALLER STATES THAT THERE IS STILL AN ACID TANK ON SITE AND

CHURCHILL MILLS (Continued) **S102447073**

CONTAMINATION IN THE SOIL."

Material:

Site ID:	151294
Operable Unit ID:	1039305
Operable Unit:	01
Material ID:	343473
Material Code:	0039A
Material Name:	sulfuric acid
Case No.:	07664939
Material FA:	Hazardous Material
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

I46 **THREE STAR ANODIZING CORP** **NY AST** **1000202019**
ESE **1 E MAIN ST** **RCRA NonGen / NLR** **NYD001521822**
1/8-1/4 **BEACON, NY 12508**
0.196 mi.
1036 ft. **Site 2 of 3 in cluster I**

Relative:
Lower

Actual:
113 ft.

AST:

Region:	STATE
DEC Region:	3
Site Status:	Inactive
Facility Id:	3-104701
Program Type:	PBS
UTM X:	586566.56091
UTM Y:	4595036.40064
Expiration Date:	N/A
Site Type:	Unknown

Affiliation Records:

Site Id:	31998
Affiliation Type:	Facility Owner
Company Name:	THREE STAR ANODIZING CORP/BEAC
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	ONE EAST MAIN STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 831-5181
EMail:	Not reported
Fax Number:	Not reported
Modified By:	JPCUMMIN
Date Last Modified:	2010-12-13

Site Id:	31998
Affiliation Type:	Mail Contact
Company Name:	THREE STAR ANODIZING CORP/BEAC

THREE STAR ANODIZING CORP (Continued) **1000202019**

Contact Type:	Not reported
Contact Name:	Not reported
Address1:	ONE EAST MAIN STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 831-5181
EMail:	Not reported
Fax Number:	Not reported
Modified By:	JPCUMMIN
Date Last Modified:	2010-12-13

Site Id:	31998
Affiliation Type:	On-Site Operator
Company Name:	THREE STAR ANODIZING CORP/BEAC
Contact Type:	Not reported
Contact Name:	THREE STAR ANODIZING CORP/BEAC
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NY
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 831-5181
EMail:	Not reported
Fax Number:	Not reported
Modified By:	JPCUMMIN
Date Last Modified:	2010-12-13

Site Id:	31998
Affiliation Type:	Emergency Contact
Company Name:	THREE STAR ANODIZING CORP/BEAC
Contact Type:	Not reported
Contact Name:	JOSEPH GUARNERI
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(914) 831-5478
EMail:	Not reported
Fax Number:	Not reported
Modified By:	JPCUMMIN
Date Last Modified:	2010-12-13

Tank Info:

Tank Number:	1
Tank Id:	69348
Material Code:	0003
Common Name of Substance:	#6 Fuel Oil (On-Site Consumption)

Equipment Records:

THREE STAR ANODIZING CORP (Continued) **1000202019**

I00 - Overfill - None
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
H00 - Tank Leak Detection - None
C00 - Pipe Location - No Piping
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

Tank Location:	4
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service
Pipe Model:	Not reported
Install Date:	09/01/1971
Capacity Gallons:	7500
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	JPCUMMIN
Last Modified:	12/13/2010
Material Name:	Not reported

RCRA NonGen / NLR:

Date form received by agency:	01/01/2007
Facility name:	THREE STAR ANODIZING CORP
Facility address:	1 E MAIN ST BEACON, NY 125083301
EPA ID:	NYD001521822
Mailing address:	PO BOX 850 BEACON, NY 12508
Contact:	Not reported
Contact address:	PO BOX 850 BEACON, NY 12508
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	02
Land type:	Facility is not located on Indian land. Additional information is not known.
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	THREE STAR ANODIZING CORP OF BEACON
Owner/operator address:	PO BOX 850 OPERCITY, NY 99999
Owner/operator country:	US
Owner/operator telephone:	(914) 831-5181
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported
Owner/operator name:	BEACON ALUMINUM FINISHING CORP
Owner/operator address:	PO BOX 850 BEACON, NY 12508

THREE STAR ANODIZING CORP (Continued) **1000202019**

Owner/operator country: US
Owner/operator telephone: (914) 831-5181
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Site name: THREE STAR ANODIZING CORP
Classification: Not a generator, verified

Date form received by agency: 07/08/1999
Site name: THREE STAR ANODIZING CORP
Classification: Not a generator, verified

Date form received by agency: 03/01/1981
Site name: THREE STAR ANODIZING CORP
Classification: Not a generator, verified

. Waste code: D002
. Waste name: CORROSIVE WASTE

Date form received by agency: 10/27/1980
Site name: THREE STAR ANODIZING CORP
Classification: Large Quantity Generator

. Waste code: D002
. Waste name: CORROSIVE WASTE

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 12/05/1988
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

THREE STAR ANODIZING CORP (Continued) **1000202019**

Evaluation date: 07/06/1984
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

J47 **CRITELLI RESIDENCE** **NY LTANKS** **S109583748**
NW **54 CHURCH STREET** **N/A**
1/8-1/4 **BEACON, NY**
0.202 mi.
1066 ft. **Site 1 of 2 in cluster J**

Relative:
Lower

Actual:
137 ft.

LTANKS:
Site ID: 413166
Spill Number/Closed Date: 0901196 / 2009-07-27
Spill Date: 2009-04-29
Spill Cause: Tank Test Failure
Spill Source: Private Dwelling
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased: Not reported
Cleanup Meets Standard: False
SWIS: 1402
Investigator: VPMCCABE
Referred To: Not reported
Reported to Dept: 2009-04-29
CID: Not reported
Water Affected: Not reported
Spill Notifier: Local Agency
Last Inspection: Not reported
Recommended Penalty: False
UST Involvement: False
Remediation Phase: 0
Date Entered In Computer: 2009-04-29
Spill Record Last Update: 2009-07-27
Spiller Name: Not reported
Spiller Company: FRANCIS CRITELLI
Spiller Address: Not reported
Spiller City,St,Zip: NY
Spiller County: 999
Spiller Contact: FRANCIS CRITELLI
Spiller Phone: (845) 831-7782
Spiller Extention: Not reported
DEC Region: 3
DER Facility ID: 362312
DEC Memo: "4/29/09 - 550 gal tank has been removed. Tank was located betweeen to buildings. Impacted soils are being removed. Soil samples will be collected. KAB 7/27/09 Based on the data contained in the 7/27/09 UST Closure Report prepared by Conklin Services, no further action is required...mm "
Remarks: "Tank Test failure -Clean up in progress."

Material:
Site ID: 413166
Operable Unit ID: 1169613
Operable Unit: 01
Material ID: 2161273
Material Code: 0001A

CRITELLI RESIDENCE (Continued) **S109583748**

Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Gallons
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

K48 **FORMER MATTEAWAN SILK MILL** **NY UST** **U004062754**
East **578 MAIN STREET** **N/A**
1/8-1/4 **BEACON, NY 12508**
0.207 mi.
1094 ft. **Site 1 of 2 in cluster K**

Relative:
Lower

Actual:
125 ft.

UST:

Id/Status:	3-601833 / Unregulated/Closed
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	N/A
UTM X:	586659.06061
UTM Y:	4595292.20447
Site Type:	Manufacturing (Other than Chemical)/Processing

Affiliation Records:

Site Id:	367727
Affiliation Type:	Facility Owner
Company Name:	EPK MANAGEMENT
Contact Type:	PARTNER
Contact Name:	RICHARD CAPOLINO
Address1:	578 MAIN STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508-2838
Country Code:	001
Phone:	(845) 838-0936
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2006-07-26

Site Id:	367727
Affiliation Type:	Mail Contact
Company Name:	EPK MANAGEMENT
Contact Type:	Not reported
Contact Name:	MR. RICHARD CAPOLINO
Address1:	578 MAIN STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 838-0936

FORMER MATTEAWAN SILK MILL (Continued) **U004062754**

EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2006-07-26

Site Id:	367727
Affiliation Type:	On-Site Operator
Company Name:	FORMER MATTEAWAN SILK MILL
Contact Type:	Not reported
Contact Name:	RICHARD CAPOLINO
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 838-0936
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2006-07-26

Site Id:	367727
Affiliation Type:	Emergency Contact
Company Name:	EPK MANAGEMENT
Contact Type:	Not reported
Contact Name:	DAVE PELLETIER
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 882-6074
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2006-07-26

Tank Info:

Tank Number:	001
Tank ID:	212831
Tank Status:	Closed - Removed
Material Name:	Closed - Removed
Capacity Gallons:	4000
Install Date:	Not reported
Date Tank Closed:	06/14/2006
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Tightness Test Method:	00
Date Test:	Not reported
Next Test Date:	Not reported

FORMER MATTEAWAN SILK MILL (Continued) **U004062754**

Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 02/26/2008

Equipment Records:

C00 - Pipe Location - No Piping
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
L00 - Piping Leak Detection - None
B01 - Tank External Protection - Painted/Asphalt Coating
H00 - Tank Leak Detection - None
J00 - Dispenser - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
E00 - Piping Secondary Containment - None
F01 - Pipe External Protection - Painted/Asphalt Coating
K00 - Spill Prevention - None

Tank Number: 002
Tank ID: 213380
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 4000
Install Date: Not reported
Date Tank Closed: 06/14/2006
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 00
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 02/26/2008

Equipment Records:

A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
E00 - Piping Secondary Containment - None
F01 - Pipe External Protection - Painted/Asphalt Coating
K00 - Spill Prevention - None
B01 - Tank External Protection - Painted/Asphalt Coating
H00 - Tank Leak Detection - None
J00 - Dispenser - None
C00 - Pipe Location - No Piping

K49 **FLAG ASSOCIATES** **NY LTANKS** **1004761172**
East **578 MAIN ST** **RCRA NonGen / NLR** **NYR000078410**
1/8-1/4 **BEACON, NY 12508** **FINDS**
0.207 mi. **ECHO**
1094 ft. **Site 2 of 2 in cluster K** **NY MANIFEST**

Relative:
Lower

Actual:
125 ft.

LTANKS:

Site ID:	365451
Spill Number/Closed Date:	0602874 / 2006-07-13
Spill Date:	2006-06-14
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2006-06-14
CID:	409
Water Affected:	Not reported
Spill Notifier:	Local Agency
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2006-06-14
Spill Record Last Update:	2008-02-26
Spiller Name:	DAVID PELLETIER
Spiller Company:	OLD FACTORY
Spiller Address:	578 MAIN ST
Spiller City,St,Zip:	BEACON, NY
Spiller County:	001
Spiller Contact:	DAVID PELLETIER
Spiller Phone:	(914) 882-6074
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	315588
DEC Memo:	"06/15/06: TCR TO MCCABE 6-21-06 2 tanks removed, 1 5k, 1- 4k, they will register the site Based on the 7/13/06 Pahse II and TCR prepared by Jade Environmental, no further action is required. 09/06/2006 PBS #3-601833---BHY"
Remarks:	"THIS IS AN OLD RELEASE THAT THEY FOUND WHEN PULLING AN OLD TANK FROM 1971. CLEAN UP IS IN PROCESS."

Material:

Site ID:	365451
Operable Unit ID:	1123469
Operable Unit:	01
Material ID:	2112926
Material Code:	0003A
Material Name:	#6 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported

FLAG ASSOCIATES (Continued) **1004761172**

Oxygenate: Not reported

Tank Test:

RCRA NonGen / NLR:
Date form received by agency: 01/01/2007
Facility name: FLAG ASSOCIATES
Facility address: 578 MAIN ST
BEACON, NY 12508
EPA ID: NYR000078410
Mailing address: PO BOX 1849
CLIFTON, NY 070151849
Contact: STEVEN BLANKROT
Contact address: PO BOX 1849
CLIFTON, NY 070151849
Contact country: US
Contact telephone: (973) 546-9000
Contact email: Not reported
EPA Region: 02
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: FLAG ASSOCIATES
Owner/operator address: PO BOX 1849
CLIFTON, NJ 07015
Owner/operator country: US
Owner/operator telephone: (973) 546-9000
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: FLAG ASSOCIATES
Owner/operator address: PO BOX 1849
CLIFTON, NJ 07015
Owner/operator country: US
Owner/operator telephone: (973) 546-9000
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No

FLAG ASSOCIATES (Continued) **1004761172**

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/01/2006
Site name: FLAG ASSOCIATES
Classification: Not a generator, verified

Date form received by agency: 01/01/2001
Site name: FLAG ASSOCIATES
Classification: Large Quantity Generator

Date form received by agency: 11/10/1999
Site name: FLAG ASSOCIATES
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: D000
. Waste name: Not Defined

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: B002
. Waste name: B002

Violation Status: No violations found

FINDS:

Registry ID: 110004557505

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1004761172
Registry ID: 110004557505
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110004557505

NY MANIFEST:
Country: USA
EPA ID: NYR000078410
Facility Status: Not reported
Location Address 1: 578 MAIN ST

FLAG ASSOCIATES (Continued) **1004761172**

Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: BEACON
Location State: NY
Location Zip: 12508
Location Zip 4: Not reported

NY MANIFEST:
EPAID: NYR000078410
Mailing Name: FLAG ASSOCIATES
Mailing Contact: MARTIN WATSON
Mailing Address 1: 578 MAIN ST
Mailing Address 2: Not reported
Mailing City: BEACON
Mailing State: NY
Mailing Zip: 12508
Mailing Zip 4: Not reported
Mailing Country: USA
Mailing Phone: 9735469000

NY MANIFEST:
Document ID: NYB1046772
Manifest Status: Not reported
seq: 01
Year: 1999
Trans1 State ID: 47902APNY
Trans2 State ID: Not reported
Generator Ship Date: 11/17/1999
Trans1 Recv Date: 11/17/1999
Trans2 Recv Date: Not reported
TSD Site Recv Date: 11/23/1999
Part A Recv Date: Not reported
Part B Recv Date: Not reported
Generator EPA ID: NYR000078410
Trans1 EPA ID: NYD012928347
Trans2 EPA ID: Not reported
TSDF ID 1: NYD049836679
TSDF ID 2: Not reported
Manifest Tracking Number: Not reported
Import Indicator: Not reported
Export Indicator: Not reported
Discr Quantity Indicator: Not reported
Discr Type Indicator: Not reported
Discr Residue Indicator: Not reported
Discr Partial Reject Indicator: Not reported
Discr Full Reject Indicator: Not reported
Manifest Ref Number: Not reported
Alt Facility RCRA ID: Not reported
Alt Facility Sign Date: Not reported
MGMT Method Type Code: Not reported
Waste Code: B004 - PCB ARTICLES WITH 50 PPM BUT < 500 PPM
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported

FLAG ASSOCIATES (Continued) **1004761172**

Quantity:	01134
Units:	K - Kilograms (2.2 pounds)
Number of Containers:	001
Container Type:	CY - Cylinders
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00
Waste Code:	B002 - PETROLEUM OIL WITH 50 BUT < 500 PPM PCB
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00453
Units:	K - Kilograms (2.2 pounds)
Number of Containers:	002
Container Type:	DM - Metal drums, barrels
Handling Method:	L Landfill.
Specific Gravity:	01.00
Waste Code:	B007 - OTHER MISCELLANEOUS PCB WASTES
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	00227
Units:	K - Kilograms (2.2 pounds)
Number of Containers:	001
Container Type:	DM - Metal drums, barrels
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	01.00

H50 **VERPLANK AUTOMOTIVE** **NY UST U003128360**
NNW **133 VERPLANK AVE** **NY AST N/A**
1/8-1/4 **BEACON, NY 12508**
0.222 mi.
1174 ft. **Site 2 of 3 in cluster H**

Relative:
Lower

Actual:
140 ft.

UST:

Id/Status:	3-170100 / Active
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	04/07/2019
UTM X:	586170.24925
UTM Y:	4595600.36344
Site Type:	Retail Gasoline Sales

Affiliation Records:

Site Id:	32410
Affiliation Type:	Mail Contact
Company Name:	Not reported
Contact Type:	Not reported
Contact Name:	ROBERT PINE
Address1:	76 SOUTH CHESTNUT STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001

VERPLANK AUTOMOTIVE (Continued) **U003128360**

Phone:	(845) 831-6203
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-02-14

Site Id:	32410
Affiliation Type:	On-Site Operator
Company Name:	VERPLANK AUTOMOTIVE
Contact Type:	Not reported
Contact Name:	EMANUAL KOTZIAS
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 831-9225
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-04-14

Site Id:	32410
Affiliation Type:	Emergency Contact
Company Name:	ROBERT PINE
Contact Type:	Not reported
Contact Name:	ROBERT PINE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(845) 490-4777
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-02-14

Site Id:	32410
Affiliation Type:	Facility Owner
Company Name:	ROBERT PINE
Contact Type:	OWNER
Contact Name:	ROBERT PINE
Address1:	76 SOUTH CHESTNUT STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 831-6203
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2014-04-14

VERPLANK AUTOMOTIVE (Continued) **U003128360**

Tank Info:

Tank Number:	001
Tank ID:	78599
Tank Status:	Temporarily Out of Service
Material Name:	Temporarily Out of Service
Capacity Gallons:	4000
Install Date:	03/01/1994
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0009
Common Name of Substance:	Gasoline
Tightness Test Method:	99
Date Test:	07/01/2010
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	ELMOORE
Last Modified:	04/17/2014

Equipment Records:

I01 - Overfill - Float Vent Valve
L09 - Piping Leak Detection - Exempt Suction Piping
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
J02 - Dispenser - Suction Dispenser
K01 - Spill Prevention - Catch Basin
E00 - Piping Secondary Containment - None
F07 - Pipe External Protection - Retrofitted Sacrificial Anode
B02 - Tank External Protection - Original Sacrificial Anode
D02 - Pipe Type - Galvanized Steel
F06 - Pipe External Protection - Wrapped
B01 - Tank External Protection - Painted/Asphalt Coating
G04 - Tank Secondary Containment - Double-Walled (Underground)
H02 - Tank Leak Detection - Interstitial - Manual Monitoring
H04 - Tank Leak Detection - Groundwater Well

Tank Number:	002
Tank ID:	78600
Tank Status:	Temporarily Out of Service
Material Name:	Temporarily Out of Service
Capacity Gallons:	4000
Install Date:	03/01/1994
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0009
Common Name of Substance:	Gasoline
Tightness Test Method:	99
Date Test:	07/01/2010
Next Test Date:	Not reported
Pipe Model:	Not reported

VERPLANK AUTOMOTIVE (Continued) **U003128360**

Modified By: ELMOORE
Last Modified: 04/17/2014

Equipment Records:

L09 - Piping Leak Detection - Exempt Suction Piping
I01 - Overfill - Float Vent Valve
C02 - Pipe Location - Underground/On-ground
A00 - Tank Internal Protection - None
J02 - Dispenser - Suction Dispenser
K01 - Spill Prevention - Catch Basin
E00 - Piping Secondary Containment - None
F07 - Pipe External Protection - Retrofitted Sacrificial Anode
D02 - Pipe Type - Galvanized Steel
B02 - Tank External Protection - Original Sacrificial Anode
F06 - Pipe External Protection - Wrapped
B01 - Tank External Protection - Painted/Asphalt Coating
H02 - Tank Leak Detection - Interstitial - Manual Monitoring
G04 - Tank Secondary Containment - Double-Walled (Underground)
H04 - Tank Leak Detection - Groundwater Well
L04 - Piping Leak Detection - Groundwater Well

Tank Number: 003
Tank ID: 78601
Tank Status: Temporarily Out of Service
Material Name: Temporarily Out of Service
Capacity Gallons: 3000
Install Date: 03/01/1994
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 99
Date Test: 07/01/2010
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: ELMOORE
Last Modified: 04/17/2014

Equipment Records:

B01 - Tank External Protection - Painted/Asphalt Coating
F06 - Pipe External Protection - Wrapped
E00 - Piping Secondary Containment - None
F07 - Pipe External Protection - Retrofitted Sacrificial Anode
J02 - Dispenser - Suction Dispenser
K01 - Spill Prevention - Catch Basin
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
I01 - Overfill - Float Vent Valve
L09 - Piping Leak Detection - Exempt Suction Piping
G04 - Tank Secondary Containment - Double-Walled (Underground)
H02 - Tank Leak Detection - Interstitial - Manual Monitoring
B02 - Tank External Protection - Original Sacrificial Anode
D02 - Pipe Type - Galvanized Steel
H04 - Tank Leak Detection - Groundwater Well

VERPLANK AUTOMOTIVE (Continued) **U003128360**

L04 - Piping Leak Detection - Groundwater Well

Tank Number: 004
Tank ID: 78602
Tank Status: Temporarily Out of Service
Material Name: Temporarily Out of Service
Capacity Gallons: 3000
Install Date: 03/01/1994
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 99
Date Test: 07/01/2010
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: ELMOORE
Last Modified: 04/17/2014

Equipment Records:

E00 - Piping Secondary Containment - None
F07 - Pipe External Protection - Retrofitted Sacrificial Anode
J02 - Dispenser - Suction Dispenser
K01 - Spill Prevention - Catch Basin
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
I01 - Overfill - Float Vent Valve
L09 - Piping Leak Detection - Exempt Suction Piping
B01 - Tank External Protection - Painted/Asphalt Coating
F06 - Pipe External Protection - Wrapped
G04 - Tank Secondary Containment - Double-Walled (Underground)
H02 - Tank Leak Detection - Interstitial - Manual Monitoring
B02 - Tank External Protection - Original Sacrificial Anode
D02 - Pipe Type - Galvanized Steel
H04 - Tank Leak Detection - Groundwater Well
L04 - Piping Leak Detection - Groundwater Well

Tank Number: 76
Tank ID: 71290
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 2000
Install Date: 12/01/1962
Date Tank Closed: 02/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 05
Date Test: 12/01/1987
Next Test Date: Not reported

VERPLANK AUTOMOTIVE (Continued) **U003128360**

Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

J02 - Dispenser - Suction Dispenser
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
D02 - Pipe Type - Galvanized Steel
H99 - Tank Leak Detection - Other
C00 - Pipe Location - No Piping
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

Tank Number: 77
Tank ID: 71289
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 2000
Install Date: 12/01/1962
Date Tank Closed: 02/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 05
Date Test: 12/01/1987
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

J02 - Dispenser - Suction Dispenser
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
C00 - Pipe Location - No Piping
D02 - Pipe Type - Galvanized Steel
H99 - Tank Leak Detection - Other
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

Tank Number: 78
Tank ID: 71288
Tank Status: Closed - Removed
Material Name: Closed - Removed
Capacity Gallons: 3000
Install Date: 12/01/1962
Date Tank Closed: 02/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel

VERPLANK AUTOMOTIVE (Continued) **U003128360**

Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: 03
Date Test: 10/01/1987
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

C00 - Pipe Location - No Piping
D02 - Pipe Type - Galvanized Steel
H99 - Tank Leak Detection - Other
B00 - Tank External Protection - None
F00 - Pipe External Protection - None
J02 - Dispenser - Suction Dispenser
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None

AST:
Region: STATE
DEC Region: 3
Site Status: Active
Facility Id: 3-170100
Program Type: PBS
UTM X: 586170.24925
UTM Y: 4595600.36344
Expiration Date: 04/07/2019
Site Type: Retail Gasoline Sales

Affiliation Records:
Site Id: 32410
Affiliation Type: Mail Contact
Company Name: Not reported
Contact Type: Not reported
Contact Name: ROBERT PINE
Address1: 76 SOUTH CHESTNUT STREET
Address2: Not reported
City: BEACON
State: NY
Zip Code: 12508
Country Code: 001
Phone: (845) 831-6203
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2014-02-14

Site Id: 32410
Affiliation Type: On-Site Operator
Company Name: VERPLANK AUTOMOTIVE
Contact Type: Not reported
Contact Name: EMANUAL KOTZIAS
Address1: Not reported
Address2: Not reported
City: Not reported

VERPLANK AUTOMOTIVE (Continued) **U003128360**

State: NN
Zip Code: Not reported
Country Code: 001
Phone: (845) 831-9225
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2014-04-14

Site Id: 32410
Affiliation Type: Emergency Contact
Company Name: ROBERT PINE
Contact Type: Not reported
Contact Name: ROBERT PINE
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 999
Phone: (845) 490-4777
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2014-02-14

Site Id: 32410
Affiliation Type: Facility Owner
Company Name: ROBERT PINE
Contact Type: OWNER
Contact Name: ROBERT PINE
Address1: 76 SOUTH CHESTNUT STREET
Address2: Not reported
City: BEACON
State: NY
Zip Code: 12508
Country Code: 001
Phone: (845) 831-6203
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2014-04-14

Tank Info:

Tank Number: 005
Tank Id: 227720
Material Code: 0022
Common Name of Substance: Waste Oil/Used Oil

Equipment Records:

C00 - Pipe Location - No Piping
D00 - Pipe Type - No Piping
E00 - Piping Secondary Containment - None
K00 - Spill Prevention - None
A00 - Tank Internal Protection - None

VERPLANK AUTOMOTIVE (Continued) **U003128360**

G00 - Tank Secondary Containment - None
I00 - Overfill - None
L00 - Piping Leak Detection - None
B01 - Tank External Protection - Painted/Asphalt Coating
H00 - Tank Leak Detection - None
J00 - Dispenser - None
F00 - Pipe External Protection - None

Tank Location:	3
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service
Pipe Model:	Not reported
Install Date:	03/09/2009
Capacity Gallons:	275
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	BHYUKOWE
Last Modified:	04/15/2014
Material Name:	Not reported

Tank Number:	007
Tank Id:	227721
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)

Equipment Records:

D10 - Pipe Type - Copper
E00 - Piping Secondary Containment - None
J03 - Dispenser - Gravity
K00 - Spill Prevention - None
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I01 - Overfill - Float Vent Valve
L00 - Piping Leak Detection - None
B01 - Tank External Protection - Painted/Asphalt Coating
H00 - Tank Leak Detection - None
F00 - Pipe External Protection - None

Tank Location:	3
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service
Pipe Model:	Not reported
Install Date:	03/09/2009
Capacity Gallons:	275
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	BHYUKOWE
Last Modified:	04/15/2014
Material Name:	Not reported

I51 ESE 1/8-1/4 0.228 mi. 1204 ft. **10 BOULEVARD LLC**
10 E MAIN ST
BEACON, NY 12508
Site 3 of 3 in cluster I

Database(s): RCRA-LQG, NJ MANIFEST, NY MANIFEST
EDR ID Number: 1014473080
EPA ID Number: NYR000181917

Relative: Lower

Actual: 101 ft.

RCRA-LQG:

Date form received by agency:	04/02/2012
Facility name:	10 BOULEVARD LLC
Facility address:	10 E MAIN ST BEACON, NY 12508
EPA ID:	NYR000181917
Mailing address:	MAIN STREET BEACON, NY 12508
Contact:	JACQUELINE M TROSCLAIR
Contact address:	AIRPORT DRIVE SUITE A WAPPINGERS FALLS, NY 12590
Contact country:	US
Contact telephone:	(845) 463-4571
Contact email:	JTROSCLAIR@ENVIROCIMPS.COM
EPA Region:	02
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	10 BOULEVARD
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	07/08/2010
Owner/Op end date:	Not reported

Owner/operator name:	10 BOULEVARD LLC
Owner/operator address:	MAIN ST BEACON, NY 12508
Owner/operator country:	US
Owner/operator telephone:	(845) 765-0081
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	07/08/2010
Owner/Op end date:	Not reported

Owner/operator name:	10 BOULEVARD LLC
Owner/operator address:	MAIN STREET BEACON, NY 12508

10 BOULEVARD LLC (Continued) **1014473080**

Owner/operator country: US
Owner/operator telephone: (845) 765-0081
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 07/08/2010
Owner/Op end date: Not reported

Owner/operator name: 10 BOULEVARD LLC
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 07/08/2010
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D012
. Waste name: ENDRIN
(1,2,3,4,10,10-HEXACHLORO-1,7-EPOXY-1,4,4A,5,6,7,8,8A-OCTAHYDRO-1,4-EN
O, ENDO-5,8-DIMETH-ANO-NAPHTHALENE)

Historical Generators:
Date form received by agency: 02/02/2012
Site name: 10 BOULEVARD LLC
Classification: Not a generator, verified

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL
ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL

10 BOULEVARD LLC (Continued) **1014473080**

ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 04/08/2011
Site name: 10 BOULEVARD LLC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Biennial Reports:

Last Biennial Reporting Year: 2013

Annual Waste Handled:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE

10 BOULEVARD LLC (Continued) **1014473080**

FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 13440

Waste code: D012
Waste name: ENDRIN
Amount (Lbs): 13440

Violation Status: No violations found

NJ MANIFEST:

EPA Id:	NYR000181917
Mail Address:	MAIN STREET
Mail City/State/Zip:	BEACON, NY 12508
Facility Phone:	Not reported
Emergency Phone:	Not reported
Contact:	JACQUELINE M TROSCLAIR
Comments:	Not reported
SIC Code:	Not reported
County:	NY027
Municipal:	Not reported
Previous EPA Id:	Not reported
Gen Flag:	Not reported
Trans Flag:	Not reported
TSDF Flag:	Not reported
Name Change:	Not reported
Date Change:	Not reported

Manifest:

Manifest Number:	003537020JJK
EPA ID:	NYR000181917
Date Shipped:	4/14/2011
TSDF EPA ID:	NJD002200046
Transporter EPA ID:	NJ0000027193
Transporter 2 EPA ID:	Not reported
Transporter 3 EPA ID:	Not reported
Transporter 4 EPA ID:	Not reported
Transporter 5 EPA ID:	Not reported
Transporter 6 EPA ID:	Not reported
Transporter 7 EPA ID:	Not reported
Transporter 8 EPA ID:	Not reported
Transporter 9 EPA ID:	Not reported
Transporter 10 EPA ID:	Not reported
Date Trans1 Transported Waste:	Not reported
Date Trans2 Transported Waste:	Not reported
Date Trans3 Transported Waste:	Not reported
Date Trans4 Transported Waste:	Not reported
Date Trans5 Transported Waste:	Not reported
Date Trans6 Transported Waste:	Not reported
Date Trans7 Transported Waste:	Not reported
Date Trans8 Transported Waste:	Not reported
Date Trans9 Transported Waste:	Not reported
Date Trans10 Transported Waste:	Not reported
Date TSDF Received Waste:	Not reported
TSDF EPA Facility Name:	Not reported

10 BOULEVARD LLC (Continued) **1014473080**

QTY Units:	Not reported
Transporter SEQ ID:	Not reported
Transporter-1 Date:	Not reported
Waste SEQ ID:	Not reported
Waste Type Code 2:	Not reported
Waste Type Code 3:	Not reported
Waste Type Code 4:	Not reported
Waste Type Code 5:	Not reported
Waste Type Code 6:	Not reported
Date Accepted:	Not reported
Manifest Discrepancy Type:	Not reported
Data Entry Number:	Not reported
Was Load Rejected:	BEACON, NY 12508
Reason Load Was Rejected:	Not reported

Waste:

Manifest Year:	Not reported
Waste Code:	D001
Hand Code:	H061
Quantity:	6.00 Cubic Yard

Manifest Year:	Not reported
Waste Code:	D002
Hand Code:	H141
Quantity:	1.00 Cubic Yard

NY MANIFEST:

Country:	USA
EPA ID:	NYR000181917
Facility Status:	Not reported
Location Address 1:	10 E MAIN ST
Code:	BP
Location Address 2:	Not reported
Total Tanks:	Not reported
Location City:	BEACON
Location State:	NY
Location Zip:	12508
Location Zip 4:	Not reported

NY MANIFEST:

EPAID:	NYR000181917
Mailing Name:	10 BOULEVARD LLC
Mailing Contact:	MCALPINE CONSTRUCTION CO.
Mailing Address 1:	484 MAIN STREET
Mailing Address 2:	Not reported
Mailing City:	BEACON
Mailing State:	NY
Mailing Zip:	12188
Mailing Zip 4:	Not reported
Mailing Country:	USA
Mailing Phone:	8457650061

NY MANIFEST:

Document ID:	Not reported

10 BOULEVARD LLC (Continued) **1014473080**

Manifest Status:	Not reported
seq:	Not reported
Year:	2011
Trans1 State ID:	NJ0000027193
Trans2 State ID:	Not reported
Generator Ship Date:	04/14/2011
Trans1 Recv Date:	04/14/2011
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	04/14/2011
Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000181917
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	NJD002200046
TSDF ID 2:	Not reported
Manifest Tracking Number:	003537020JJK
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H061
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	6.0
Units:	Y - Cubic yards* (.85 tons)
Number of Containers:	6.0
Container Type:	CW - Wooden boxes
Handling Method:	B Incineration, heat recovery, burning.
Specific Gravity:	1.0
Waste Code:	D001
Waste Code 1_2:	Not reported
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported
Document ID:	Not reported
Manifest Status:	Not reported
seq:	Not reported
Year:	2011
Trans1 State ID:	NJ0000027193
Trans2 State ID:	Not reported
Generator Ship Date:	04/14/2011
Trans1 Recv Date:	04/14/2011
Trans2 Recv Date:	Not reported
TSD Site Recv Date:	04/14/2011

10 BOULEVARD LLC (Continued) **1014473080**

Part A Recv Date:	Not reported
Part B Recv Date:	Not reported
Generator EPA ID:	NYR000181917
Trans1 EPA ID:	Not reported
Trans2 EPA ID:	Not reported
TSDF ID 1:	NJD002200046
TSDF ID 2:	Not reported
Manifest Tracking Number:	003537020JJK
Import Indicator:	N
Export Indicator:	N
Discr Quantity Indicator:	N
Discr Type Indicator:	N
Discr Residue Indicator:	N
Discr Partial Reject Indicator:	N
Discr Full Reject Indicator:	N
Manifest Ref Number:	Not reported
Alt Facility RCRA ID:	Not reported
Alt Facility Sign Date:	Not reported
MGMT Method Type Code:	H141
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Waste Code:	Not reported
Quantity:	1.0
Units:	Y - Cubic yards* (.85 tons)
Number of Containers:	1.0
Container Type:	CW - Wooden boxes
Handling Method:	T Chemical, physical, or biological treatment.
Specific Gravity:	1.0
Waste Code:	D002
Waste Code 1_2:	Not reported
Waste Code 1_3:	Not reported
Waste Code 1_4:	Not reported
Waste Code 1_5:	Not reported
Waste Code 1_6:	Not reported

H52 **TONY'S SERVICE CENTER** **NY LTANKS** **S101215182**
NNW **133 VERTLANCK AVE** **N/A**
1/8-1/4 **BEACON, NY**
0.230 mi.
1212 ft. **Site 3 of 3 in cluster H**

Relative:
Lower

Actual:
141 ft.

LTANKS:

Site ID:	304154
Spill Number/Closed Date:	8707851 / 1988-01-20
Spill Date:	1987-12-11
Spill Cause:	Tank Test Failure
Spill Source:	Gasoline Station or other PBS Facility
Spill Class:	Possible release with minimal potential for fire or hazard or Known release with no damage. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	1988-01-20
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	jeokesso

TONY'S SERVICE CENTER (Continued) **S101215182**

Referred To:	Not reported
Reported to Dept:	1987-12-11
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	1988-01-20
Recommended Penalty:	False
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1987-12-30
Spill Record Last Update:	1988-03-28
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	DANIEL NEVINS
Spiller City,St,Zip:	ZZ
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	245738
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was OKESSON 01/20/88: PASSED RETEST ON 12-22-88 W/ +.006 GPH. N.F.A. J.O'K. "
Remarks:	"SYSTEM FAILURE -.7344 GPH, TWO 2,000 GAL TANKS, TO E, I & R BY 12/18/87"

Material:

Site ID:	304154
Operable Unit ID:	912189
Operable Unit:	01
Material ID:	463258
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Site ID:	304154
Spill Tank Test:	1532627
Tank Number:	Not reported
Tank Size:	0
Test Method:	00
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified:	Not reported
Test Method:	Unknown

L53 **BEACON AUTO SALVAGE** **NY AST** **A100129190**
South **9 CREEK DRIVE** **N/A**
1/8-1/4 **BEACON, NY 12508**
0.233 mi.
1231 ft. **Site 1 of 2 in cluster L**

Relative:
Lower

Actual:
88 ft.

AST:

Region:	STATE
DEC Region:	3
Site Status:	Active
Facility Id:	3-601286
Program Type:	PBS
UTM X:	586471.21242
UTM Y:	4594933.29842
Expiration Date:	01/12/2019
Site Type:	Other

Affiliation Records:

Site Id:	34397
Affiliation Type:	Facility Owner
Company Name:	ARTHUR DERISE
Contact Type:	SECRETARY/TREASURER
Contact Name:	ARTHUR DERISE
Address1:	9 CREEK DRIVE, PO BOX 532
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 838-3591
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2013-12-06

Site Id:	34397
Affiliation Type:	Mail Contact
Company Name:	BEACON AUTO SALVAGE, INC.
Contact Type:	Not reported
Contact Name:	ARTHUR DERISE
Address1:	9 CREEK DRIVE
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 838-3591
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2013-12-06

Site Id:	34397
Affiliation Type:	On-Site Operator
Company Name:	BEACON AUTO SALVAGE
Contact Type:	Not reported
Contact Name:	ARTHUR DERISE
Address1:	Not reported
Address2:	Not reported
City:	Not reported

BEACON AUTO SALVAGE (Continued) **A100129190**

State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 838-3591
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2013-12-06

Site Id:	34397
Affiliation Type:	Emergency Contact
Company Name:	BEACON AUTO SALVAGE, INC.
Contact Type:	Not reported
Contact Name:	ARTHUR DERISE
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(845) 298-0410
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2010-12-28

Tank Info:

Tank Number:	01
Tank Id:	81333
Material Code:	0022
Common Name of Substance:	Waste Oil/Used Oil

Equipment Records:

L09 - Piping Leak Detection - Exempt Suction Piping
G00 - Tank Secondary Containment - None
I00 - Overfill - None
A00 - Tank Internal Protection - None
J02 - Dispenser - Suction Dispenser
D00 - Pipe Type - No Piping
E00 - Piping Secondary Containment - None
C00 - Pipe Location - No Piping
H00 - Tank Leak Detection - None
B01 - Tank External Protection - Painted/Asphalt Coating
F00 - Pipe External Protection - None

Tank Location:	3
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	In Service
Pipe Model:	Not reported
Install Date:	10/01/1997
Capacity Gallons:	275
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True

BEACON AUTO SALVAGE (Continued) **A100129190**

Modified By: BHYUKOWE
Last Modified: 12/28/2010
Material Name: Not reported

Tank Number: 02
Tank Id: 81334
Material Code: 9999
Common Name of Substance: Other

Equipment Records:
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
L09 - Piping Leak Detection - Exempt Suction Piping
D00 - Pipe Type - No Piping
J02 - Dispenser - Suction Dispenser
F00 - Pipe External Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
H00 - Tank Leak Detection - None
C00 - Pipe Location - No Piping
Tank Location: 3
Tank Type: Steel/Carbon Steel/Iron
Tank Status: Closed - Removed
Pipe Model: Not reported
Install Date: 10/01/1997
Capacity Gallons: 275
Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: 07/20/2008
Register: True
Modified By: BHYUKOWE
Last Modified: 12/28/2010
Material Name: Not reported

L54 **BEACON AUTO SALVAGE** **NY SWF/LF S108145699**
South **9 CREEK DR** **NY SPDES N/A**
1/8-1/4 **BEACON, NY 12508**
0.233 mi.
1231 ft. **Site 2 of 2 in cluster L**

Relative:
Lower

Actual:
88 ft.

SWF/LF:
Flag: INACTIVE
Region Code: 3
Phone Number: 8458383591
Owner Name: Beacon Auto Salvage Inc
Owner Type: Private
Owner Address: 9 Creek Drive
Owner Addr2: P.O. Box 532
Owner City,St,Zip: Beacon, NY 12508
Owner Email: BeaconSalvage@aol.com
Owner Phone: 8458383591
Contact Name: Alexander DeRise
Contact Address: Not reported
Contact Addr2: Not reported
Contact City,St,Zip: Not reported

BEACON AUTO SALVAGE (Continued) **S108145699**

Contact Email:	Beaconsalvage@aol.com
Contact Phone:	8458383591
Activity Desc:	Vehicle Dismantling Facility
Activity Number:	[14J04]
Active:	No
East Coordinate:	586331
North Coordinate:	4594802
Accuracy Code:	Not reported
Regulatory Status:	Not reported
Waste Type:	Not reported
Authorization #:	Not reported
Authorization Date:	Not reported
Expiration Date:	Not reported

SPDES:

Permit Number:	NYR00C390
State-Region:	03
Expiration Date:	09/30/2017
Current Major Minor Status:	Minor
Primary Facility SIC Code:	5015
State Water Body Name:	FISHKILL CREEK
Limit Set Status Flag:	Active
Total Actual Average Flow(MGD):	Not reported
Total App Design Flow(MGD):	Not reported
UDF1:	Not reported
Lat/Long:	+41.500 / -73.965
DMR Cognizant Official:	Not reported
UDF2:	Not reported
UDF3:	Not reported
FIPS County Code:	NY027

Non-Gov Permit Affiliation Type Desc:	DMR Mailing Address
Non-Gov Permit Org Formal Name:	TABS CONSULTING GROUP INC
Non-Gov Permit Street Address:	BEACON AUTO SALVAGE
Non-Gov Permit Supplemental Location:	2 52ND ST, BOX B11
Non-Gov Permit City:	BROOKLYN
Non-Gov Permit State Code:	NY
Non-Gov Permit Zip Code:	11232
Non-Gov Facility Affiliation Type Desc:	Owner
Non-Gov Facility Org Formal Name:	BEACON AUTO SALVAGE
Non-Gov Facility Street Address:	BEACON AUTO SALVAGE
Non-Gov Facility Supplemental Location:	9 CREEK DR
Non-Gov Facility City:	BEACON
Non-Gov Facility State Code:	NY
Non-Gov Facility Zip Code:	12508
State Water Body:	Not reported

UDF2:	Not reported
UDF3:	Not reported
FIPS County Code:	NY027

Non-Gov Permit Affiliation Type Desc:	Permittee
Non-Gov Permit Org Formal Name:	BEACON AUTO SALVAGE
Non-Gov Permit Street Address:	9 CREEK DRIVE
Non-Gov Permit Supplemental Location:	Not reported
Non-Gov Permit City:	BEACON

BEACON AUTO SALVAGE (Continued) **S108145699**

Non-Gov Permit State Code:	NY
Non-Gov Permit Zip Code:	12508
Non-Gov Facility Affiliation Type Desc:	Owner
Non-Gov Facility Org Formal Name:	BEACON AUTO SALVAGE
Non-Gov Facility Street Address:	BEACON AUTO SALVAGE
Non-Gov Facility Supplemental Location:	9 CREEK DR
Non-Gov Facility City:	BEACON
Non-Gov Facility State Code:	NY
Non-Gov Facility Zip Code:	12508
State Water Body:	Not reported
UDF2:	Not reported
UDF3:	Not reported
FIPS County Code:	NY027
Non-Gov Permit Affiliation Type Desc:	Not reported
Non-Gov Permit Org Formal Name:	Not reported
Non-Gov Permit Street Address:	Not reported
Non-Gov Permit Supplemental Location:	Not reported
Non-Gov Permit City:	Not reported
Non-Gov Permit State Code:	Not reported
Non-Gov Permit Zip Code:	Not reported
Non-Gov Facility Affiliation Type Desc:	Owner
Non-Gov Facility Org Formal Name:	BEACON AUTO SALVAGE
Non-Gov Facility Street Address:	BEACON AUTO SALVAGE
Non-Gov Facility Supplemental Location:	9 CREEK DR
Non-Gov Facility City:	BEACON
Non-Gov Facility State Code:	NY
Non-Gov Facility Zip Code:	12508
State Water Body:	Not reported

M55 **BRUNETTO CHEESE MFG CORP** **NY UST** **U001842152**
NNW **33 NORTH CEDAR ST BOX 67** **N/A**
1/8-1/4 **BEACON, NY 12508**
0.245 mi.
1292 ft. **Site 1 of 3 in cluster M**

Relative:
Lower

Actual:
139 ft.

UST:

Id/Status:	3-005665 / Inactive
Program Type:	PBS
Region:	STATE
DEC Region:	3
Expiration Date:	N/A
UTM X:	586041.30459
UTM Y:	4595571.39832
Site Type:	Unknown

Affiliation Records:

Site Id:	31358
Affiliation Type:	Facility Owner
Company Name:	BRUNETTO CHEESE MFG CORP
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	33 NORTH CEDAR ST BOX 67
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001

BRUNETTO CHEESE MFG CORP (Continued) **U001842152**

Phone:	(914) 831-4410
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	31358
Affiliation Type:	Mail Contact
Company Name:	BRUNETTO CHEESE MFG CORP
Contact Type:	Not reported
Contact Name:	Not reported
Address1:	33 NORTH CEDAR ST BOX 67
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(914) 831-4410
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	31358
Affiliation Type:	On-Site Operator
Company Name:	BRUNETTO CHEESE MFG CORP
Contact Type:	Not reported
Contact Name:	BRUNETTO CHEESE MFG CORP
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 831-4410
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	31358
Affiliation Type:	Emergency Contact
Company Name:	BRUNETTO CHEESE MFG CORP
Contact Type:	Not reported
Contact Name:	JAMES PALMATIER
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 831-0602
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

BRUNETTO CHEESE MFG CORP (Continued) **U001842152**

Tank Info:

Tank Number:	1
Tank ID:	67674
Tank Status:	Tank Converted to Non-Regulated Use
Material Name:	Tank Converted to Non-Regulated Use
Capacity Gallons:	4000
Install Date:	Not reported
Date Tank Closed:	11/01/1994
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TRANSLAT
Last Modified:	03/04/2004

Equipment Records:

G00 - Tank Secondary Containment - None
I00 - Overfill - None
A00 - Tank Internal Protection - None
J02 - Dispenser - Suction Dispenser
H00 - Tank Leak Detection - None
C00 - Pipe Location - No Piping
D02 - Pipe Type - Galvanized Steel
F00 - Pipe External Protection - None
B00 - Tank External Protection - None

Tank Number:	2
Tank ID:	67675
Tank Status:	Tank Converted to Non-Regulated Use
Material Name:	Tank Converted to Non-Regulated Use
Capacity Gallons:	10000
Install Date:	Not reported
Date Tank Closed:	11/01/1994
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0001
Common Name of Substance:	#2 Fuel Oil (On-Site Consumption)
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TRANSLAT
Last Modified:	03/04/2004

Equipment Records:

J02 - Dispenser - Suction Dispenser
H00 - Tank Leak Detection - None
A00 - Tank Internal Protection - None

BRUNETTO CHEESE MFG CORP (Continued) **U001842152**

G00 - Tank Secondary Containment - None
I00 - Overfill - None
C00 - Pipe Location - No Piping
D02 - Pipe Type - Galvanized Steel
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

M56 **BRUNETTO CHEESE** **NY ERP** **S105589939**
NNW **33 NORTH CEDAR STREET** **N/A**
1/8-1/4 **BEACON (C), NY 12508**
0.245 mi.
1292 ft. **Site 2 of 3 in cluster M**

Relative:
Lower

Actual:
139 ft.

ERP:

Site Code:	58726
Program:	ERP
HW Code:	B00130
Site Class:	C
Class N:	C
SWIS:	1402
Region:	3
Town:	Beacon (c)
Acres:	1.4
Record Added:	10/30/2003
Record Updated:	10/25/2013
Updated By:	RJCOZZY
Site Description:	The City of Beacons State assistance application for the Brunetto Cheese Site Environmental Restoration Project was approved by NYSDEC on February 18, 1999. The former Brunetto Cheese Facility is a 1.43 acre property located at 33 North Cedar Street in the City of Beacon, Dutchess County. The buildings that previously occupied the site were historically used for milk processing, including cheese production up until the early 1990s. The site area is serviced by municipal water and sewer service. Cleanup of the Brunetto Cheese site began in 1998 when the City contracted to have the onsite buildings demolished. This activity led to the discovery and subsequent removal, by the City, of five underground storage tanks between July and September 1998 (NYSDEC Spill No. 98-04-763 was assigned to the site). The tanks ranged in capacity from 750 gallons to 10,000 gallons and contained fuel oil or gasoline which was found to be leaking into the surrounding soils. Following removal of the tanks, 1,327 tons of petroleum-contaminated soil were stockpiled onsite. This soil was removed from the site in September 1999 for thermal treatment. Post-excavation samples and visual observations indicated additional contaminated areas with free product present. Further excavation of these areas commenced in February 2000 as an element of the Site Investigation (SI). An additional 942 tons of petroleum-impacted soil were removed and sent offsite for thermal treatment.Based on the results of the SI, previous investigations, and the Interim Remedial Measures (contaminated soil removals) conducted at the site, a no further action remedy was the selected alternative for the site as detailed in the October 2000 Record of Decision. Development of this property began in 2004. In late August 2004, while excavating the property for a foundation for a new home, contaminated soils were uncovered in the southeastern portion of the property. The DEC was notified and a DEC spill contractor, was called out to address the contamination. A total of 278 tons of contaminated soil was excavated, stockpiled on-site, and taken offsite for proper

BRUNETTO CHEESE (Continued) **S105589939**

treatment/ disposal. All post-excavation samples were below soil cleanup goals for unrestricted use (TAGM 4046).

Env Problem: This property was contaminated with fuel oil and gasoline which was found to be leaking into the surrounding soils from the former on-site underground storage tanks. All tanks and contaminated soils have been removed from the site.

Health Problem: No complete exposure pathways currently exist at this site.

J57 **RAY RESIDENCE** **NY LTANKS** **S100781496**
NW **44 CHURCH STREET** **N/A**
1/8-1/4 **BEACON, NY**
0.247 mi.
1305 ft. **Site 2 of 2 in cluster J**

Relative:
Lower

Actual:
139 ft.

LTANKS:

Site ID:	108738
Spill Number/Closed Date:	9311020 / 1994-01-05
Spill Date:	1993-12-10
Spill Cause:	Tank Failure
Spill Source:	Private Dwelling
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	1994-01-05
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1993-12-10
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	Not reported
Spill Record Last Update:	2003-12-02
Spiller Name:	Not reported
Spiller Company:	SAME
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller County:	999
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	95545
DEC Memo:	""
Remarks:	"LEGS ON TANK RUSTED TANK COLLAPSED DURING DELIVERY SPILL CONTAINED ON CONCRETE FLOOR TANK PUMPED OUT AND REPLACED CLEAN UP DONE"

Material:

Site ID:	108738
Operable Unit ID:	992894
Operable Unit:	01
Material ID:	390077
Material Code:	0001A

RAY RESIDENCE (Continued) **S100781496**

Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	10.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

58
NE
1/4-1/2
0.251 mi.
1327 ft.

TONY EBINTER RESIDENCE **NY LTANKS** **S100878833**
12 MAPLE STREET **N/A**
BEACON, NY

Relative:
Lower

Actual:
145 ft.

LTANKS:

Site ID:	149346
Spill Number/Closed Date:	9312936 / 1995-01-05
Spill Date:	1994-02-01
Spill Cause:	Tank Failure
Spill Source:	Private Dwelling
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	1994-04-26
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1994-02-02
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Local Agency
Last Inspection:	1994-03-01
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1994-02-10
Spill Record Last Update:	1999-03-12
Spiller Name:	Not reported
Spiller Company:	MR.R.CAPPAPELLE/DENVER FU
Spiller Address:	53 EDGEHILL DR.
Spiller City,St,Zip:	WAPPINGERS FALLS, NY 12590
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	127045
DEC Memo:	""
Remarks:	"TANK LEAK DIRT FLOOR BASEMENT"

Material:

Site ID:	149346
Operable Unit ID:	991447

TONY EBINTER RESIDENCE (Continued) **S100878833**

Operable Unit:	01
Material ID:	388340
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	275.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

M59 **BRUNETTO CHEESE** **NY LTANKS** **S104073635**
NW **NORTH CEDAR ST** **N/A**
1/4-1/2 **BEACON, NY**
0.270 mi.
1423 ft. **Site 3 of 3 in cluster M**

Relative:
Lower

Actual:
139 ft.

LTANKS:

Site ID:	321918
Spill Number/Closed Date:	9807565 / 1998-09-21
Spill Date:	1998-09-21
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1998-09-21
CID:	211
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1998-09-21
Spill Record Last Update:	2004-08-11
Spiller Name:	LINDA ROAZANSKI
Spiller Company:	BRUNETTO CHEESE SITE
Spiller Address:	NORTH CEDAR ST
Spiller City,St,Zip:	BEACON, NY
Spiller County:	001
Spiller Contact:	LINDA ROAZANSKI
Spiller Phone:	(717) 296-5395
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	259330
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 09/21/98, 'Phone' = 9/23/1998, 'Site Insp' =

BRUNETTO CHEESE (Continued) **S104073635**

980-4763. "
Remarks: "CALLER'S FIRM REMOVING 1500 GAL UST GASOLINE & 10000 GAL UST DIESEL AND FOUND SOIL CONTAMINATION -BUSINESS IS CLOSED AND CITY OF BEACON REQUESTED TANKS BE REMOVED"

Material:
Site ID: 321918
Operable Unit ID: 1068623
Operable Unit: 01
Material ID: 318647
Material Code: 0008
Material Name: diesel
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Gallons
Recovered: .00
Resource Affected: Not reported
Oxygenate: Not reported
Site ID: 321918
Operable Unit ID: 1068623
Operable Unit: 01
Material ID: 318648
Material Code: 0009
Material Name: gasoline
Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Gallons
Recovered: .00
Resource Affected: Not reported
Oxygenate: Not reported

Tank Test:

---

60 East 1/4-1/2 0.294 mi. 1554 ft.

Relative: Lower

Actual: 141 ft.

BRAENDLY DYE COMPANY **NY HSWDS** **S108146881**
LEONARD STREET **N/A**
BEACON, NY 12508

HSWDS:
Facility ID: Not reported
Region: 3
Facility Status: None
Owner Type: Puplic
Owner: RKDK Associates
Owner Address: 67 Fishkill Avenue
Owner Phone: Unknown
Operator Type: Puplic
Operator: Braendly Dye Company
Operator: Braendly Dye Company
Operator Phone: Unknown
EPA ID: NYD980507776
Registry: D
Registry Site ID: 314025

BRAENDLY DYE COMPANY (Continued) **S108146881**

RCRA Permitted:	Unknown
Site Code:	Leaking tanks, drums, lagoons, other containers
Owner City State:	Beacon
Operator City State:	Beacon
Quadrange:	Wappingers Falls
Latitude:	41 30 12 N
Longitude:	73 57 37 W
Acres:	2.00
Operator Date:	Unknown
Close Date:	1959
Completed:	Phase 2
Active:	No
PCB's Disposed:	No
Pesticides Disposed:	No
Metals Disposed:	Yes
Asbestos Disposed:	No
Volatile Organic Compounds Disposed:	Yes
Semi Volatile Organic Compounds Disposed:	Yes
Analytical Info Exists for Air:	Not reported
Analytical Info Exists for Ground:	Groundwater
Analytical Info Exists for Surface:	Suface Water
Analytical Info Exists for Sediments:	Sediment
Analytical Info Exists for Surface:	Surface Soil
Analytical Info Exists for Substance:	Subsurface
Analytical Info Exists for Waste:	Not reported
Analytical Info Exists for Leachate:	Not reported
Analytical Info Exists for EP Toxicity:	EPTox
Analytical Info Exists for TCLP:	Not reported
Threat to Environment/Public Health:	Public
Surface Water Contamination:	Yes
Surface Water Body Class:	C
Groundwater Contamination:	Yes
Groundwater Classification:	Unknown
Drinking Water Contamination:	Unknown
Drinking Water Supply is Active:	Unknown
Any Known Fish or Wildlife:	No
Hazardous Exposure:	No
Site Has Controlled Acess:	Yes
Ambient Air Contamination:	Unknown
Direct Contact:	No
EPA Hazardous Ranking System Score:	Unknown
Inventory:	F
Nefrap:	Not reported
Mailing:	Not reported
Tax Map No:	Not reported
Qualify:	0
Next Action:	Not reported
Agencies:	Not reported
Air:	Not reported
Building:	Not reported
Site Desc:	Not reported
Drink:	Not reported
Eptox:	Not reported
Fish:	Not reported
Ground:	Not reported
Ground Desc:	Not reported
Hazardous Threat:	Not reported

BRAENDLY DYE COMPANY (Continued) **S108146881**

Haz Threat Desc:	Not reported
Leachate:	Not reported
Preparer:	Not reported
Sediment:	Not reported
Soil:	Not reported
Surface:	Not reported
Status:	Not reported
Surface Soil:	Not reported
Surface:	Not reported
TCLP:	Not reported
Waste:	Not reported

61
West
1/4-1/2
0.315 mi.
1661 ft.

BARRY RESIDENCE **NY LTANKS** **S102673995**
43 SOUTH CEDAR STREET **N/A**
BEACON, NY

Relative:
Lower

Actual:
146 ft.

LTANKS:

Site ID:	224214
Spill Number/Closed Date:	9213871 / 1993-03-22
Spill Date:	1993-03-17
Spill Cause:	Tank Overfill
Spill Source:	Private Dwelling
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	1993-03-22
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1993-03-18
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Responsible Party
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1993-03-22
Spill Record Last Update:	1994-06-24
Spiller Name:	Not reported
Spiller Company:	EFFRON FUEL OIL
Spiller Address:	Not reported
Spiller City,St,Zip:	ZZ
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	185312
DEC Memo:	""
Remarks:	"DRIVER MADE DELIVERY TO WRONG ADDRESS CLEANED EXCESS OIL TRYING TO EVALUATE SMELL O'MARA ON SCENE"

Material:

Site ID:	224214

BARRY RESIDENCE (Continued) **S102673995**

Operable Unit ID:	981179
Operable Unit:	01
Material ID:	403622
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	20.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

N62 **GOLDSMITH** **NY LTANKS** **S105997316**
WNW **252-272 MAIN ST** **N/A**
1/4-1/2 **BEACON, NY**
0.327 mi.
1727 ft. **Site 1 of 2 in cluster N**

Relative:
Lower

Actual:
143 ft.

LTANKS:

Site ID:	239983
Spill Number/Closed Date:	0208471 / 2004-05-07
Spill Date:	2002-11-15
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2002-11-15
CID:	365
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2002-11-15
Spill Record Last Update:	2005-03-09
Spiller Name:	CHRIS GOLDSMITH
Spiller Company:	Not reported
Spiller Address:	252-272 MAIN ST
Spiller City,St,Zip:	BEACON, NY
Spiller County:	001
Spiller Contact:	CHRIS GOLDSMITH
Spiller Phone:	(212) 315-1717
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	197401
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE This spill was updated 08/11/2004 from info in V. McCabe's

GOLDSMITH (Continued) **S105997316**

data files. 'Date:' = 11/15/02, 'Phone' = 2/11/2004, 'Site Insp' = N/A. "

Remarks: "caller discovered it as part of investigation - report will be submitted to state - probably will remove tank & soils"

Material:

Site ID:	239983
Operable Unit ID:	861468
Operable Unit:	01
Material ID:	515475
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

N63 **ALPS SWEET SHOP** **NY LTANKS** **S105997222**
WNW **269 MAIN STREET** **N/A**
1/4-1/2 **BEACON, NY**
0.340 mi.
1795 ft. **Site 2 of 2 in cluster N**

Relative:
Lower

Actual:
144 ft.

LTANKS:

Site ID:	157293
Spill Number/Closed Date:	0208152 / 2004-01-28
Spill Date:	2002-11-06
Spill Cause:	Tank Test Failure
Spill Source:	Commercial/Industrial
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Unable/unwilling Responsible Party. Corrective action taken. (ISR)
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2002-11-06
CID:	266
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2002-11-06
Spill Record Last Update:	2004-08-11
Spiller Name:	TERRY CRAFT
Spiller Company:	ALPS SWEET SHOP
Spiller Address:	269 MAIN STREET
Spiller City,St,Zip:	BEACON, NY 12508-
Spiller County:	001

ALPS SWEET SHOP (Continued) **S105997222**

Spiller Contact:	TERRY CRAFT
Spiller Phone:	(845) 831-6131
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	133028
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 11/06/02, 'Phone' = - -, 'Site Insp' = 11-20;D.W.. "
Remarks:	"GROSS FAILURE DUE TO A BROKEN PIPE. CONTRACTOR TO BE CONTACTED TO REPAIR THE VENT PIPE.Based upon addditional information from contractor the spill is being closed NFA JO'M "

Material:

Site ID:	157293
Operable Unit ID:	859712
Operable Unit:	01
Material ID:	515157
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Site ID:	157293
Spill Tank Test:	1527664
Tank Number:	Not reported
Tank Size:	1000
Test Method:	18
Leak Rate:	.00
Gross Fail:	F
Modified By:	Spills
Last Modified:	Not reported
Test Method:	Alert Model 1000 plus 1050 (Formerly Gilbarco Precision)

O64 **BRAENDLY DYE COMPANY** **NY SHWS** **S105972468**
East **LEONARD & GROVE STREETS** **N/A**
1/4-1/2 **BEACON, NY 12508**
0.350 mi.
1850 ft. **Site 1 of 2 in cluster O**

Relative:
Lower

Actual:
140 ft.

SHWS:

Program:	HW
Site Code:	57594
Classification:	N
Region:	3
Acres:	2
HW Code:	314025
Record Add:	11/18/1999
Record Upd:	12/16/2003
Updated By:	kstang

BRAENDLY DYE COMPANY (Continued) **S105972468**

Site Description:	Prior to 1985 a dyeing and finishing plant was operated at this site by several different operators including Braendly Dye Works, Inc., Braendly Fishkill, Inc. and Dutchess Dyeing and Printing, Inc. Furnace ash and soot were disp osed of in a two acre open area until approximately 1959. Drums of other wastes, including dyes and fabrics, were suspected. It was suspected that barrels containing dyes and furnace soot leached into Fishkill Creek (1950's), but no evidence of leachate was observed. Phase I and II investigations have been completed. The Phase II indicated only minor contamination, mostly PAH compounds in soil and sediment most typically associated with co al tar. The waste materials at this site can be characterized as non-hazardous industrial wastes. Latitude 41 30'13"N Longitude 73 57'37"W
Env Problem:	There are no environmental problems associated with the disposal of hazardous waste at this site. The site does not qualify for addition to the Registry of Inactive Hazardous Waste Disposal Sites
Health Problem:	Not reported
Dump:	Not reported
Structure:	Not reported
Lagoon:	Not reported
Landfill:	Not reported
Pond:	Not reported
Disp Start:	Not reported
Disp Term:	Not reported
Lat/Long:	Not reported
Dell:	Not reported
Record Add:	Not reported
Record Upd:	Not reported
Updated By:	Not reported
Own Op:	Owner
Sub Type:	E
Owner Name:	RICHARD CAPOLINO
Owner Company:	BRAENDLY DYE COMPANY
Owner Address:	PO BOX 228 67 FISHKILL AVE.
Owner Addr2:	Not reported
Owner City,St,Zip:	BEACON, NY 12508
Owner Country:	United States of America
Own Op:	Disp. Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	BRAENDLY DYE COMPANY
Owner Address:	Not reported
Owner Addr2:	Not reported
Owner City,St,Zip:	ZZ
Owner Country:	United States of America
Own Op:	On-Site Operator
Sub Type:	E
Owner Name:	Not reported
Owner Company:	Braendly Dye Company
Owner Address:	LEONARD STREET
Owner Addr2:	Not reported
Owner City,St,Zip:	BEACON, NY 12508
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	RKDK Associates c/o Merritt Meridian

BRAENDLY DYE COMPANY (Continued) **S105972468**

Owner Address:	PO Box 228 67 Fishkill Avenue
Owner Addr2:	Not reported
Owner City,St,Zip:	Beacon, NY 12508
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	E
Owner Name:	GERALD A. VERGILIS, ESQ.
Owner Company:	Fishkill Creek Development Corp.
Owner Address:	C/O ATTNY., PO BOX 422
Owner Addr2:	Not reported
Owner City,St,Zip:	FISHKILL, NY 12524
Owner Country:	United States of America
HW Code:	Not reported
Waste Type:	Not reported
Waste Quantity:	Not reported
Waste Code:	Not reported
Crossref ID:	Not reported
Cross Ref Type Code:	Not reported
Cross Ref Type:	Not reported
Record Added Date:	Not reported
Record Updated:	Not reported
Updated By:	Not reported

O65 **BRAENDLY DYE CO** **SEMS-ARCHIVE** **1003863703**
East **LEONARD & GROVE STS** **NYD980507776**
1/4-1/2 **BEACON, NY 12508**
0.350 mi.
1850 ft. **Site 2 of 2 in cluster O**

Relative:
Lower

Actual:
140 ft.

SEMS-ARCHIVE:

Site ID:	201772
EPA ID:	NYD980507776
Federal Facility:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

Following information was gathered from the prior CERCLIS update completed in 10/2013:

Site ID:	0201772
Federal Facility:	Not a Federal Facility
NPL Status:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assessment History:

Action:	DISCOVERY
Date Started:	/ /
Date Completed:	04/01/80
Priority Level:	Not reported
Action:	SITE INSPECTION
Date Started:	02/28/87
Date Completed:	03/01/87
Priority Level:	Low priority for further assessment
Action:	PRELIMINARY ASSESSMENT
Date Started:	/ /
Date Completed:	09/01/81
Priority Level:	Low priority for further assessment

BRAENDLY DYE CO (Continued) **1003863703**

Action:	PRELIMINARY ASSESSMENT
Date Started:	02/24/87
Date Completed:	03/04/87
Priority Level:	Low priority for further assessment
Action:	SITE INSPECTION
Date Started:	03/01/91
Date Completed:	06/24/91
Priority Level:	Low priority for further assessment
Action:	ARCHIVE SITE
Date Started:	/ /
Date Completed:	01/31/97
Priority Level:	Not reported

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66 SSW 1/4-1/2 0.351 mi. 1852 ft. **SEARGEANTS SCHOOL** **NY LTANKS** **S100136672**
WALCOTT AVE **N/A**
BEACON, NY

Relative: Lower

Actual: 135 ft.

LTANKS:

Site ID:	314067
Spill Number/Closed Date:	8800649 / 1988-06-02
Spill Date:	1988-04-20
Spill Cause:	Tank Test Failure
Spill Source:	Institutional, Educational, Gov., Other
Spill Class:	Not reported
Cleanup Ceased:	1988-05-12
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	jeokesso
Referred To:	Not reported
Reported to Dept:	1988-04-20
CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	1988-05-12
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1988-04-28
Spill Record Last Update:	2004-09-21
Spiller Name:	Not reported
Spiller Company:	PAUL GIMBEL.
Spiller Address:	Not reported
Spiller City,St,Zip:	ZZ
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	253228
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was OKESSON "
Remarks:	"8 K -.542GPH, TO EXC ISL & RET. UPDATE: 04-25-88 AS PER MR GIMBEL; TANK TO BE EMPTIED, CLEANED OUT & WILL CONTACT DEC WHEN TANK REMOVED. J.OK.UPDATE:5-12-88 PASSED RET. N.F.A. J.OK."

SEARGEANTS SCHOOL (Continued) **S100136672**

Material:

Site ID:	314067
Operable Unit ID:	917643
Operable Unit:	01
Material ID:	459825
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Site ID:	314067
Spill Tank Test:	1533706
Tank Number:	Not reported
Tank Size:	0
Test Method:	00
Leak Rate:	.00
Gross Fail:	Not reported
Modified By:	Spills
Last Modified:	Not reported
Test Method:	Unknown

67
South
1/4-1/2
0.383 mi.
2021 ft.

Relative:
Lower

Actual:
112 ft.

G.E.CAPITAL/VAC.HO. **NY LTANKS** **S103558316**
51 RECTOR ST **N/A**
BEACON, NY

LTANKS:

Site ID:	280642
Spill Number/Closed Date:	9809904 / 1999-03-18
Spill Date:	1998-11-05
Spill Cause:	Tank Failure
Spill Source:	Private Dwelling
Spill Class:	Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1998-11-05
CID:	257
Water Affected:	Not reported
Spill Notifier:	Local Agency
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	1998-11-06
Spill Record Last Update:	2004-08-11

G.E.CAPITAL/VAC.HO. (Continued) **S103558316**

Spiller Name:	NONE
Spiller Company:	VACANT RESIDENCE
Spiller Address:	51 RECTOR ST
Spiller City,St,Zip:	BEACON, NY
Spiller County:	001
Spiller Contact:	NONE
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	227879
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 12/02/98 SEE 2-PAGE UPDATE BY D. WEITZ 03/18/99 SEE 3-PAGE UPDATE BY V. MCCABE 03/18/99 LETTER SENT; NFA This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 11/05/98, 'Phone' = 11/9/1998, 'Site Insp' = 11-9;D.W.. "
Remarks:	"caller recieved a call that said there is about 4-6 inches of oil in basement caller is going this morning to check on"

Material:

Site ID:	280642
Operable Unit ID:	1070946
Operable Unit:	01
Material ID:	313796
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

68
WNW
1/4-1/2
0.407 mi.
2150 ft.

Relative:
Lower

Actual:
147 ft.

TOMPKINS SOS **NY LTANKS** **U000380492**
220 MAIN ST **NY UST** **N/A**
BEACON, NY 12508 **NY Spills**

LTANKS:

Site ID:	213854
Spill Number/Closed Date:	9003472 / 1990-06-28
Spill Date:	1990-06-27
Spill Cause:	Tank Failure
Spill Source:	Gasoline Station or other PBS Facility
Spill Class:	Possible release with minimal potential for fire or hazard or Known release with no damage. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	1953-06-18
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	dxtraver
Referred To:	Not reported
Reported to Dept:	1990-06-27

TOMPKINS SOS (Continued) **U000380492**

CID:	Not reported
Water Affected:	Not reported
Spill Notifier:	DEC
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	1990-06-28
Spill Record Last Update:	2004-08-11
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller City,St,Zip:	***Update***, ZZ
Spiller County:	001
Spiller Contact:	Not reported
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	177177
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was TRAVER This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 06/27/90, 'Phone' = - -, 'Site Insp' = N/A. "
Remarks:	"CONTAMINATED SOIL FOUND DURING MY INSPECTION OF THE TANK REMOVAL SOIL WILL BE STOCKPILED ON PLASTIC AND REMOVED"

Material:

Site ID:	213854
Operable Unit ID:	943663
Operable Unit:	01
Material ID:	438160
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Not reported
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Site ID:	93507
Spill Number/Closed Date:	0212907 / Not Reported
Spill Date:	2003-03-29
Spill Cause:	Tank Test Failure
Spill Source:	Gasoline Station or other PBS Facility
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	mbmastro
Referred To:	Not reported
Reported to Dept:	2003-03-29

TOMPKINS SOS (Continued) **U000380492**

CID:	322
Water Affected:	Not reported
Spill Notifier:	Tank Tester
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	True
Remediation Phase:	4
Date Entered In Computer:	2003-03-29
Spill Record Last Update:	2013-02-04
Spiller Name:	JEFF
Spiller Company:	BEACON SUNOCCO
Spiller Address:	220 MAIN ST
Spiller City,St,Zip:	BEACON, NY
Spiller County:	001
Spiller Contact:	JEFF
Spiller Phone:	(845) 838-3779
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	83832
DEC Memo:	"02/22/02: PBS VIOLATION LETTER 09/01/03: V.Mc.: See 1 page update,inc.site inspect of 10-10-03,w/M.M.,noting: FOUND PROBLEM IN Mon.Well ADJOINING S/S. 8/06/08: IDC submitted the April'08 quarterly mon. report & will be submitting a workplan to install permanent mon.wells on site that will be used for vac extrac. M.M. 2/04/13 Spoke to Paul Shannon (formerly with AZTEC) this morning. He is doing a subsurface investigation here in the next week or two in preparation for a soil removal. He will email Mastro with schedule when it becomes available....mm"
Remarks:	"2 8000 gal double wall tank - tank test failure - system lost pressure in the double wall during test"

Material:

Site ID:	93507
Operable Unit ID:	863738
Operable Unit:	01
Material ID:	512627
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Site ID:	93507
Spill Tank Test:	1528143
Tank Number:	Not reported
Tank Size:	8000
Test Method:	00
Leak Rate:	.00
Gross Fail:	F
Modified By:	Spills
Last Modified:	Not reported

TOMPKINS SOS (Continued) **U000380492**

Test Method: Unknown

UST:
Id/Status: 3-409790 / Inactive
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: N/A
UTM X: 585678.90025
UTM Y: 4595556.53671
Site Type: Unknown

Affiliation Records:
Site Id: 33025
Affiliation Type: Facility Owner
Company Name: LANCASTER & SONS SALVAGE INC
Contact Type: Not reported
Contact Name: Not reported
Address1: 177 ROMBOUT AVE
Address2: Not reported
City: BEACON
State: NY
Zip Code: 12508
Country Code: 001
Phone: (914) 838-1028
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

Site Id: 33025
Affiliation Type: Mail Contact
Company Name: LANCASTER & SONS SALVAGE INC
Contact Type: Not reported
Contact Name: Not reported
Address1: 177 ROMBOUT AVE
Address2: Not reported
City: BEACON
State: NY
Zip Code: 12508
Country Code: 001
Phone: (914) 838-1028
EMail: Not reported
Fax Number: Not reported
Modified By: TRANSLAT
Date Last Modified: 2004-03-04

Site Id: 33025
Affiliation Type: On-Site Operator
Company Name: TOMPKINS SOS
Contact Type: Not reported
Contact Name: STANTON P TOMPKINS
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN

TOMPKINS SOS (Continued) **U000380492**

Zip Code:	Not reported
Country Code:	001
Phone:	(914) 831-3350
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Site Id:	33025
Affiliation Type:	Emergency Contact
Company Name:	LANCASTER & SONS SALVAGE INC
Contact Type:	Not reported
Contact Name:	WILLIAM LANCASTER
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(914) 838-1038
EMail:	Not reported
Fax Number:	Not reported
Modified By:	TRANSLAT
Date Last Modified:	2004-03-04

Tank Info:

Tank Number:	195754
Tank ID:	77150
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	8000
Install Date:	01/01/1991
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	2712
Common Name of Substance:	Gasoline/Ethanol

Tightness Test Method:	00
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	08/30/2011

Equipment Records:

J01 - Dispenser - Pressurized Dispenser
B02 - Tank External Protection - Original Sacrificial Anode
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
L99 - Piping Leak Detection - Other
I02 - Overfill - High Level Alarm
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
K01 - Spill Prevention - Catch Basin

TOMPKINS SOS (Continued) **U000380492**

D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
G04 - Tank Secondary Containment - Double-Walled (Underground)
F00 - Pipe External Protection - None

Tank Number: 195755
Tank ID: 77151
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 8000
Install Date: 01/01/1991
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 2712
Common Name of Substance: Gasoline/Ethanol

Tightness Test Method: 00
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 08/30/2011

Equipment Records:

H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
I02 - Overfill - High Level Alarm
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
L99 - Piping Leak Detection - Other
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
K01 - Spill Prevention - Catch Basin
G04 - Tank Secondary Containment - Double-Walled (Underground)
B02 - Tank External Protection - Original Sacrificial Anode
J01 - Dispenser - Pressurized Dispenser
F00 - Pipe External Protection - None

Tank Number: 4
Tank ID: 73868
Tank Status: Tank Converted to Non-Regulated Use
Material Name: Tank Converted to Non-Regulated Use
Capacity Gallons: 2000
Install Date: 05/01/1962
Date Tank Closed: 11/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported

TOMPKINS SOS (Continued) **U000380492**

Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

I00 - Overfill - None
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
C00 - Pipe Location - No Piping
H00 - Tank Leak Detection - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None
J01 - Dispenser - Pressurized Dispenser

Tank Number: 4
Tank ID: 226158
Tank Status: Tank Converted to Non-Regulated Use
Material Name: Tank Converted to Non-Regulated Use
Capacity Gallons: 2000
Install Date: 05/01/1962
Date Tank Closed: 11/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: JPCUMMIN
Last Modified: 11/14/2008

Equipment Records:

C00 - Pipe Location - No Piping
J01 - Dispenser - Pressurized Dispenser
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
H00 - Tank Leak Detection - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

Tank Number: LG1
Tank ID: 73869
Tank Status: Tank Converted to Non-Regulated Use
Material Name: Tank Converted to Non-Regulated Use
Capacity Gallons: 1500
Install Date: 05/01/1962
Date Tank Closed: 11/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel

TOMPKINS SOS (Continued) **U000380492**

Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

B00 - Tank External Protection - None
F00 - Pipe External Protection - None
C00 - Pipe Location - No Piping
D01 - Pipe Type - Steel/Carbon Steel/Iron
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
H00 - Tank Leak Detection - None
J01 - Dispenser - Pressurized Dispenser

Tank Number: LG1
Tank ID: 226160
Tank Status: Tank Converted to Non-Regulated Use
Material Name: Tank Converted to Non-Regulated Use
Capacity Gallons: 1500
Install Date: 05/01/1962
Date Tank Closed: 11/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: JPCUMMIN
Last Modified: 11/14/2008

Equipment Records:

C00 - Pipe Location - No Piping
D01 - Pipe Type - Steel/Carbon Steel/Iron
H00 - Tank Leak Detection - None
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
J01 - Dispenser - Pressurized Dispenser
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

Tank Number: OT1
Tank ID: 73870
Tank Status: Closed Prior to Micro Conversion, 03/91
Material Name: Closed Prior to Micro Conversion, 03/91

TOMPKINS SOS (Continued) **U000380492**

Capacity Gallons:	2000
Install Date:	05/01/1962
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	9999
Common Name of Substance:	Other
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	TRANSLAT
Last Modified:	03/04/2004

Equipment Records:

G00 - Tank Secondary Containment - None
I00 - Overfill - None
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
C00 - Pipe Location - No Piping
H00 - Tank Leak Detection - None
F00 - Pipe External Protection - None
B00 - Tank External Protection - None
J01 - Dispenser - Pressurized Dispenser

Tank Number:	OT1
Tank ID:	226157
Tank Status:	Tank Converted to Non-Regulated Use
Material Name:	Tank Converted to Non-Regulated Use
Capacity Gallons:	2000
Install Date:	05/01/1962
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	9999
Common Name of Substance:	Other
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	JPCUMMIN
Last Modified:	11/14/2008

Equipment Records:

C00 - Pipe Location - No Piping
J01 - Dispenser - Pressurized Dispenser
H00 - Tank Leak Detection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

TOMPKINS SOS (Continued) **U000380492**

Affiliation Records:

Site Id:	33833
Affiliation Type:	Mail Contact
Company Name:	MAIN STREET MINI MART, INC.
Contact Type:	Not reported
Contact Name:	RAMZANALI NOORANI
Address1:	220 MAIN STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 838-3779
EMail:	JEFF12508@HOTMAIL.COM
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-11-30

Site Id:	33833
Affiliation Type:	On-Site Operator
Company Name:	BEACON-SUNOCO (NR MART, INC.)
Contact Type:	Not reported
Contact Name:	ALTAZ DAREDIYA
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	001
Phone:	(845) 838-3779
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-11-30

Site Id:	33833
Affiliation Type:	Emergency Contact
Company Name:	MIGUEL SOSTRE
Contact Type:	Not reported
Contact Name:	RAFIQ AHMED
Address1:	Not reported
Address2:	Not reported
City:	Not reported
State:	NN
Zip Code:	Not reported
Country Code:	999
Phone:	(914) 474-1211
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2011-08-30

Site Id:	33833
Affiliation Type:	Facility Owner
Company Name:	MIGUEL SOSTRE
Contact Type:	PRESIDENT
Contact Name:	RAMZANALI NOORANI

TOMPKINS SOS (Continued) **U000380492**

Address1:	80 UNION STREET
Address2:	Not reported
City:	BEACON
State:	NY
Zip Code:	12508
Country Code:	001
Phone:	(845) 939-3779
EMail:	Not reported
Fax Number:	Not reported
Modified By:	BHYUKOWE
Date Last Modified:	2016-11-30

Tank Info:

Tank Number:	195754
Tank ID:	77150
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	8000
Install Date:	01/01/1991
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	2712
Common Name of Substance:	Gasoline/Ethanol
Tightness Test Method:	00
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	BHYUKOWE
Last Modified:	08/30/2011

Equipment Records:

J01 - Dispenser - Pressurized Dispenser
B02 - Tank External Protection - Original Sacrificial Anode
H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
L99 - Piping Leak Detection - Other
I02 - Overfill - High Level Alarm
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
K01 - Spill Prevention - Catch Basin
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
G04 - Tank Secondary Containment - Double-Walled (Underground)
F00 - Pipe External Protection - None

Tank Number:	195755
Tank ID:	77151
Tank Status:	In Service
Material Name:	In Service
Capacity Gallons:	8000
Install Date:	01/01/1991
Date Tank Closed:	Not reported

TOMPKINS SOS (Continued) **U000380492**

Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 2712
Common Name of Substance: Gasoline/Ethanol

Tightness Test Method: 00
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 08/30/2011

Equipment Records:

H01 - Tank Leak Detection - Interstitial - Electronic Monitoring
A00 - Tank Internal Protection - None
C02 - Pipe Location - Underground/On-ground
I02 - Overfill - High Level Alarm
L07 - Piping Leak Detection - Pressurized Piping Leak Detector
L99 - Piping Leak Detection - Other
D06 - Pipe Type - Fiberglass Reinforced Plastic (FRP)
E00 - Piping Secondary Containment - None
K01 - Spill Prevention - Catch Basin
G04 - Tank Secondary Containment - Double-Walled (Underground)
B02 - Tank External Protection - Original Sacrificial Anode
J01 - Dispenser - Pressurized Dispenser
F00 - Pipe External Protection - None

Tank Number: 4
Tank ID: 73868
Tank Status: Tank Converted to Non-Regulated Use
Material Name: Tank Converted to Non-Regulated Use
Capacity Gallons: 2000
Install Date: 05/01/1962
Date Tank Closed: 11/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

I00 - Overfill - None
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
C00 - Pipe Location - No Piping
H00 - Tank Leak Detection - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

TOMPKINS SOS (Continued) **U000380492**

J01 - Dispenser - Pressurized Dispenser

Tank Number: 4
Tank ID: 226158
Tank Status: Tank Converted to Non-Regulated Use
Material Name: Tank Converted to Non-Regulated Use
Capacity Gallons: 2000
Install Date: 05/01/1962
Date Tank Closed: 11/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: JPCUMMIN
Last Modified: 11/14/2008

Equipment Records:

C00 - Pipe Location - No Piping
J01 - Dispenser - Pressurized Dispenser
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
H00 - Tank Leak Detection - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

Tank Number: LG1
Tank ID: 73869
Tank Status: Tank Converted to Non-Regulated Use
Material Name: Tank Converted to Non-Regulated Use
Capacity Gallons: 1500
Install Date: 05/01/1962
Date Tank Closed: 11/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

B00 - Tank External Protection - None
F00 - Pipe External Protection - None

TOMPKINS SOS (Continued) **U000380492**

C00 - Pipe Location - No Piping
D01 - Pipe Type - Steel/Carbon Steel/Iron
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
H00 - Tank Leak Detection - None
J01 - Dispenser - Pressurized Dispenser

Tank Number:	LG1
Tank ID:	226160
Tank Status:	Tank Converted to Non-Regulated Use
Material Name:	Tank Converted to Non-Regulated Use
Capacity Gallons:	1500
Install Date:	05/01/1962
Date Tank Closed:	11/01/1994
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	0009
Common Name of Substance:	Gasoline
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported
Modified By:	JPCUMMIN
Last Modified:	11/14/2008

Equipment Records:

C00 - Pipe Location - No Piping
D01 - Pipe Type - Steel/Carbon Steel/Iron
H00 - Tank Leak Detection - None
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
J01 - Dispenser - Pressurized Dispenser
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

Tank Number:	OT1
Tank ID:	73870
Tank Status:	Closed Prior to Micro Conversion, 03/91
Material Name:	Closed Prior to Micro Conversion, 03/91
Capacity Gallons:	2000
Install Date:	05/01/1962
Date Tank Closed:	Not reported
Registered:	True
Tank Location:	Underground
Tank Type:	Steel/carbon steel
Material Code:	9999
Common Name of Substance:	Other
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Pipe Model:	Not reported

TOMPKINS SOS (Continued) **U000380492**

Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

G00 - Tank Secondary Containment - None
I00 - Overfill - None
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
C00 - Pipe Location - No Piping
H00 - Tank Leak Detection - None
F00 - Pipe External Protection - None
B00 - Tank External Protection - None
J01 - Dispenser - Pressurized Dispenser

Tank Number: OT1
Tank ID: 226157
Tank Status: Tank Converted to Non-Regulated Use
Material Name: Tank Converted to Non-Regulated Use
Capacity Gallons: 2000
Install Date: 05/01/1962
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 9999
Common Name of Substance: Other

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: JPCUMMIN
Last Modified: 11/14/2008

Equipment Records:

C00 - Pipe Location - No Piping
J01 - Dispenser - Pressurized Dispenser
H00 - Tank Leak Detection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
A00 - Tank Internal Protection - None
G00 - Tank Secondary Containment - None
I00 - Overfill - None
B00 - Tank External Protection - None
F00 - Pipe External Protection - None

SPILLS:
Facility ID: 0808719
Facility Type: ER
DER Facility ID: 355394
Site ID: 406124
DEC Region: 3
Spill Date: 2008-11-03
Spill Number/Closed Date: 0808719 / 2008-11-24
Spill Cause: Unknown
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS: 1402

TOMPKINS SOS (Continued) **U000380492**

Investigator:	JPCUMMIN
Referred To:	Not reported
Reported to Dept:	2008-11-03
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	DEC
Cleanup Ceased:	Not reported
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2008-11-03
Spill Record Last Update:	2009-09-10
Spiller Name:	JACK
Spiller Company:	BEACON SUNOCO
Spiller Address:	220 MAIN ST
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	999
Contact Name:	JACK
Contact Phone:	(845) 838-3779
DEC Memo:	"11-3-08: During inspection, found interstitial for tank 195755 in alarm. Jack says he discovered alarm on Friday and called a contractor. Jack advised to take tank out of service. Contractor is expected sometime today. jc 11-24-08: Facility attended settlement conference and provided documentation that probe was repaired. jc"
Remarks:	"Caller states he had a intersticial alarm on the above tank. Further investigation is pending."

Material:

Site ID:	406124
Operable Unit ID:	1162732
Operable Unit:	01
Material ID:	2154013
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Not reported
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Facility ID:	9500203
Facility Type:	ER
DER Facility ID:	177177
Site ID:	213856
DEC Region:	3
Spill Date:	1995-04-05
Spill Number/Closed Date:	9500203 / 1995-04-17
Spill Cause:	Human Error
Spill Class:	Possible release with minimal potential for fire or hazard or Known

TOMPKINS SOS (Continued) **U000380492**

release with no damage. DEC Response. Willing Responsible Party. Corrective action taken.

SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1995-04-05
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Fire Department
Cleanup Ceased:	1995-04-17
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	1995-04-17
Spill Record Last Update:	2002-02-12
Spiller Name:	Not reported
Spiller Company:	COASTAL
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller Company:	999
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	""
Remarks:	"UNSURE HOW SPILL OCCURED CLEAN UP UNDER WAY"

Material:

Site ID:	213856
Operable Unit ID:	1014315
Operable Unit:	01
Material ID:	368813
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	8.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Facility ID:	9400371
Facility Type:	ER
DER Facility ID:	177177
Site ID:	213855
DEC Region:	3
Spill Date:	1994-04-08
Spill Number/Closed Date:	9400371 / 1994-05-19
Spill Cause:	Equipment Failure
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402

TOMPKINS SOS (Continued) **U000380492**

Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	1994-04-08
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Gasoline Station or other PBS Facility
Spill Notifier:	Fire Department
Cleanup Ceased:	1994-05-19
Cleanup Meets Std:	False
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	True
Remediation Phase:	0
Date Entered In Computer:	1994-04-13
Spill Record Last Update:	1994-05-19
Spiller Name:	Not reported
Spiller Company:	Not reported
Spiller Address:	Not reported
Spiller City,St,Zip:	***Update***, ZZ
Spiller Company:	001
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	""
Remarks:	"SPILL ON CONCRETE APRON FROM DISPENSER LEAK FD APPLIED ABSORBENT AND LEFT ADVISED OWNER TO CLEAN UP"

Material:

Site ID:	213855
Operable Unit ID:	994091
Operable Unit:	01
Material ID:	387689
Material Code:	0009
Material Name:	gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	15.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

69
ENE
1/4-1/2
0.415 mi.
2191 ft.

TALLIX
310 FISHKILL AV
BEACON, NY

NY LTANKS **S105998505**
NY Spills **N/A**

Relative:
Lower

Actual:
145 ft.

LTANKS:

Site ID:	269965
Spill Number/Closed Date:	0212784 / 2003-06-04
Spill Date:	2003-03-26
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.

TALLIX (Continued) **S105998505**

Cleanup Ceased:	Not reported
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2003-03-26
CID:	297
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2003-03-26
Spill Record Last Update:	2004-08-11
Spiller Name:	LEE BALTER
Spiller Company:	TALLIX
Spiller Address:	310 FISHKILL AV
Spiller City,St,Zip:	BEACON, NY
Spiller County:	001
Spiller Contact:	LEE BALTER
Spiller Phone:	(845) 838-1111
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	219856
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE 04/30/2003 V. MCCABE SITE INSPECTION. FIVE 55 GALLON DRUMS OIL/WATER MIX REMOVED FROM TANK. TANK CLOSURE REPORT TO BE SUBMITTED. This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 03/26/03, 'Phone' = - -, 'Site Insp' = 4/30/2003. "
Remarks:	"CALLERS COMPANY REMOVING INGROUND 1000 GAL TANK AND HOLES WERE DISCOVERED IN THE TANK, CONTAMINATED SOIL FOUND"

Material:

Site ID:	269965
Operable Unit ID:	863671
Operable Unit:	01
Material ID:	512507
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

Site ID:	352425
Spill Number/Closed Date:	0507095 / 2006-05-10
Spill Date:	2005-09-12
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial

TALLIX (Continued) **S105998505**

Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	False
SWIS:	1402
Investigator:	MBMASTRO
Referred To:	Not reported
Reported to Dept:	2005-09-12
CID:	408
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2005-09-12
Spill Record Last Update:	2006-07-10
Spiller Name:	PAUL CIMNELLO
Spiller Company:	Not reported
Spiller Address:	310 FISHKILL AVE
Spiller City,St,Zip:	BEAKON, NY
Spiller County:	001
Spiller Contact:	PAUL CIMNELLO
Spiller Phone:	(845) 452-1658
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	299724
DEC Memo:	"10,000 UST removed. Contaminated soil removed. Post samples were celan. PBS # 3-409677. Based on the information contained in the 9/05 Tank Closure Site Assessment Report prepared by Ecosystems Strategies which was received on 5/10/06, no further action is required. "
Remarks:	"DURING A TANK REMOVAL, CONTAMINATED SOIL WAS FOUND AND IT WAS REMOVED ALONG WITH THE TANK."

Material:

Site ID:	352425
Operable Unit ID:	1109926
Operable Unit:	01
Material ID:	2099942
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	Not reported
Units:	Gallons
Recovered:	1.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

SPILLS:

Facility ID:	1102104
Facility Type:	ER
DER Facility ID:	404392

TALLIX (Continued) **S105998505**

Site ID:	449596
DEC Region:	3
Spill Date:	2011-05-25
Spill Number/Closed Date:	1102104 / 2011-05-25
Spill Cause:	Equipment Failure
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2011-05-25
CID:	Not reported
Water Affected:	Not reported
Spill Source:	Private Dwelling
Spill Notifier:	Responsible Party
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	2011-05-25
Spill Record Last Update:	2011-05-31
Spiller Name:	CHRIS DEROBERTS
Spiller Company:	CENTRAL HUDSON GAS & ELECTRIC
Spiller Address:	310 FISHKILL AVE
Spiller City,St,Zip:	BEACON, NY
Spiller Company:	999
Contact Name:	CHRIS DEROBERTS
Contact Phone:	(845) 486-5734
DEC Memo:	"5/25/11: Approx one pint of transformer oil spilled primarily to sidewalk, some soil impacted. Miller Environmental is en route for clean up. Requested Central Hudson call back to dispatch desk tomorrow to confirm clean up completed. jod 5-30-11: V.Mc.: No Callbk., NFA."
Remarks:	"Leaked onto soil and blacktop sidewalk. Cleanup in progress. Miller Environmental doing the cleanup."

Material:

Site ID:	449596
Operable Unit ID:	1199803
Operable Unit:	01
Material ID:	2196204
Material Code:	0541A
Material Name:	dielectric fluid
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.13
Units:	Gallons
Recovered:	Not reported
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

70 ESE 1/4-1/2 0.427 mi. 2257 ft. **CM PERATIKOS**
9 EAST ST
BEACON, NY

NY LTANKS **S105994968**
N/A

Relative: Higher

Actual: 162 ft.

LTANKS:

Site ID:	83435
Spill Number/Closed Date:	0110108 / 2002-01-22
Spill Date:	2002-01-09
Spill Cause:	Tank Overfill
Spill Source:	Private Dwelling
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2002-01-21
CID:	397
Water Affected:	Not reported
Spill Notifier:	Responsible Party
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2002-01-21
Spill Record Last Update:	2004-08-11
Spiller Name:	CALLER
Spiller Company:	KINGSTON OIL
Spiller Address:	PO BOX 760
Spiller City,St,Zip:	PORT EWEN, NY 12466-
Spiller County:	001
Spiller Contact:	CALLER
Spiller Phone:	Not reported
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	76783
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 01/21/02, 'Phone' = - -, 'Site Insp' = N/A. "
Remarks:	"driver overfilled the tank"

Material:

Site ID:	83435
Operable Unit ID:	848608
Operable Unit:	01
Material ID:	527742
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	1.00
Units:	Gallons
Recovered:	1.00
Resource Affected:	Not reported
Oxygenate:	Not reported

CM PERATIKOS (Continued) **S105994968**

Tank Test:

71
West
1/4-1/2
0.447 mi.
2360 ft.

ROY C. KNAPP & SONS **NY LTANKS** **S105230041**
123 ROMBOUT AVE **N/A**
BEACON, NY

Relative:
Lower

Actual:
146 ft.

LTANKS:

Site ID:	276688
Spill Number/Closed Date:	0107818 / 2002-01-15
Spill Date:	2001-10-31
Spill Cause:	Tank Failure
Spill Source:	Commercial/Industrial
Spill Class:	Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	True
SWIS:	1402
Investigator:	VPMCCABE
Referred To:	Not reported
Reported to Dept:	2001-10-31
CID:	207
Water Affected:	Not reported
Spill Notifier:	Other
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	True
Remediation Phase:	0
Date Entered In Computer:	2001-10-31
Spill Record Last Update:	2004-08-11
Spiller Name:	Not reported
Spiller Company:	ROY C KNAPP AND SONS
Spiller Address:	123 ROMBOUT AVE
Spiller City,St,Zip:	BEACON, NY
Spiller County:	001
Spiller Contact:	ED SPRAGUE
Spiller Phone:	(845) 561-1512
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	224950
DEC Memo:	"Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE REPORT TO FOLLOW FROM IDC& SONS ONCE WORK IS COMPLETED. TANK SIZE 1000 GALLON. 01/15/2002 BASED ON TANK CLOSURE REPORT, NFA LETTER SENT BY WW. This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 10/31/01, 'Phone' = - -, 'Site Insp' = N/A. "
Remarks:	"contaminated oil (45 yards) due to tank removal"

Material:

Site ID:	276688
Operable Unit ID:	845853
Operable Unit:	01
Material ID:	529079
Material Code:	0009
Material Name:	gasoline

ROY C. KNAPP & SONS (Continued) **S105230041**

Case No.: Not reported
Material FA: Petroleum
Quantity: .00
Units: Gallons
Recovered: .00
Resource Affected: Not reported
Oxygenate: Not reported

Tank Test:

72
NNW
1/4-1/2
0.486 mi.
2564 ft.

Relative:
Higher

Actual:
172 ft.

PENDELL **NY LTANKS** **S102240712**
72 NORTH ELM STREET **N/A**
BEACON, NY

LTANKS:

Site ID: 202816
Spill Number/Closed Date: 9511118 / 2005-04-01
Spill Date: 1995-10-01
Spill Cause: Tank Test Failure
Spill Source: Private Dwelling
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased: Not reported
Cleanup Meets Standard: False
SWIS: 1402
Investigator: vpmccabe
Referred To: Not reported
Reported to Dept: 1995-12-05
CID: 266
Water Affected: Not reported
Spill Notifier: Affected Persons
Last Inspection: 1995-12-07
Recommended Penalty: False
UST Involvement: False
Remediation Phase: 0
Date Entered In Computer: 1995-12-05
Spill Record Last Update: 2007-07-17
Spiller Name: Not reported
Spiller Company: ALICE PENDELL
Spiller Address: 2 HAGAN DRIVE
Spiller City,St,Zip: POUGHKEEPSIE, NY 12603-
Spiller County: 001
Spiller Contact: JIM RYAN
Spiller Phone: (914) 838-2168
Spiller Extention: Not reported
DEC Region: 3
DER Facility ID: 168700
DEC Memo: "Prior to Sept, 2004 data translation this spill Lead_DEC Field was MCCABE This spill was updated 08/11/2004 from info in V. McCabe's data files. 'Date:' = 12/05/95, 'Phone' = 12/4/1995, 'Site Insp' = Dec-95. 11-23-05 : M.M. & V.Mc.: Administratively Closed/NFA : 4-1-05."
Remarks: "CALLER RENTS PROPERTY. THERE IS A 500 GALLONS TANK ON PROPERTY. BACK IN OCTOBER, CALLER NOTICED FUEL OIL SMELL EVERY TIME IT RAINED.

PENDELL (Continued) **S102240712**

PROPERTY OWNER WAS NOTIFIED OF THIS, BUT NOTHING HAS BEEN DONE TO DATE. CALLER HAS ALSO SPOKEN TO VINNIE MCCABE IN NEW PALTZ REGIONAL OFFICE. 11-23-05 : M.M. & V.Mc.: Administratively Closed/NFA : 4-1-05."

Material:

Site ID:	202816
Operable Unit ID:	1021657
Operable Unit:	01
Material ID:	358471
Material Code:	0001A
Material Name:	#2 fuel oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	.00
Units:	Gallons
Recovered:	.00
Resource Affected:	Not reported
Oxygenate:	Not reported

Tank Test:

73
SSW
1/2-1
0.788 mi.
4158 ft.

TUCK INDUSTRIES
TIORONDA AVENUE
BEACON, NY 12508

NY SHWS **S106905138**
N/A

Relative:
Lower

Actual:
83 ft.

SHWS:

Program:	HW
Site Code:	55966
Classification:	C
Region:	3
Acres:	8
HW Code:	314044
Record Add:	11/18/1999
Record Upd:	02/26/2008
Updated By:	RRPERGAD

Site Description: Location Description: This 10 acre site lies between a railroad line to its west and Fishkill Creek, which flows into the Hudson River, to its east.Predominant Site Features: There are numerous buildings and structures that are vacant.Current Use: The site is currently inactive, but between 1960 and 1989, Tuck Tape, Inc. manufactured adhesive tape at the facility.Surrounding Uses: It is in a suburban residential neighborhoodHistorical Sources of Contamination: Tuck Tape stored chemicals used in the production of adhesive tape and those recovered from the solvent recovery system in drums and storage tanks. Leaks from these drums and tanks caused soil contamination. Soil samples collected in 1993, for example, revealed maximum concentrations of toluene at 47,000 ppm and heptane at 110 ppm .Completed Investigations/Actions: Investigations at the site include a Phase I in 1987 and a Phase II in 1993. All storage tanks and drums have been removed from the site. An IRM for treating the 14,000 cubic yards of contaminated soil by bioventing was performed from September 1995 to July 1997. The IRM has been successful in reducing the contamination levels to guidance values. Based on the IRM and study

TUCK INDUSTRIES (Continued) **S106905138**

	of groundwater quality over a two year period, the site was delisted in May 2003. February 25, 2008: The NYSDEC has neither sought nor received any additional information on this site since it was delisted in May 2003. No changes to the Site Description in the above paragraphs are planned.
Env Problem:	Contaminant of Concern: Contaminants of concern were principally toluene and heptane and to lesser degrees benzene, xylenes and ethylbenzene. Impacted Media: Soil and to a lesser extent groundwater.Known SCG exceedences: Concentrations of toluene and heptane had exceeded the SCGS.Special Resources impacted/threatened: Except for the groundwater at the site, impacts/threat to the natural resources were minimal. The IRMs have eliminated any long term threat to the groundwater.Significant threat: None to Fishkill Creek, the only major surface water body near the site.
Health Problem:	The remediation of contaminated soils has eliminated the chance that trespassers or workers could be exposed to contaminants in soils. The population in the general vicinity of the site is served by public water, so exposures to contaminated groundwater are not expected.
Dump:	True
Structure:	False
Lagoon:	False
Landfill:	False
Pond:	False
Disp Start:	unknown
Disp Term:	1989
Lat/Long:	41:29:36:0 / 73:58:10:0
Dell:	False
Record Add:	11/18/1999 12:00:00 PM
Record Upd:	11/18/1999 12:00:00 PM
Updated By:	INITIAL
Own Op:	Owner
Sub Type:	E
Owner Name:	RENDEIRO JOSEPH
Owner Company:	TESA TUCK, INC.
Owner Address:	LINCOLN PARK AIRPORT
Owner Addr2:	Not reported
Owner City,St,Zip:	LINCOLN PARK, NJ 07035
Owner Country:	United States of America
Own Op:	Disp. Owner
Sub Type:	NNN
Owner Name:	Not reported
Owner Company:	TESA TUCK, INC.
Owner Address:	Not reported
Owner Addr2:	Not reported
Owner City,St,Zip:	ZZ
Owner Country:	United States of America
Own Op:	On-Site Operator
Sub Type:	E
Owner Name:	Not reported
Owner Company:	Tesa Tuck, Incorporated
Owner Address:	TIORONDA AVENUE
Owner Addr2:	Not reported
Owner City,St,Zip:	BEACON, NY 12508
Owner Country:	United States of America
Own Op:	Owner
Sub Type:	NNN
Owner Name:	Not reported

TUCK INDUSTRIES (Continued) **S106905138**

Owner Company:	Joseph Rendeiro
Owner Address:	425 Beverbrook Road
Owner Addr2:	Not reported
Owner City,St,Zip:	Lincoln Park, NJ 07035
Owner Country:	United States of America
HW Code:	314044
Waste Type:	HEPTANE
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
HW Code:	314044
Waste Type:	TOLUENE
Waste Quantity:	UNKNOWN
Waste Code:	Not reported
Crossref ID:	NYD001396894
Cross Ref Type Code:	05
Cross Ref Type:	EPA Site ID
Record Added Date:	11/18/1999 12:00:00 PM
Record Updated:	5/10/2001 4:31:00 PM
Updated By:	REGTRANS

74
WNW
1/2-1
0.847 mi.
4473 ft.

CENTRAL HUDSON E AND G MGP - BEACON STREET **EDR MGP** **1008407863**
RIVER STREET **N/A**
BEACON, NY 12508

Relative:
Lower

Actual:
38 ft.

Manufactured Gas Plants:
No additional information available

Count: 2 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BEACON	S113916596	DENNINGS POINT	DENNINGS POINT	12508	NY SHWS
BEACON	S113916840	CH - MGP - BEACON STREET	RIVER STREET	12508	NY SHWS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/05/2017
Date Data Arrived at EDR: 04/21/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 04/21/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/05/2017
Date Data Arrived at EDR: 04/21/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 04/21/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/05/2017
Date Data Arrived at EDR: 04/21/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 04/21/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/07/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/07/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/21/2017
Next Scheduled EDR Contact: 07/31/2017
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 02/07/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/25/2017
Next Scheduled EDR Contact: 07/31/2017
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/02/2017
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 05/02/2017
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 05/02/2017
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 05/02/2017
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 05/02/2017
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 01/04/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 93

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/15/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/15/2016
Date Data Arrived at EDR: 11/29/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/28/2017
Next Scheduled EDR Contact: 06/12/2017
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/15/2016
Date Data Arrived at EDR: 11/29/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/28/2017
Next Scheduled EDR Contact: 06/12/2017
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 09/29/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 43

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/29/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State

Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 11/16/2016
Date Made Active in Reports: 01/04/2017
Number of Days to Update: 49

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Annually

VAPOR REOPENED: Vapor Intrustion Legacy Site List

New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

Date of Government Version: 06/01/2016
Date Data Arrived at EDR: 08/19/2016
Date Made Active in Reports: 01/05/2017
Number of Days to Update: 139

Source: Department of Environmenal Conservation
Telephone: 518-402-9814
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Varies

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Facility Register

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 01/04/2017
Date Data Arrived at EDR: 01/10/2017
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 34

Source: Department of Environmental Conservation
Telephone: 518-457-2051
Last EDR Contact: 04/03/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/06/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/17/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/01/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/01/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2016
Date Data Arrived at EDR: 01/27/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 98
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/07/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Quarterly

LTANKS: Spills Information Database

Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 02/06/2017
Date Data Arrived at EDR: 02/06/2017
Date Made Active in Reports: 02/08/2017
Number of Days to Update: 2

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Varies

HIST LTANKS: Listing of Leaking Storage Tanks

A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/11/2017
Next Scheduled EDR Contact: 07/24/2017
Data Release Frequency: Varies

UST: Petroleum Bulk Storage (PBS) Database

Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 03/31/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: No Update Planned

CBS UST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in underground tanks of any size

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 10/24/2005
Next Scheduled EDR Contact: 01/23/2006
Data Release Frequency: No Update Planned

MOSF UST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CBS: Chemical Bulk Storage Site Listing

These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 03/31/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: Quarterly

MOSF: Major Oil Storage Facility Site Listing

These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 03/31/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: Quarterly

AST: Petroleum Bulk Storage

Registered Aboveground Storage Tanks.

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 03/31/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: No Update Planned

CBS AST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF AST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/07/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/06/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/17/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/01/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/01/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/14/2017
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 01/26/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 99

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2016
Date Data Arrived at EDR: 01/27/2017
Date Made Active in Reports: 05/05/2017
Number of Days to Update: 98

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Semi-Annually

TANKS: Storage Tank Faciliy Listing

This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 47

Source: Department of Environmental Conservation
Telephone: 518-402-9543
Last EDR Contact: 03/31/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

RES DECL: Restrictive Declarations Listing

A restrictive declaration is a covenant running with the land which binds the present and future owners of the property. As a condition of certain special permits, the City Planning Commission may require an applicant to sign and record a restrictive declaration that places specified conditions on the future use and development of the property. Certain restrictive declarations are indicated by a D on zoning maps.

Date of Government Version: 11/18/2010
Date Data Arrived at EDR: 06/30/2014
Date Made Active in Reports: 07/21/2014
Number of Days to Update: 21

Source: NYC Department of City Planning
Telephone: 212-720-3401
Last EDR Contact: 03/24/2017
Next Scheduled EDR Contact: 07/03/2017
Data Release Frequency: Varies

ENV RES DECL: Environmental Restrictive Declarations

The Environmental Restrictive Declarations (ERD) listed were recorded in connection with a zoning action against the noted Tax Blocks and Tax Lots, or portion thereof, and are available in the property records on file at the Office of the City Register for Bronx, Kings, New York and Queens counties or at the Richmond County Clerk's office. They contain environmental requirements with respect to hazardous materials, air quality and/or noise in accordance with Section 11-15 of this Resolution.

Date of Government Version: 11/23/2016
Date Data Arrived at EDR: 12/21/2016
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 54

Source: New York City Department of City Planning
Telephone: 212-720-3300
Last EDR Contact: 03/23/2017
Next Scheduled EDR Contact: 07/03/2017
Data Release Frequency: Varies

ENG CONTROLS: Registry of Engineering Controls

Environmental Remediation sites that have engineering controls in place.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 11/16/2016
Date Made Active in Reports: 01/04/2017
Number of Days to Update: 49

Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Quarterly

INST CONTROL: Registry of Institutional Controls

Environmental Remediation sites that have institutional controls in place.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 11/16/2016
Date Made Active in Reports: 01/04/2017
Number of Days to Update: 49

Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/27/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: Varies

VCP: Voluntary Cleanup Agreements
New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 11/16/2016
Date Made Active in Reports: 01/05/2017
Number of Days to Update: 50

Source: Department of Environmental Conservation
Telephone: 518-402-9711
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Semi-Annually

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site List
A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 11/16/2016
Date Made Active in Reports: 01/04/2017
Number of Days to Update: 49

Source: Department of Environmental Conservation
Telephone: 518-402-9764
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Semi-Annually

ERP: Environmental Restoration Program Listing
In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a $200 million Environmental Restoration or Brownfields Fund as part of the $1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 11/16/2016
Date Made Active in Reports: 01/04/2017
Number of Days to Update: 49

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/02/2017
Date Data Arrived at EDR: 03/02/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/02/2017
Next Scheduled EDR Contact: 07/03/2017
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE: Registered Waste Tire Storage & Facility List

A listing of facilities registered to accept waste tires.

Date of Government Version: 08/01/2006
Date Data Arrived at EDR: 11/15/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8694
Last EDR Contact: 03/17/2017
Next Scheduled EDR Contact: 06/26/2017
Data Release Frequency: Annually

SWRCY: Registered Recycling Facility List

A listing of recycling facilities.

Date of Government Version: 01/04/2017
Date Data Arrived at EDR: 01/10/2017
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 34

Source: Department of Environmental Conservation
Telephone: 518-402-8705
Last EDR Contact: 04/03/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Semi-Annually

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 05/01/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/24/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 05/05/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 36

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/28/2017
Next Scheduled EDR Contact: 06/12/2017
Data Release Frequency: No Update Planned

DEL SHWS: Delisted Registry Sites

A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 11/14/2016
Date Data Arrived at EDR: 11/16/2016
Date Made Active in Reports: 01/04/2017
Number of Days to Update: 49

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Annually

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 12/05/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 67

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/28/2017
Next Scheduled EDR Contact: 06/12/2017
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

HIST UST: Historical Petroleum Bulk Storage Database

These facilities have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. It is no longer updated due to the sensitive nature of the information involved. See UST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: Varies

HIST AST: Historical Petroleum Bulk Storage Database
These facilities have petroleum storage capabilities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. No longer updated due to the sensitive nature of the information involved. See AST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Spill Liens Information
Lien information from the Oil Spill Fund.

Date of Government Version: 12/29/2016
Date Data Arrived at EDR: 12/30/2016
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 45
Source: Office of the State Comptroller
Telephone: 518-474-9034
Last EDR Contact: 05/08/2017
Next Scheduled EDR Contact: 08/21/2017
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/21/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/28/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 37
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/29/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: Annually

SPILLS: Spills Information Database
Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

Date of Government Version: 02/06/2017
Date Data Arrived at EDR: 02/06/2017
Date Made Active in Reports: 02/08/2017
Number of Days to Update: 2
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 05/18/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Varies

HIST SPILLS: SPILLS Database
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/14/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/12/2013
Number of Days to Update: 40

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 11/02/2010
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/12/2016
Date Data Arrived at EDR: 12/28/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 05/02/2017
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/24/2017
Next Scheduled EDR Contact: 06/05/2017
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/14/2017
Next Scheduled EDR Contact: 07/24/2017
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/14/2017
Next Scheduled EDR Contact: 07/24/2017
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/19/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 02/13/2017
Date Data Arrived at EDR: 02/15/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 05/17/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/08/2017
Next Scheduled EDR Contact: 08/21/2017
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/05/2017
Next Scheduled EDR Contact: 08/21/2017
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/24/2017
Next Scheduled EDR Contact: 07/03/2017
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 133

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/24/2017
Next Scheduled EDR Contact: 06/05/2017
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/26/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/06/2017
Next Scheduled EDR Contact: 06/19/2017
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2017
Date Data Arrived at EDR: 02/09/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/21/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/09/2017
Next Scheduled EDR Contact: 08/21/2017
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2016
Date Data Arrived at EDR: 04/28/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 127

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/10/2017
Next Scheduled EDR Contact: 07/24/2017
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 04/10/2017
Next Scheduled EDR Contact: 07/24/2017
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/19/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/19/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 05/08/2017
Next Scheduled EDR Contact: 08/21/2017
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/06/2017
Next Scheduled EDR Contact: 06/19/2017
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/06/2017
Next Scheduled EDR Contact: 06/19/2017
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 04/28/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/04/2017
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/06/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/02/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 11/18/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 77

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/27/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/22/2017
Next Scheduled EDR Contact: 06/05/2017
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/14/2017
Next Scheduled EDR Contact: 07/24/2017
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/05/2017
Next Scheduled EDR Contact: 08/21/2017
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/22/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/05/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/21/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/07/2017
Next Scheduled EDR Contact: 07/10/2017
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/07/2017
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2017
Date Data Arrived at EDR: 02/28/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 38

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/28/2017
Next Scheduled EDR Contact: 06/12/2017
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/03/2017
Next Scheduled EDR Contact: 06/12/2017
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/03/2017
Next Scheduled EDR Contact: 06/12/2017
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines
An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/14/2017
Date Data Arrived at EDR: 03/17/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 21

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/13/2017
Next Scheduled EDR Contact: 06/26/2017
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/04/2017
Date Data Arrived at EDR: 04/07/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 35

Source: EPA
Telephone: (212) 637-3000
Last EDR Contact: 04/07/2017
Next Scheduled EDR Contact: 06/19/2017
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/03/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 91

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/24/2017
Next Scheduled EDR Contact: 09/11/2017
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 67

Source: Department of Defense
Telephone: 571-373-0407
Last EDR Contact: 05/22/2017
Next Scheduled EDR Contact: 07/31/2017
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 03/19/2017
Date Data Arrived at EDR: 03/21/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/21/2017
Next Scheduled EDR Contact: 07/03/2017
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/22/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/12/2017
Number of Days to Update: 79

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/24/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Quarterly

AIRS: Air Emissions Data

Point source emissions inventory data.

Date of Government Version: 11/09/2016
Date Data Arrived at EDR: 11/18/2016
Date Made Active in Reports: 01/04/2017
Number of Days to Update: 47

Source: Department of Environmental Conservation
Telephone: 518-402-8452
Last EDR Contact: 04/24/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: Annually

COAL ASH: Coal Ash Disposal Site Listing
A listing of coal ash disposal site locations.

Date of Government Version: 01/04/2017
Date Data Arrived at EDR: 01/10/2017
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 31

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 04/03/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Varies

DRYCLEANERS: Registered Drycleaners
A listing of all registered drycleaning facilities.

Date of Government Version: 10/27/2016
Date Data Arrived at EDR: 01/10/2017
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 31

Source: Department of Environmental Conservation
Telephone: 518-402-8403
Last EDR Contact: 03/13/2017
Next Scheduled EDR Contact: 06/26/2017
Data Release Frequency: Varies

E DESIGNATION: E DESIGNATION SITE LISTING
The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

Date of Government Version: 11/08/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 48

Source: New York City Department of City Planning
Telephone: 718-595-6658
Last EDR Contact: 03/20/2017
Next Scheduled EDR Contact: 07/03/2017
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial assurance information.

Date of Government Version: 01/03/2017
Date Data Arrived at EDR: 01/04/2017
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 40

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 04/03/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/01/2015
Date Data Arrived at EDR: 12/29/2015
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-8712
Last EDR Contact: 03/13/2017
Next Scheduled EDR Contact: 06/26/2017
Data Release Frequency: Varies

HSWDS: Hazardous Substance Waste Disposal Site Inventory
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 01/01/2003
Date Data Arrived at EDR: 10/20/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 41

Source: Department of Environmental Conservation
Telephone: 518-402-9564
Last EDR Contact: 05/26/2009
Next Scheduled EDR Contact: 08/24/2009
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/30/2017
Date Data Arrived at EDR: 02/01/2017
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 12

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/03/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Annually

SPDES: State Pollutant Discharge Elimination System

New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.

Date of Government Version: 01/30/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 02/22/2017
Number of Days to Update: 19

Source: Department of Environmental Conservation
Telephone: 518-402-8233
Last EDR Contact: 04/24/2017
Next Scheduled EDR Contact: 08/07/2017
Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells

A listing of enhanced oil recovery underground injection wells.

Date of Government Version: 12/05/2016
Date Data Arrived at EDR: 12/08/2016
Date Made Active in Reports: 02/13/2017
Number of Days to Update: 67

Source: Department of Environmental Conservation
Telephone: 518-402-8056
Last EDR Contact: 03/08/2017
Next Scheduled EDR Contact: 06/19/2017
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

CORTLAND COUNTY:

Cortland County Storage Tank Listing

A listing of aboveground storage tank sites located in Cortland County.

Date of Government Version: 11/25/2016
Date Data Arrived at EDR: 12/02/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 70

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 05/01/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Quarterly

Cortland County Storage Tank Listing
A listing of underground storage tank sites located in Cortland County.

Date of Government Version: 11/25/2016
Date Data Arrived at EDR: 12/02/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 70

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 05/01/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Quarterly

NASSAU COUNTY:

Registered Tank Database
A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 35

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 04/03/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: No Update Planned

Storage Tank Database
A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 05/01/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Varies

Registered Tank Database in Nassau County
A listing of facilities in Nassau County with storage tanks.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 35

Source: Nassau County Department of Health
Telephone: 516-227-9691
Last EDR Contact: 04/03/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: Varies

Registered Tank Database
A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 35

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 04/03/2017
Next Scheduled EDR Contact: 07/17/2017
Data Release Frequency: No Update Planned

Storage Tank Database
A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 05/01/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Varies

ROCKLAND COUNTY:

Petroleum Bulk Storage Database
A listing of aboveground storage tank sites located in Rockland County.

Date of Government Version: 12/20/2016
Date Data Arrived at EDR: 12/21/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 51
Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 03/06/2017
Next Scheduled EDR Contact: 06/19/2017
Data Release Frequency: Quarterly

Petroleum Bulk Storage Database
A listing of underground storage tank sites located in Rockland County.

Date of Government Version: 12/20/2016
Date Data Arrived at EDR: 12/21/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 51
Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 03/06/2017
Next Scheduled EDR Contact: 06/19/2017
Data Release Frequency: Quarterly

SUFFOLK COUNTY:

Storage Tank Database
A listing of aboveground storage tank sites located in Suffolk County.

Date of Government Version: 03/03/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/23/2015
Number of Days to Update: 13
Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 05/01/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: No Update Planned

Storage Tank Database
A listing of underground storage tank sites located in Suffolk County.

Date of Government Version: 03/03/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/23/2015
Number of Days to Update: 13
Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 05/01/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: No Update Planned

WESTCHESTER COUNTY:

Listing of Storage Tanks
A listing of aboveground storage tank sites located in Westchester County.

Date of Government Version: 01/13/2017
Date Data Arrived at EDR: 01/20/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 26
Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 05/01/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Varies

Listing of Storage Tanks
A listing of underground storage tank sites located in Westchester County.

Date of Government Version: 01/13/2017
Date Data Arrived at EDR: 01/20/2017
Date Made Active in Reports: 02/15/2017
Number of Days to Update: 26
Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 05/01/2017
Next Scheduled EDR Contact: 08/14/2017
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/15/2017
Next Scheduled EDR Contact: 08/28/2017
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 09/29/2016
Date Made Active in Reports: 01/03/2017
Number of Days to Update: 96

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/11/2017
Next Scheduled EDR Contact: 07/24/2017
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 07/22/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 123

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/18/2017
Next Scheduled EDR Contact: 07/31/2017
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/22/2017
Next Scheduled EDR Contact: 09/04/2017
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 11/18/2016
Date Made Active in Reports: 01/06/2017
Number of Days to Update: 49

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 04/17/2017
Next Scheduled EDR Contact: 07/31/2017
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 50

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/13/2017
Next Scheduled EDR Contact: 06/26/2017
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Providers
Source: Department of Health
Telephone: 212-676-2444

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

152 - 158 FISHKILL AVENUE
152 - 158 FISHKILL AVENUE
BEACON, NY 12508

TARGET PROPERTY COORDINATES

Latitude (North):	41.504066 - 41° 30' 14.64''
Longitude (West):	73.966299 - 73° 57' 58.68''
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	586273.1
UTM Y (Meters):	4595018.5
Elevation:	154 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5939329 WAPPINGERS FALLS, NY
Version Date:	2013
South Map:	5939331 WEST POINT, NY
Version Date:	2013

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

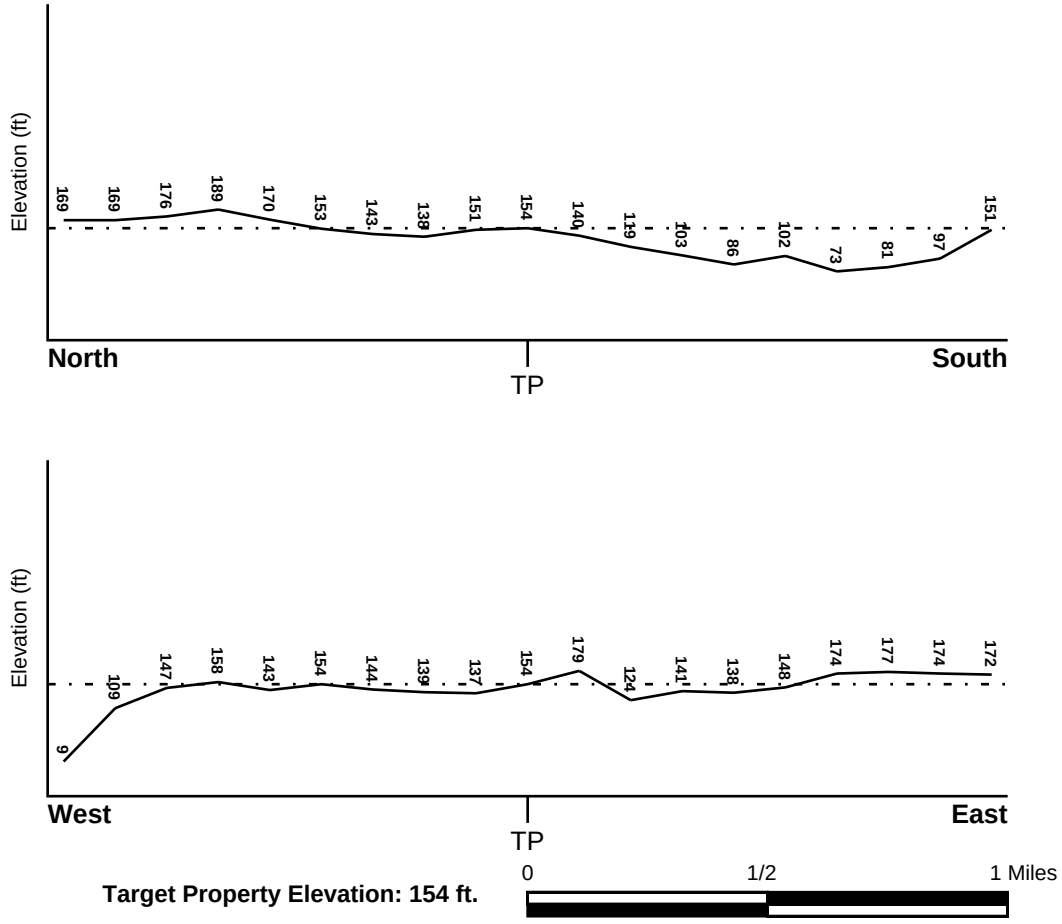
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
36027C0464E	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
36027C0463E	FEMA FIRM Flood data
36027C0577E	FEMA FIRM Flood data
36071C0351E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
WAPPINGERS FALLS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

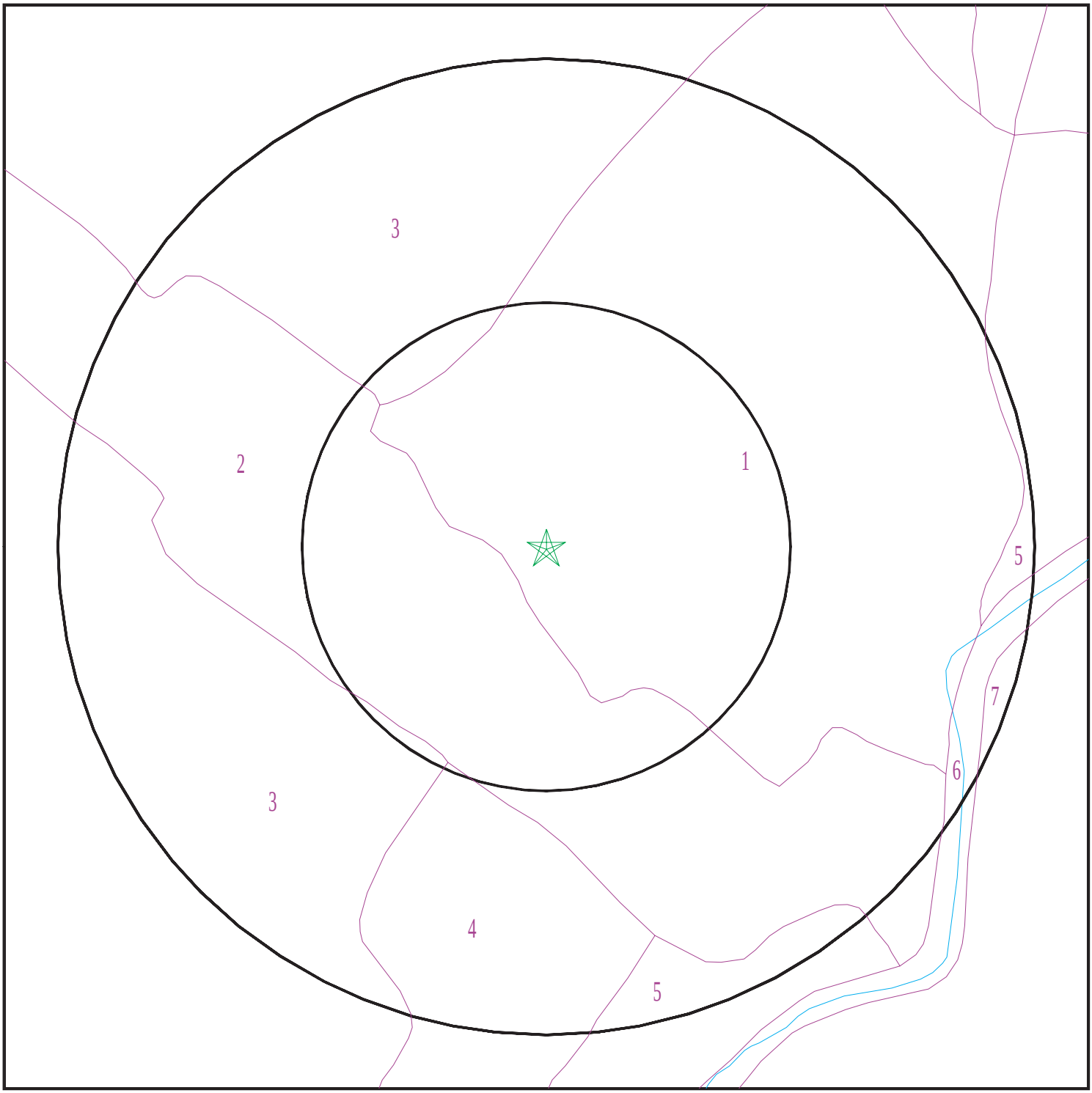
Era:	Paleozoic
System:	Ordovician
Series:	Middle Ordovician (Mohawkian)
Code:	O2 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4949683.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	152 - 158 Fishkill Avenue	CLIENT:	Sterling Environmental Engineering
ADDRESS:	152 - 158 Fishkill Avenue Beacon NY 12508	CONTACT:	Mark A. Williams, PG
LAT/LONG:	41.504066 / 73.966299	INQUIRY #:	4949683.2s
		DATE:	May 26, 2017 5:16 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Knickerbocker

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
2	9 inches	18 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
3	18 inches	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6 Min: 4.5

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	29 inches	72 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6 Min: 4.5

Soil Map ID: 2

Soil Component Name: Urban land

Soil Surface Texture: variable

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	variable	Not reported	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Map ID: 3

Soil Component Name: Dutchess

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	7 inches	27 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	27 inches	85 inches	channery silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 14 Min: 4	Max: 6.5 Min: 5.1

Soil Map ID: 4

Soil Component Name: Knickerbocker

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
2	9 inches	18 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6 Min: 4.5
3	18 inches	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6 Min: 4.5
4	29 inches	72 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 6 Min: 4.5

Soil Map ID: 5

Soil Component Name: Udorthents

Soil Surface Texture: gravelly loam

Hydrologic Group: Class A/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 141 Min: 0.42	Max: 7.3 Min: 4.5
2	3 inches	70 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 0.42	Max: 8.4 Min: 4.5

Soil Map ID: 6

Soil Component Name: Water

Soil Surface Texture: gravelly loam

Hydrologic Group: Class A/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 7

Soil Component Name: Hoosic

Soil Surface Texture: gravelly loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 14	Max: 5.5 Min: 4.5
2	9 inches	24 inches	very gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 14	Max: 5.5 Min: 4.5
3	24 inches	70 inches	extremely gravelly loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141 Min: 141	Max: 6 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	USGS40000844289	1/4 - 1/2 Mile ESE
3	USGS40000844316	1/4 - 1/2 Mile ENE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

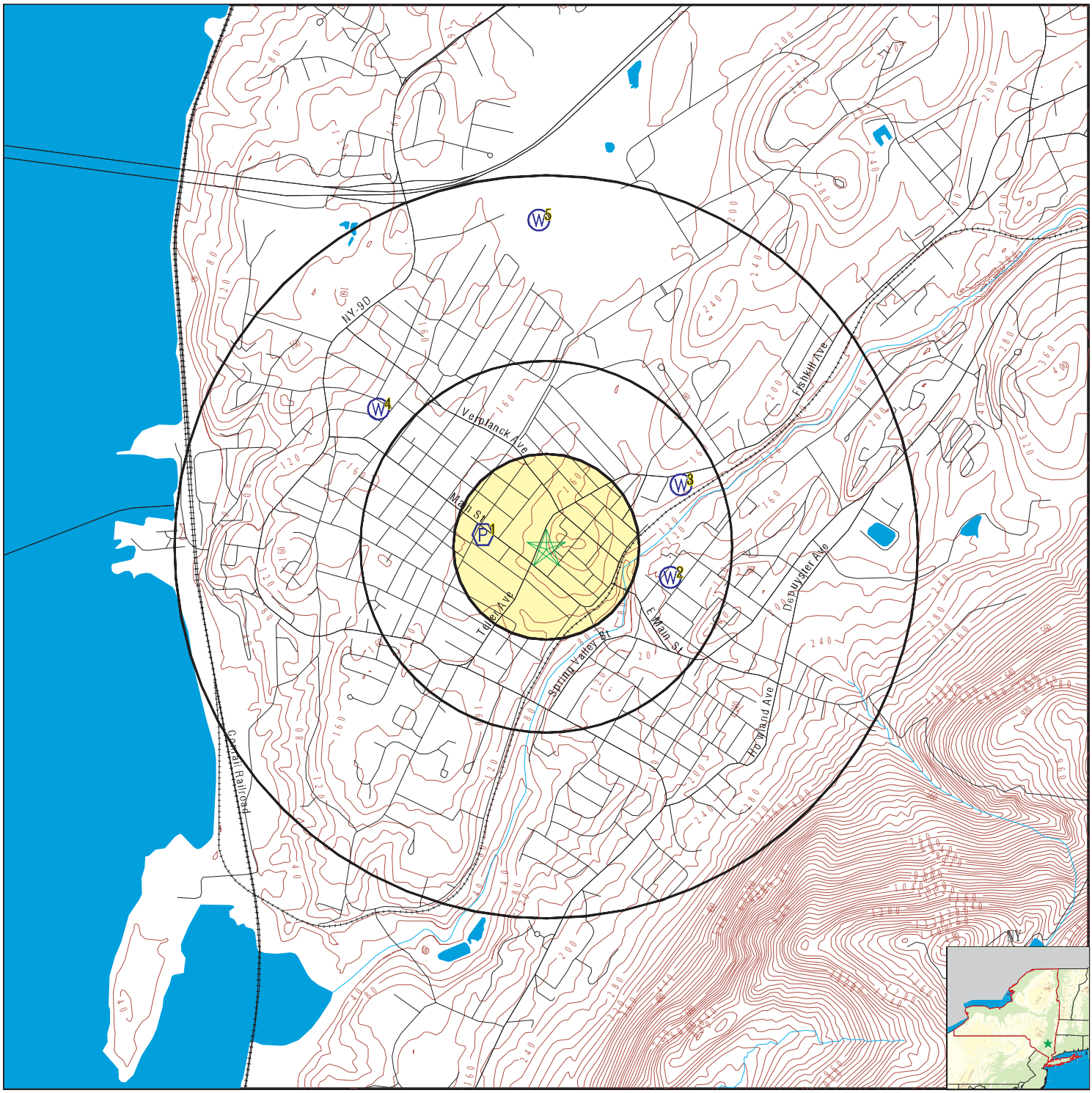
MAP ID	WELL ID	LOCATION FROM TP
1	NY0003322	1/8 - 1/4 Mile West

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
4	NYWS004587	1/2 - 1 Mile NW
5	NYWS004554	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 4949683.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	152 - 158 Fishkill Avenue	CLIENT:	Sterling Environmental Engineering
ADDRESS:	152 - 158 Fishkill Avenue Beacon NY 12508	CONTACT:	Mark A. Williams, PG
LAT/LONG:	41.504066 / 73.966299	INQUIRY #:	4949683.2s
		DATE:	May 26, 2017 5:16 pm

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Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
West
1/8 - 1/4 Mile
Lower | **FRDS PWS** | **NY0003322**

PWS ID:	NY0003322		
Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	MOUNTAINDALE WATER DISTRICT TOWN OFFICES SOUTH FALLSBURG, NY 12779		
Addressee / Facility:	System Owner/Responsible Party MECKES DAVID TOWN OF FALLSBURG TOWN OFFICES SOUTH FALLSBURGH, NY 12779		
Facility Latitude:	41 42 00	Facility Longitude:	074 32 20
Facility Latitude:	41 30 16	Facility Longitude:	073 58 12
City Served:	FALLSBURG (T)		
Treatment Class	Not Reported	Population:	Not Reported

Violations information not reported.

2
ESE
1/4 - 1/2 Mile
Lower | **FED USGS** | **USGS40000844289**

Org. Identifier:	USGS-NY		
Formal name:	USGS New York Water Science Center		
Monloc Identifier:	USGS-413010073573701		
Monloc name:	DU 750		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	02020008	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	41.5028715
Longitude:	-73.9598607	Sourcemap scale:	24000
Horiz Acc measure:	10	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	140.00
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Ordovician System		
Aquifer type:	Not Reported		
Construction date:	1900	Welldepth:	450
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

3
ENE
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000844316**

Org. Identifier:	USGS-NY		
Formal name:	USGS New York Water Science Center		
Monloc Identifier:	USGS-413026073572901		
Monloc name:	DU 339		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	02020008	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	41.5064826
Longitude:	-73.9593051	Sourcemap scale:	24000
Horiz Acc measure:	10	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	150.00
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Ordovician System		
Aquifer type:	Not Reported		
Construction date:	1900	Welldepth:	100
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

4
NW
1/2 - 1 Mile
Higher

NY WELLS **NYWS004587**

Well Id:	NY1319167	System name:	ROMBOUT WATER DISTRICT
System Id:	002	Well name:	WELL #14
Type:	Well	Active?:	Active
County:	DUTCHESS COUNTY	Latitude:	413034 000
Longitude:	735830 000	Slec_type_:	AC
Agency:	FISHKILL SUPERVISOR AND TOWN BOARD		
Address:	401 ROUTE 52		
City/State/Zip:	FISHKILL NY 12524		
Phone:	Not Reported		

5
North
1/2 - 1 Mile
Higher

NY WELLS **NYWS004554**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Id:	NY1330347	System name:	7-ELEVEN FD STR 177765H
System Id:	WL1	Well name:	WELL #1
Type:	Well	Active?:	Active
County:	DUTCHESS COUNTY	Latitude:	413100.526
Longitude:	735800.044	Slec_type_:	AC
Agency:	SOUTHLAND CORP		
Address:	RT 9D		
City/State/Zip:	WAPPINGERS FALLS NY 12590		
Phone:	845-831-1680		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: NY Radon

Radon Test Results

County	Town	Num Tests	Avg Result	Geo Mean	Max Result
DUTCHESS	FISHKILL	129	4.88	2.87	31.3
DUTCHESS	HYDE PARK	215	6.22	4.29	33.3
DUTCHESS	LA GRANGE	231	8.59	4.84	135.2
DUTCHESS	MILAN	18	7.69	5.14	29.1
DUTCHESS	NORTHEAST	16	9.1	4.91	30.2
DUTCHESS	PAWLING	67	4.58	2.95	27.8
DUTCHESS	PINE PLAINS	40	16.05	8.57	69.1
DUTCHESS	PLEASANT VALLEY	131	9.07	5.59	36.6
DUTCHESS	POUGHKEEPSIE	1,078	5.51	3.42	96.4
DUTCHESS	RED HOOK	133	7.57	4.03	120.9
DUTCHESS	RHINEBECK	123	6.55	4.38	34.9
DUTCHESS	STANFORD	56	8.29	4.86	57.5
DUTCHESS	UNION VALE	57	10.31	6.06	62.6
DUTCHESS	WAPPINGER	121	4.04	2.73	18.7
DUTCHESS	WASHINGTON	66	9.16	4.93	56.1
DUTCHESS	AMENIA	25	10.25	6.26	44.8
DUTCHESS	BEACON	56	4.65	2.75	21.2
DUTCHESS	BEEKMAN	95	8.97	5.37	86.2
DUTCHESS	CLINTON	65	9.26	5.55	66.4
DUTCHESS	DOVER	34	10.44	4.98	49.9
DUTCHESS	E. FISHKILL	345	7.61	4.62	71.6

Federal EPA Radon Zone for DUTCHESS County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for DUTCHESS COUNTY, NY

Number of sites tested: 186

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	1.690 pCi/L	80%	20%	0%
Basement	3.630 pCi/L	56%	38%	6%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New York Public Water Wells
Source: New York Department of Health
Telephone: 518-458-6731

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database
Department of Environmental Conservation
Telephone: 518-402-8072
These files contain records, in the database, of wells that have been drilled.

RADON

State Database: NY Radon
Source: Department of Health
Telephone: 518-402-7556
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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152 - 158 Fishkill Avenue

152 - 158 Fishkill Avenue

Beacon, NY 12508

Inquiry Number: 4949683.5

May 26, 2017

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

05/26/17

Site Name:

152 - 158 Fishkill Avenue
152 - 158 Fishkill Avenue
Beacon, NY 12508
EDR Inquiry # 4949683.5

Client Name:

Sterling Environmental Engineering
24 Wade Road
Latham, NY 12110
Contact: Mark A. Williams, PG

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Acquisition Date: December 10, 1998	USGS/DOQQ
1984	1"=500'	Flight Date: March 26, 1984	USGS
1975	1"=500'	Flight Date: July 29, 1975	USDA
1957	1"=500'	Flight Date: March 24, 1957	Jack
1954	1"=500'	Flight Date: April 13, 1954	Jack
1946	1"=500'	Flight Date: January 01, 1946	FirstSearch
1940	1"=500'	Flight Date: April 06, 1940	EDR Proprietary Aerial Viewpoint

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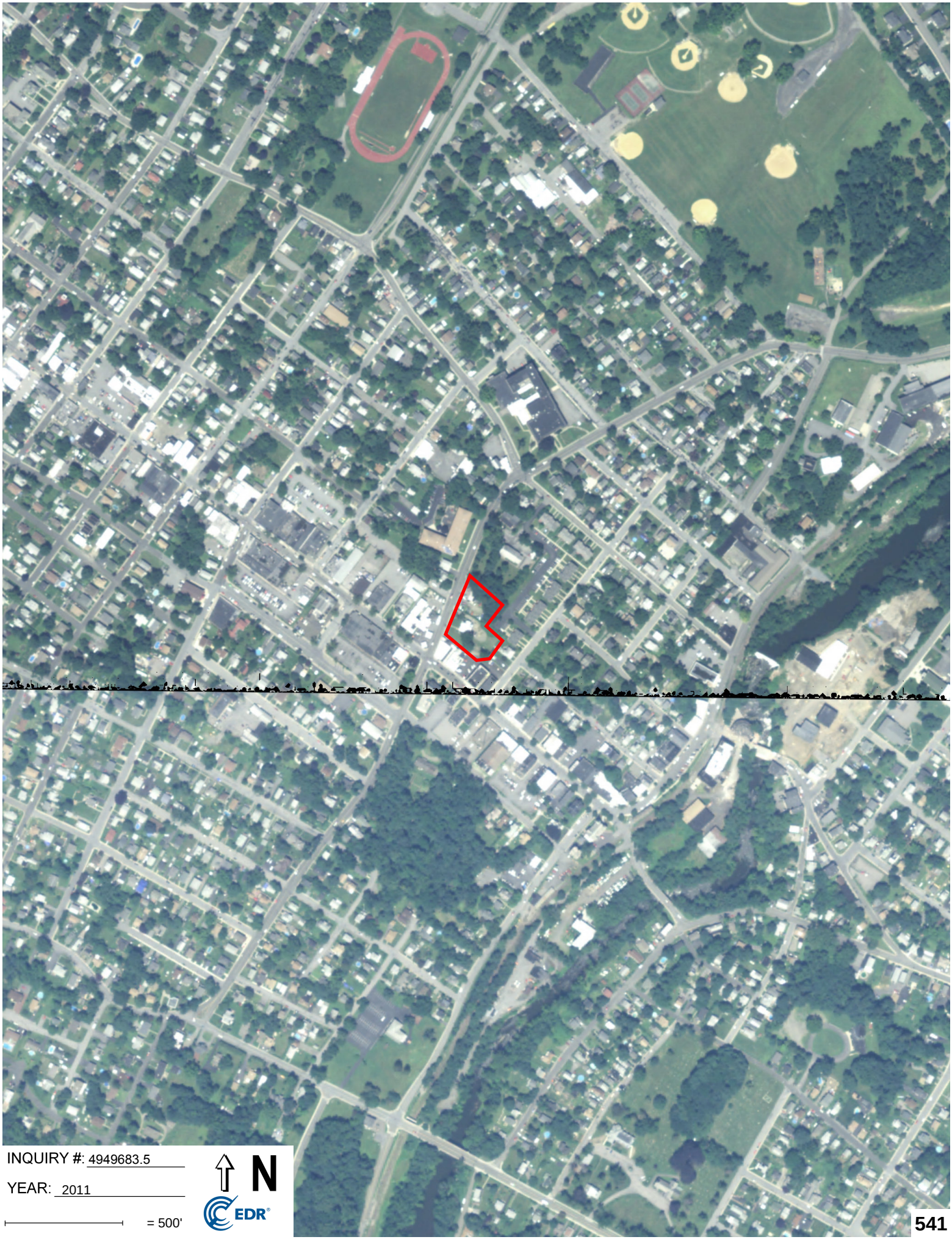
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YEAR: 2011
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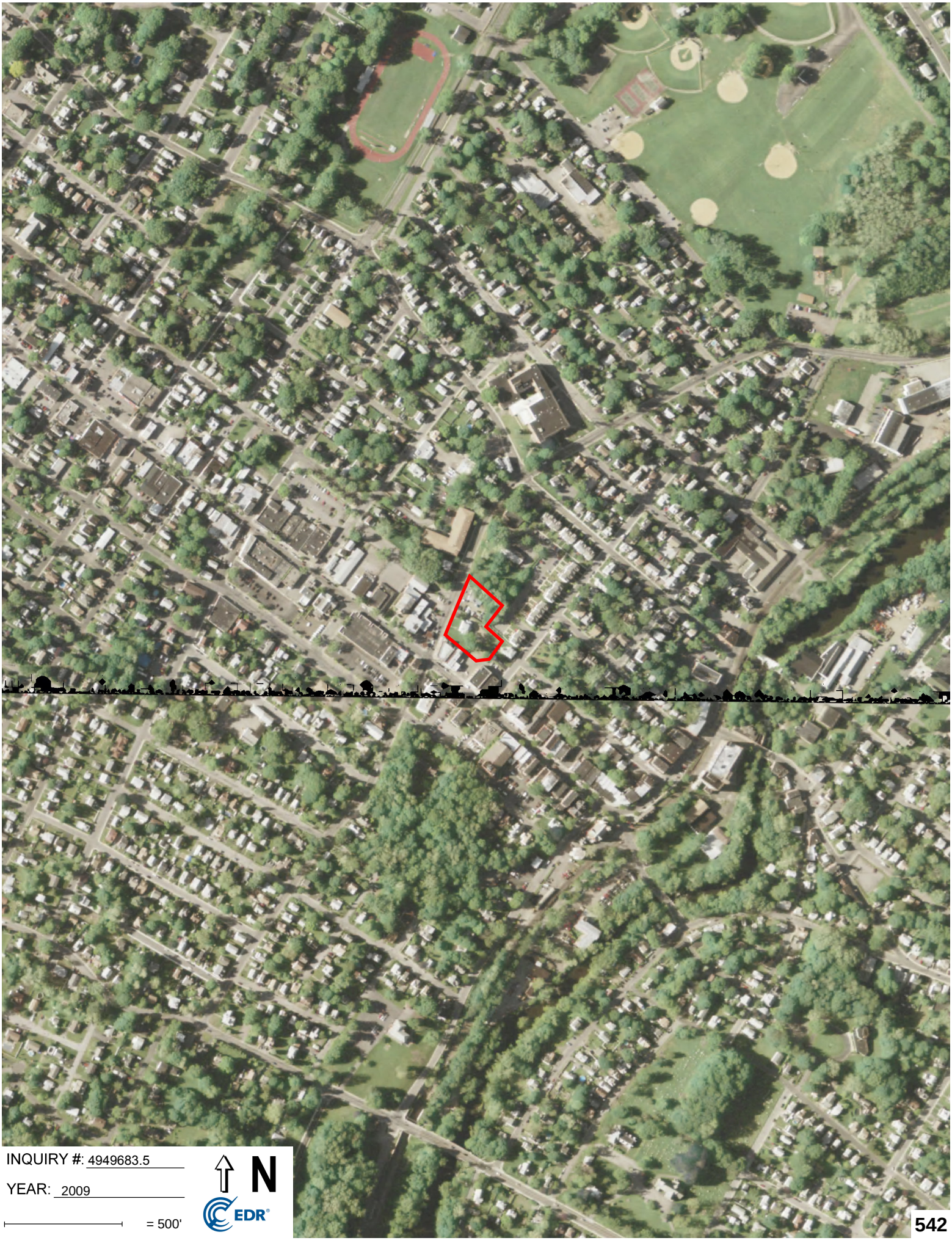
EDR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YEAR: 2009
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N
EDR



INQUIRY #: 4949683.5

YEAR: 2006

= 500'

N

EDR



INQUIRY #: 4949683.5

YEAR: 1998

= 500'

N

EDR


INQUIRY #: 4949683.5
YEAR: 1984
= 500'
N
EDR



INQUIRY #: 4949683.5

YEAR: 1975

= 500'

N

EDR



INQUIRY #: 4949683.5

YEAR: 1957

= 500'

N

EDR



INQUIRY #: 4949683.5

YEAR: 1954

= 500'

N

EDR



INQUIRY #: 4949683.5

YEAR: 1946

= 500'

N

EDR

549



INQUIRY #: 4949683.5

YEAR: 1940

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EDR

550

152 - 158 Fishkill Avenue

152 - 158 Fishkill Avenue

Beacon, NY 12508

Inquiry Number: 4949683.3

May 26, 2017

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

05/26/17

Site Name:

152 - 158 Fishkill Avenue
152 - 158 Fishkill Avenue
Beacon, NY 12508
EDR Inquiry # 4949683.3

Client Name:

Sterling Environmental Engineering
24 Wade Road
Latham, NY 12110
Contact: Mark A. Williams, PG

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Sterling Environmental Engineering were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

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Certification # F1BD-41BA-8E40

PO # 2017-19

Project 152 - 158 Fishkill Avenue, LLC

Maps Provided:

1962
1946
1927
1919
1912
1904
1896
1889
1884

Sanborn® Library search results

Certification #: F1BD-41BA-8E40

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

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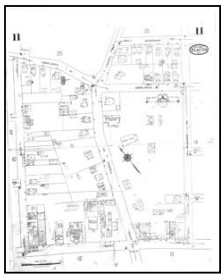
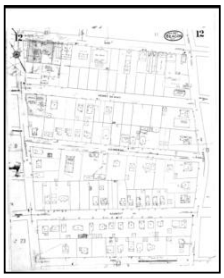
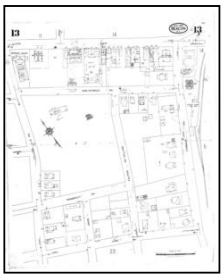
1962 Source Sheets


Volume 1, Sheet 11
1962


Volume 1, Sheet 12
1962


Volume 1, Sheet 13
1962


Volume 1, Sheet 14
1962

1946 Source Sheets


Volume 1, Sheet 11
1946


Volume 1, Sheet 12
1946

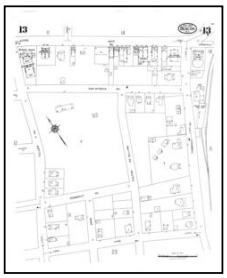

Volume 1, Sheet 13
1946


Volume 1, Sheet 14
1946

1927 Source Sheets


Volume 1, Sheet 11
1927


Volume 1, Sheet 12
1927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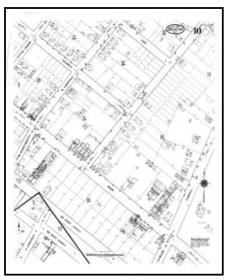
1927

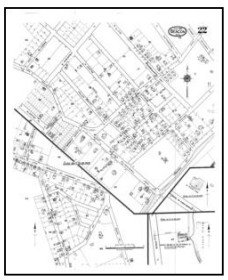

Volume 1, Sheet 14
1927

1919 Source Sheets


Volume 1, Sheet 10
1919


Volume 1, Sheet 11
1919


Volume 1, Sheet 18
1919


Volume 1, Sheet 22
1919

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1919 Source Sheets



Volume 1, Sheet 20
1919

1912 Source Sheets



Volume 1, Sheet 12
1912



Volume 1, Sheet 13
1912

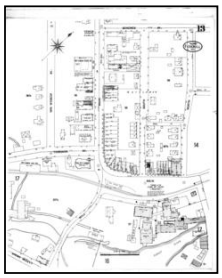


Volume 1, Sheet 14
1912

1904 Source Sheets



Volume 1, Sheet 12
1904

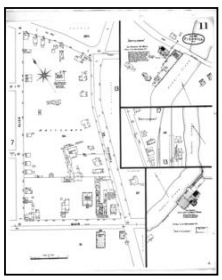


Volume 1, Sheet 13
1904



Volume 1, Sheet 14
1904

1896 Source Sheets



Volume 1, Sheet 11
1896



Volume 1, Sheet 12
1896



Volume 1, Sheet 13
1896

Sanborn Sheet Key

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1889 Source Sheets



Volume 1, Sheet 7
1889

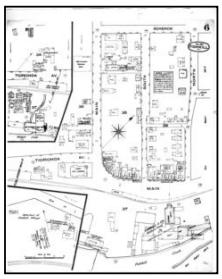


Volume 1, Sheet 12
1889

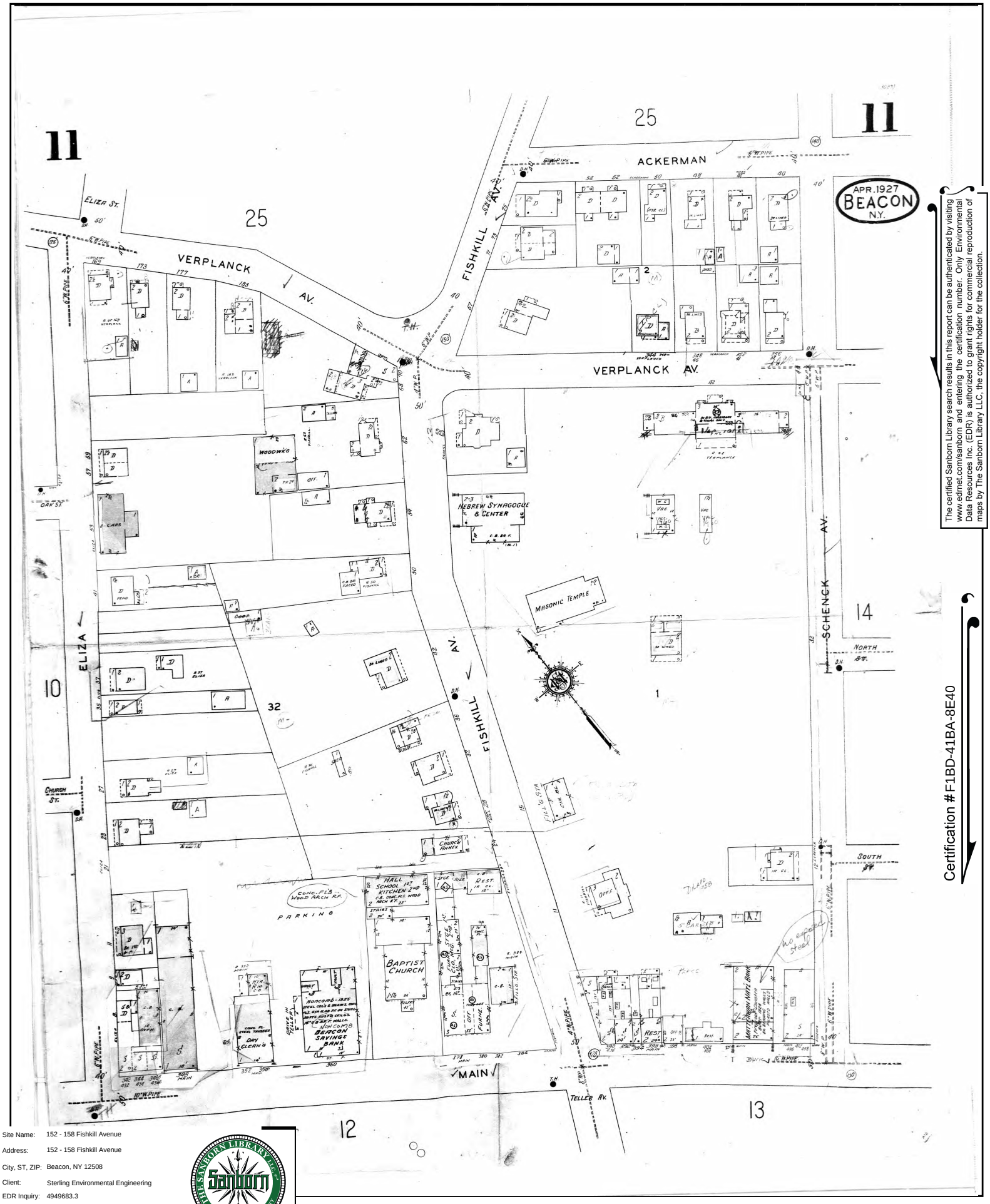
1884 Source Sheets



Volume 1, Sheet 5
1884



Volume 1, Sheet 6
1884



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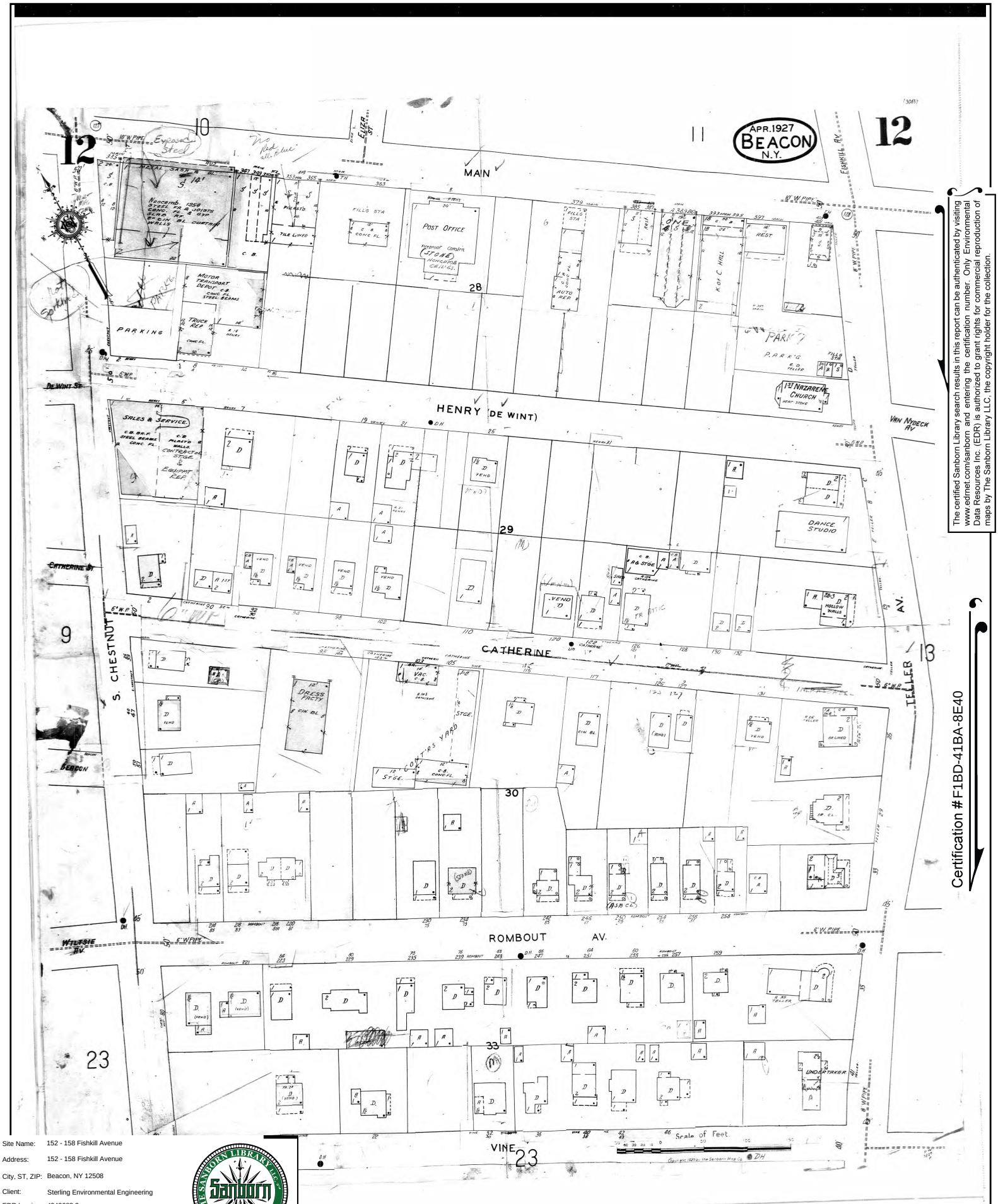

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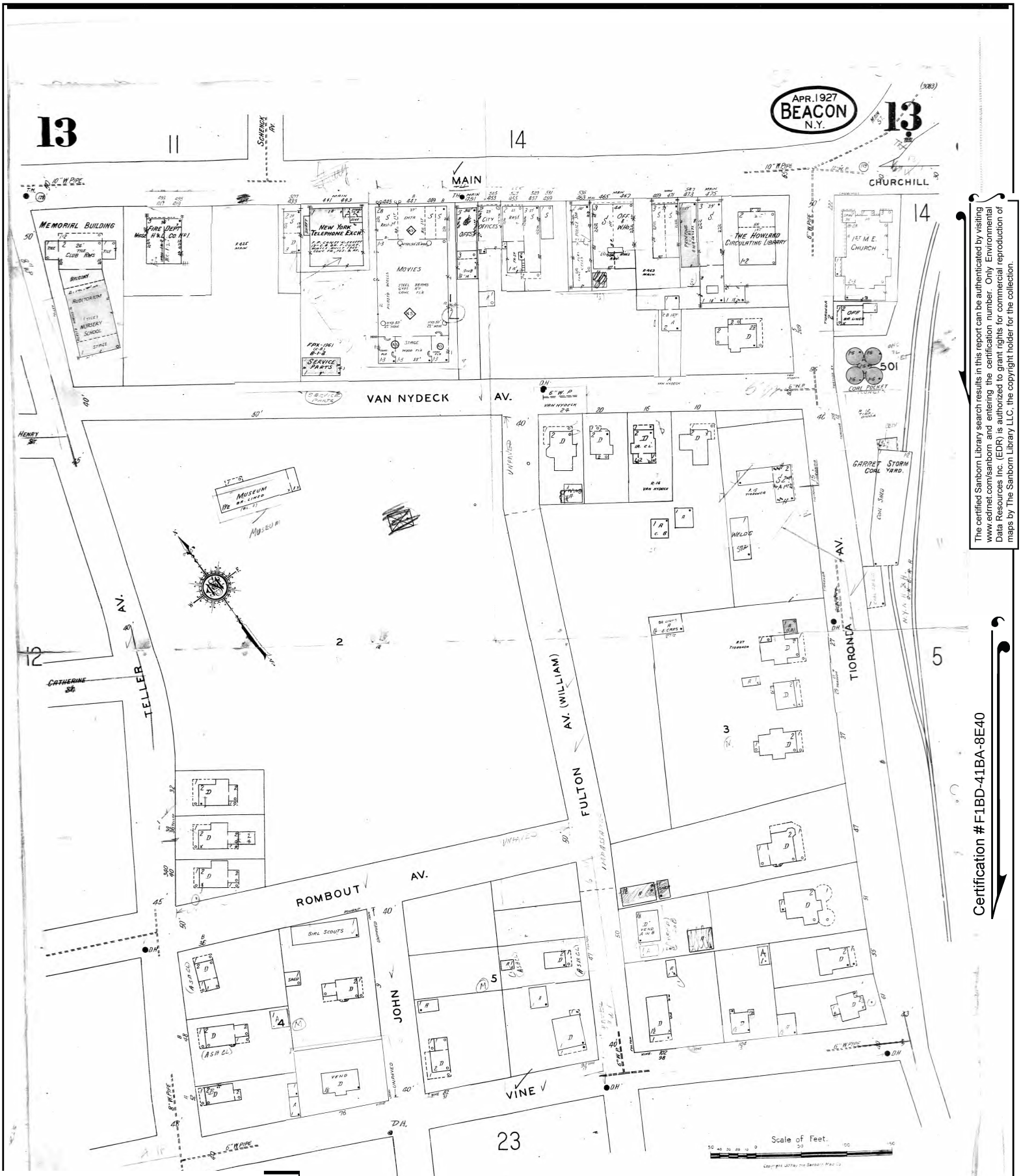

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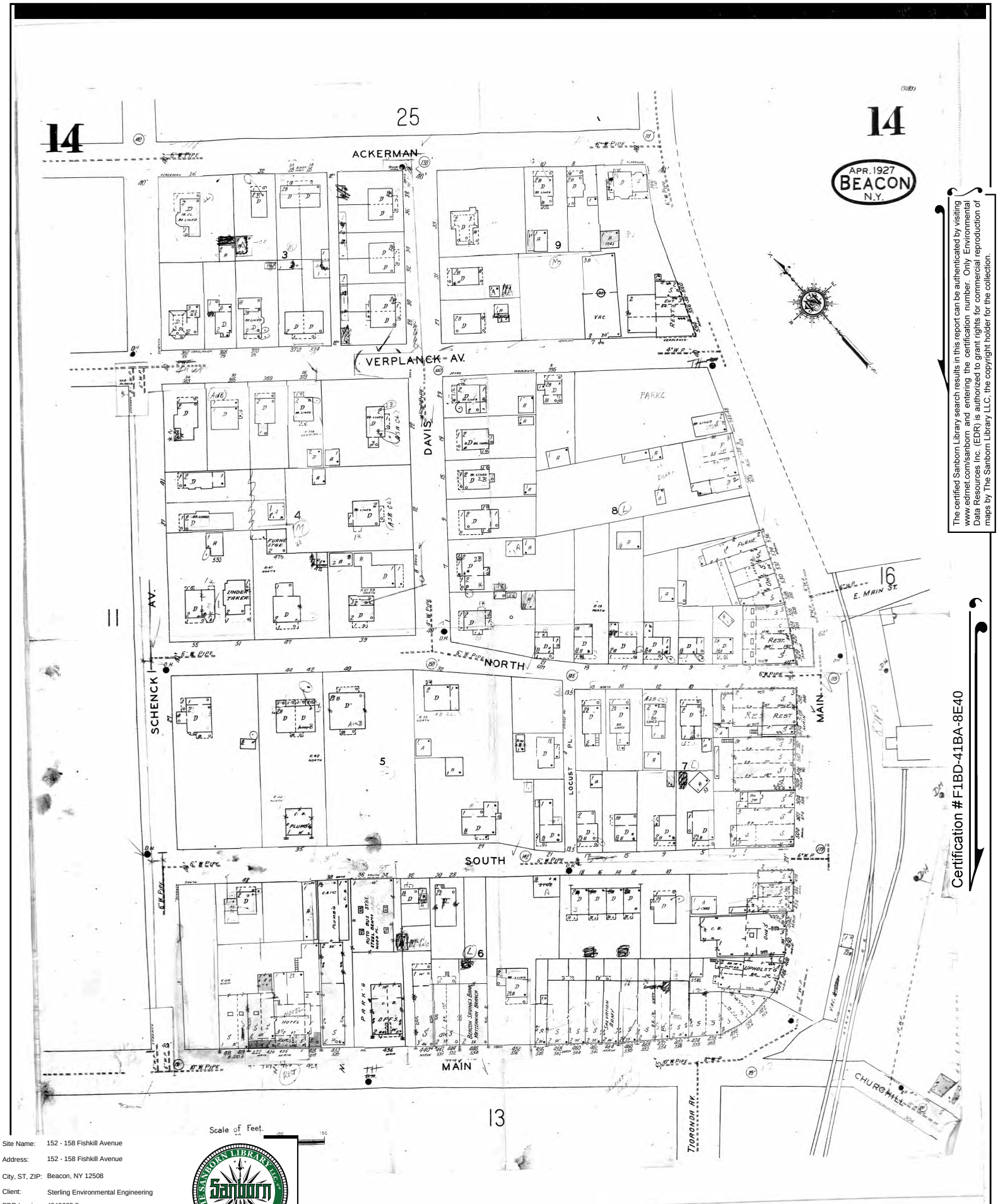

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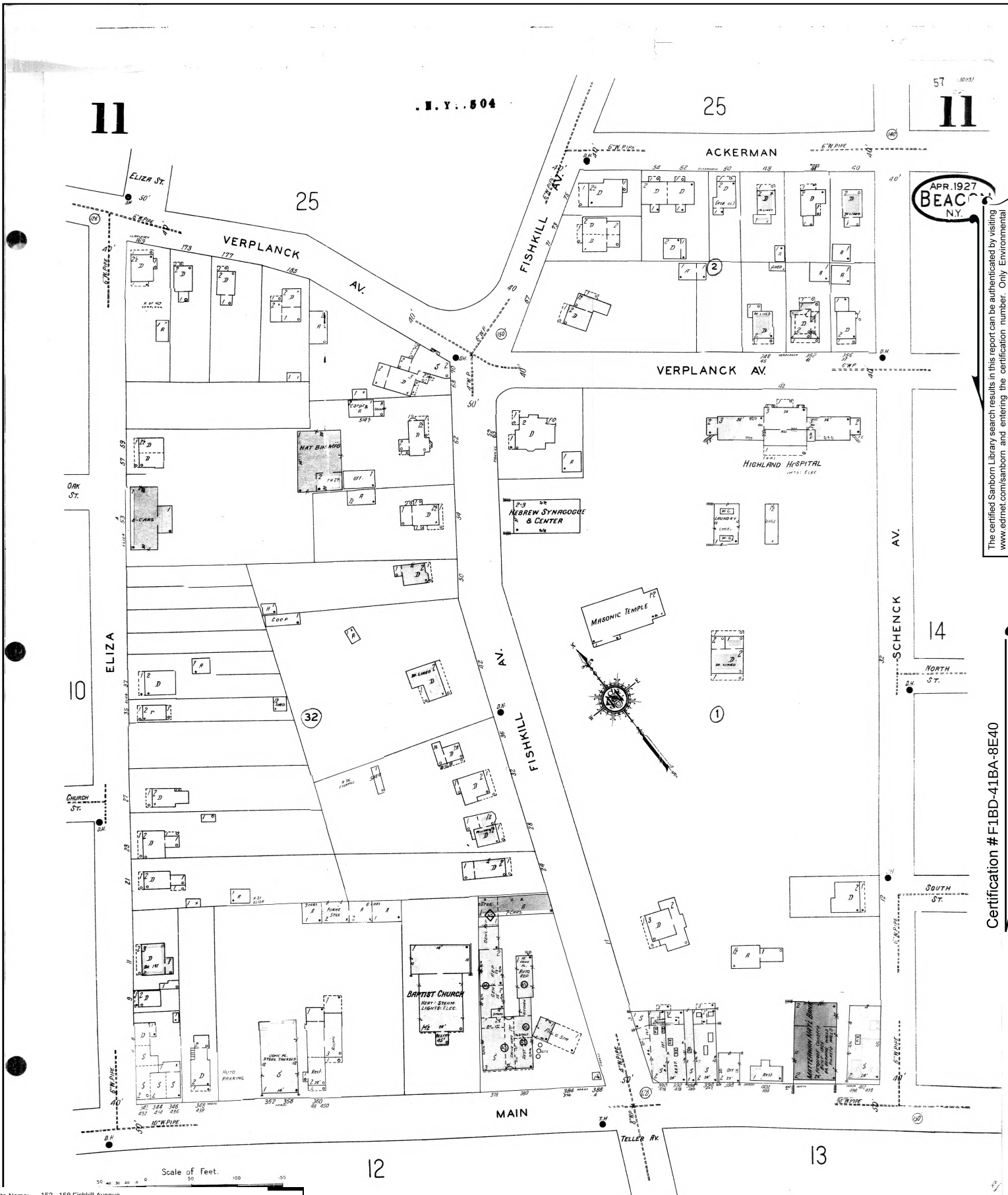
Copyright	1962



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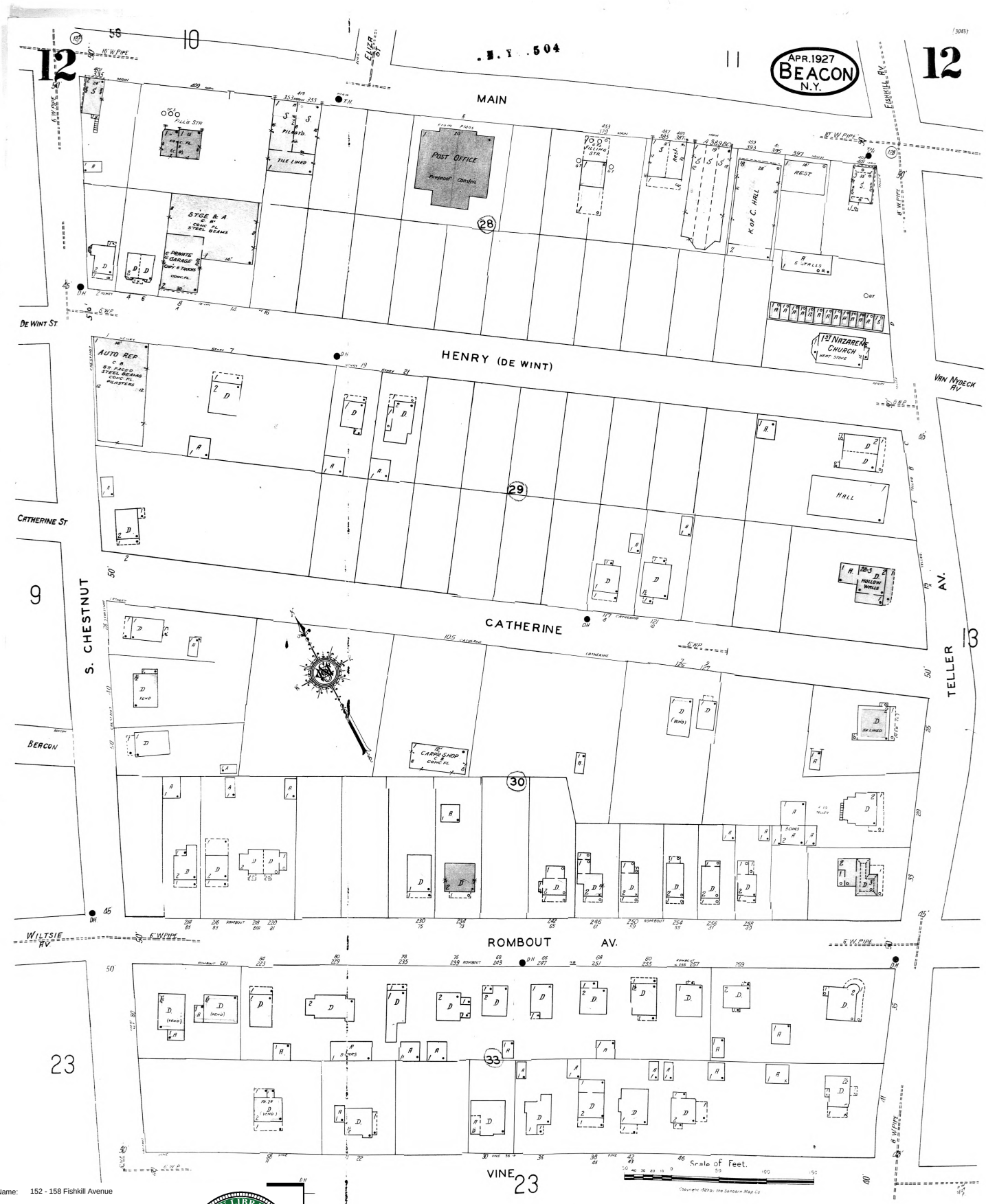
Copyright	1946



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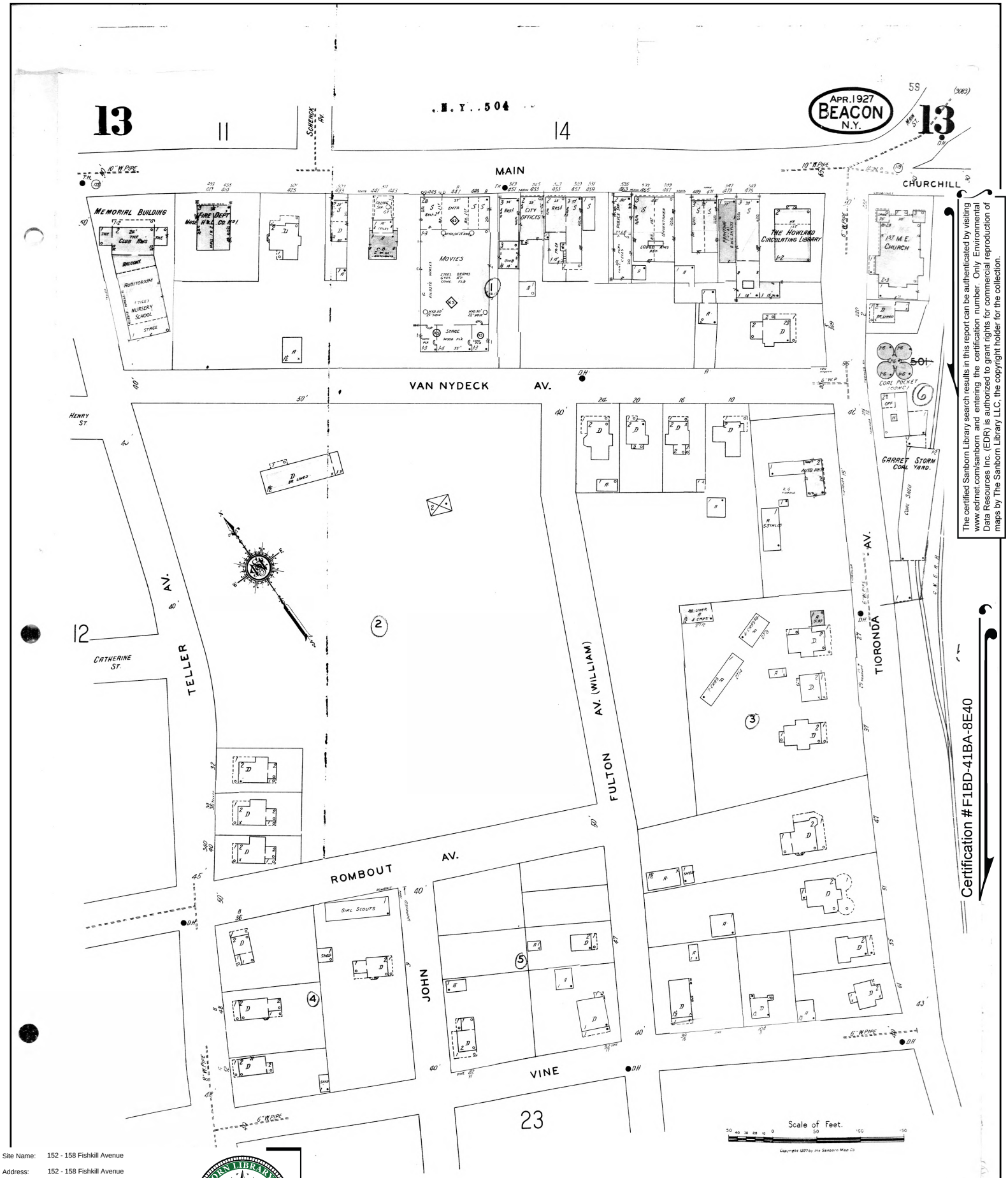

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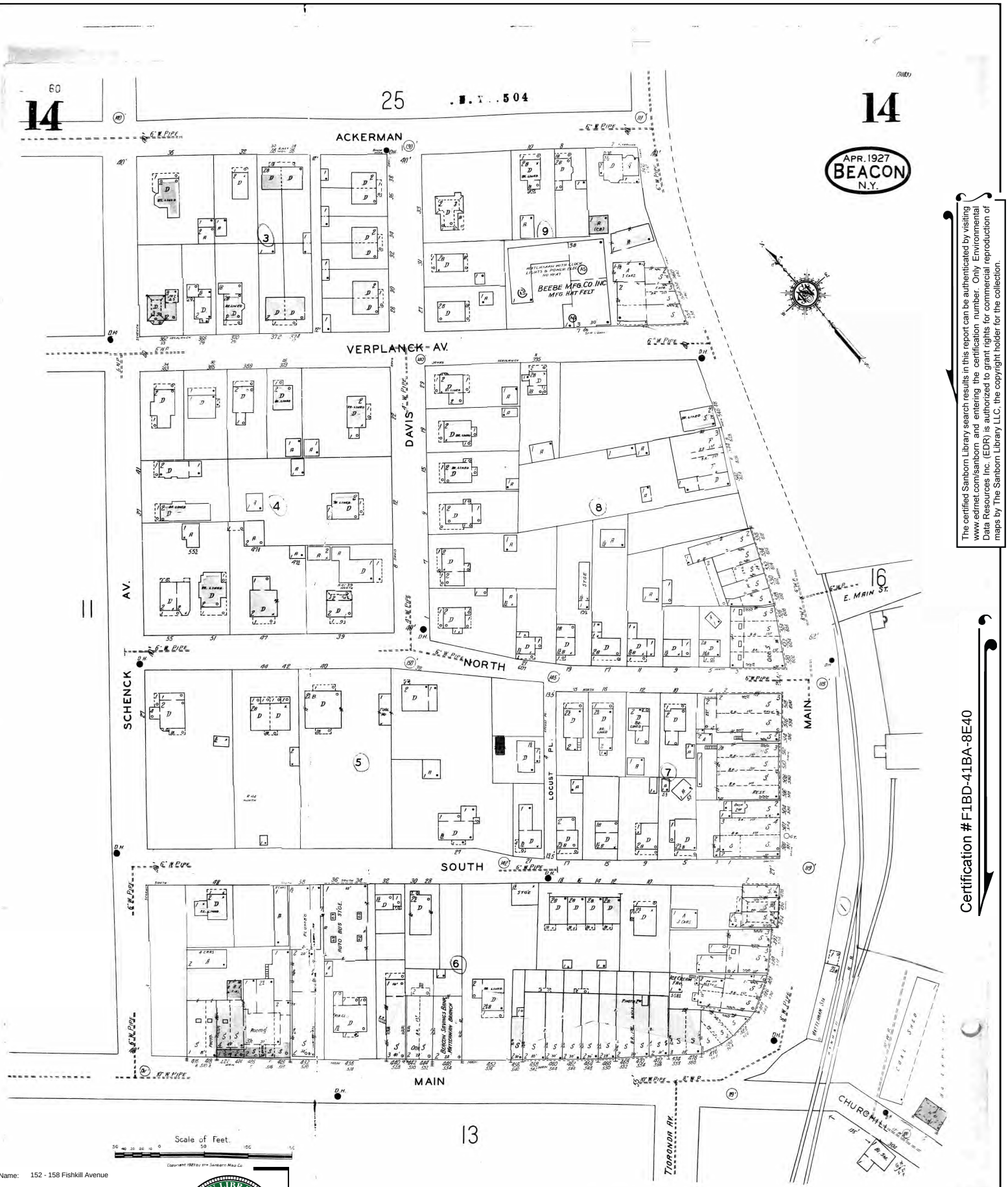

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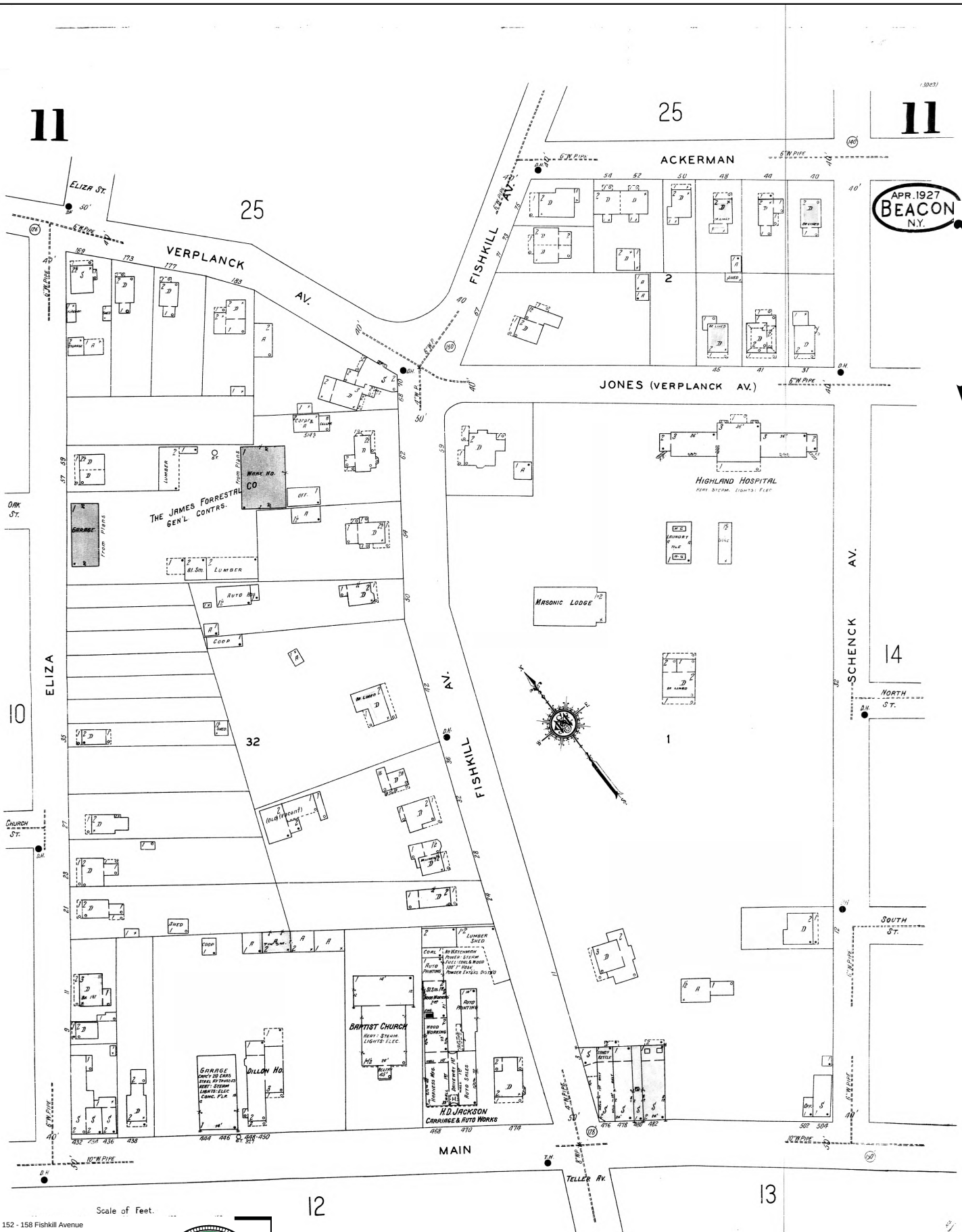

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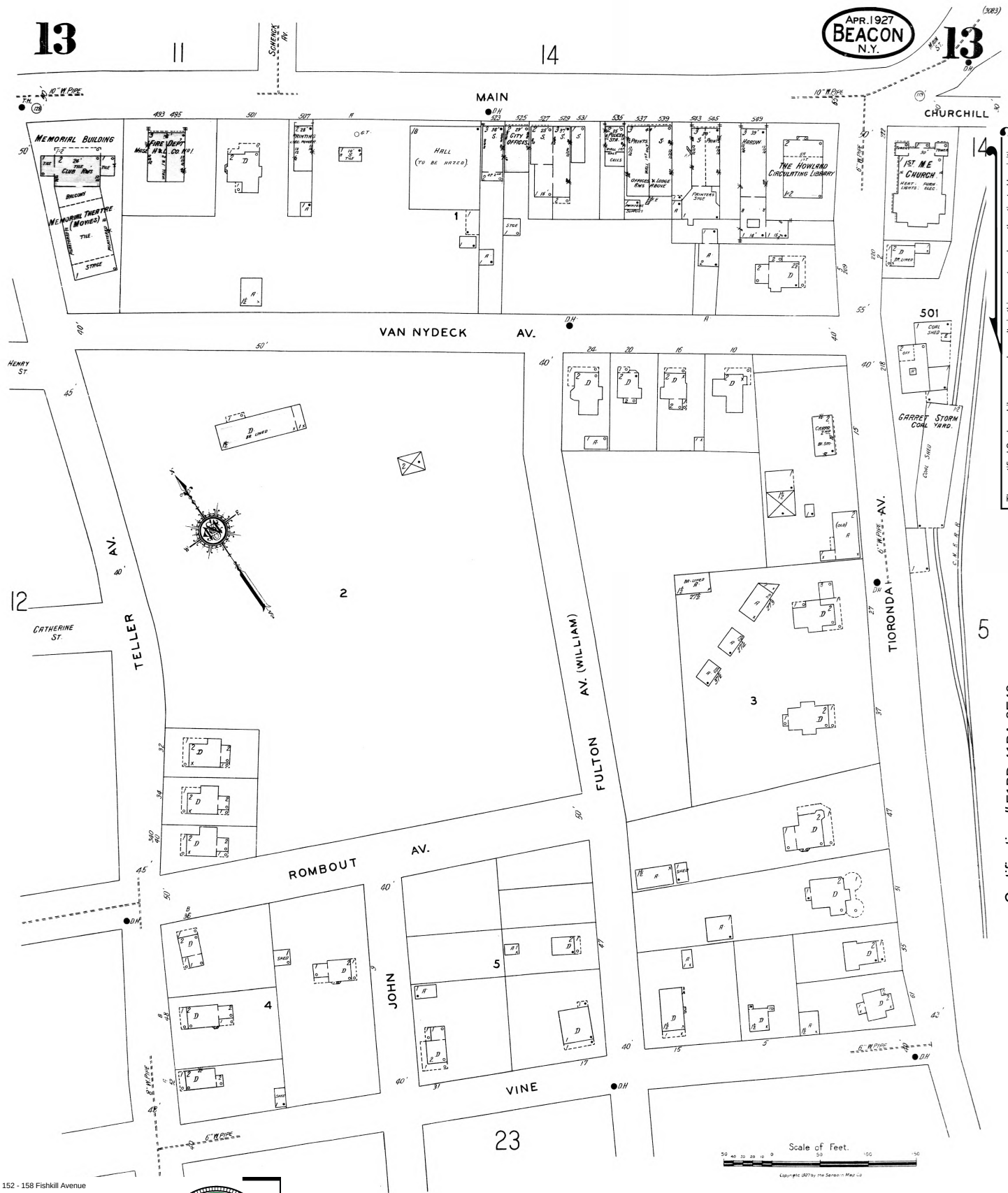

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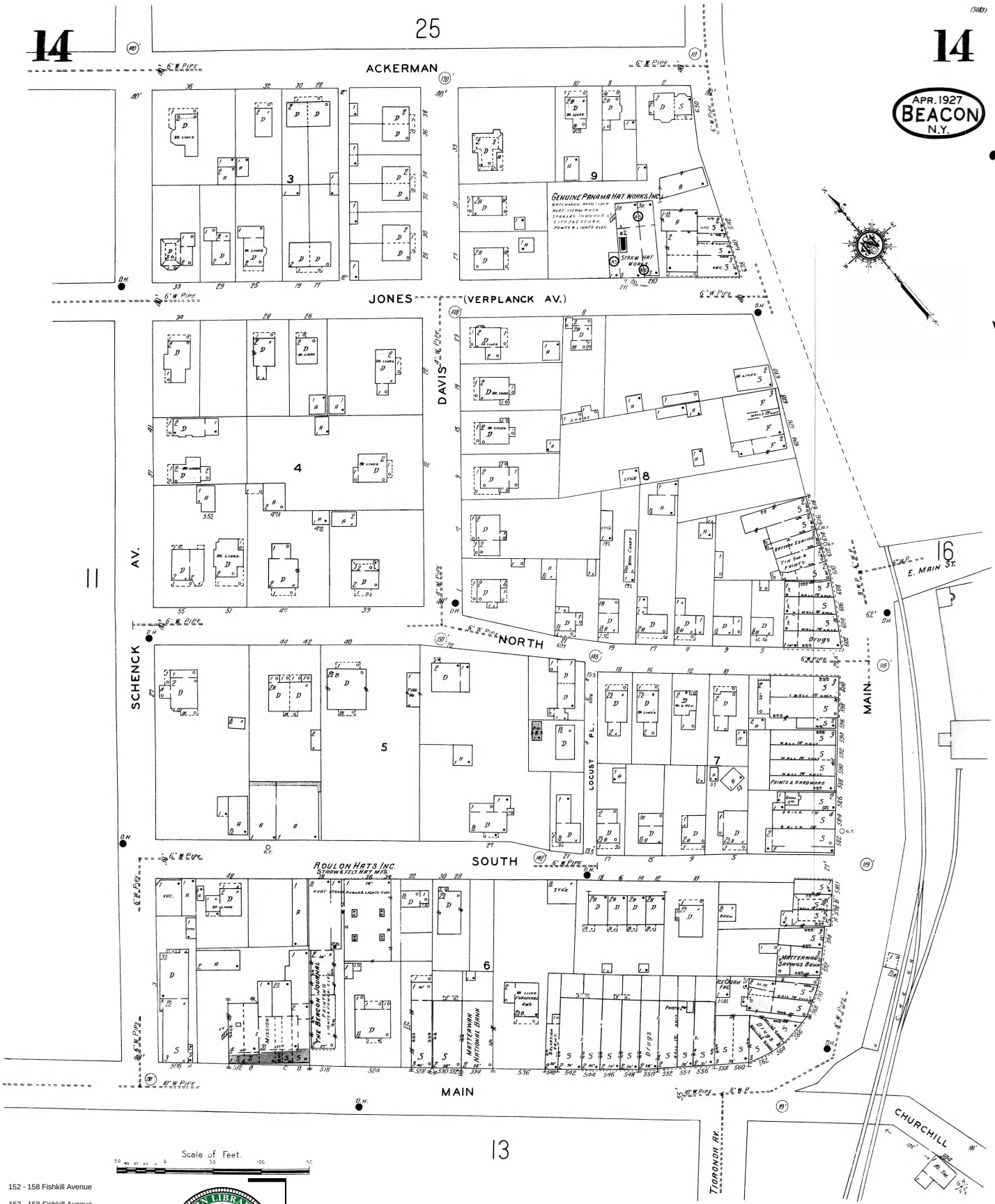

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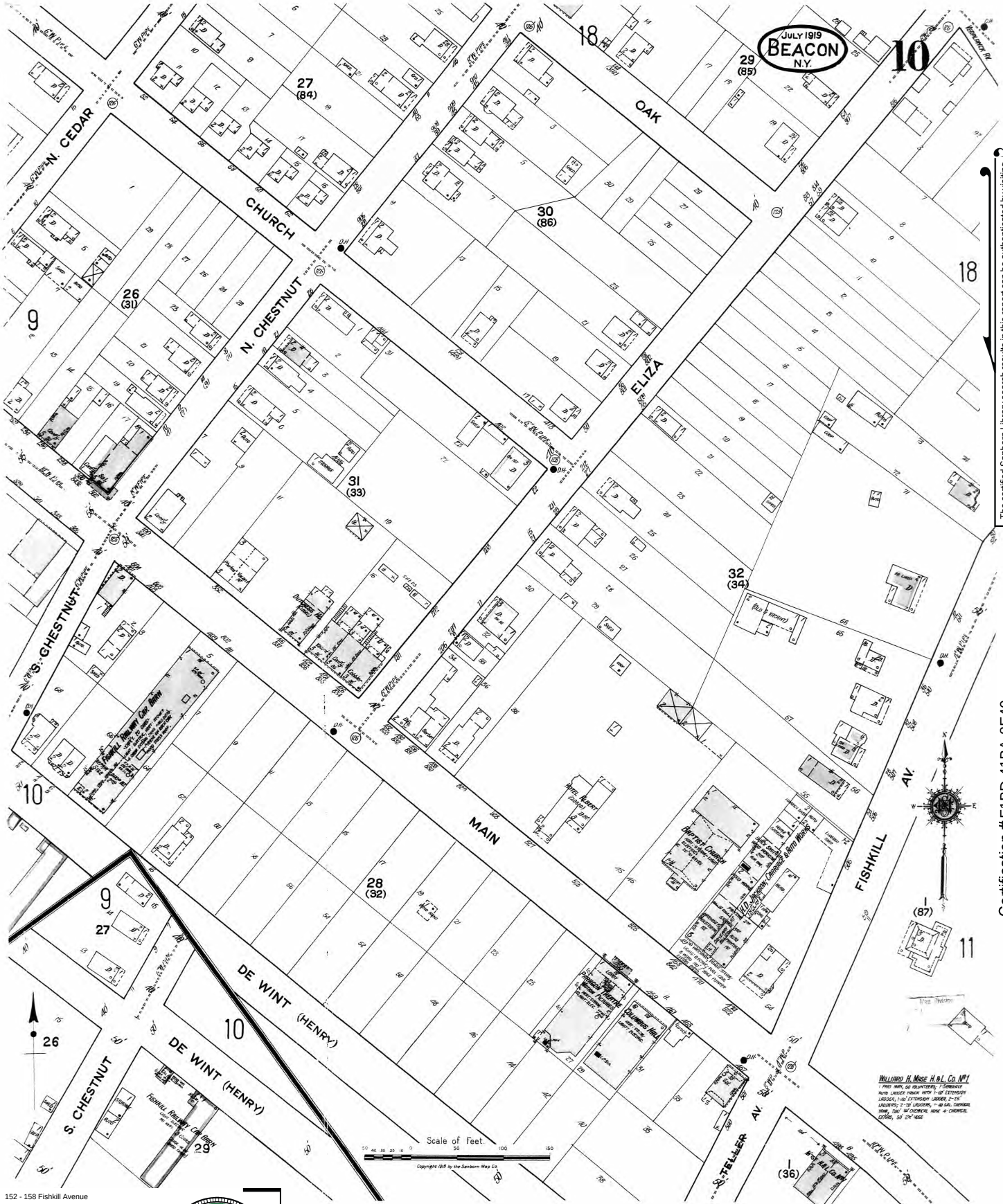

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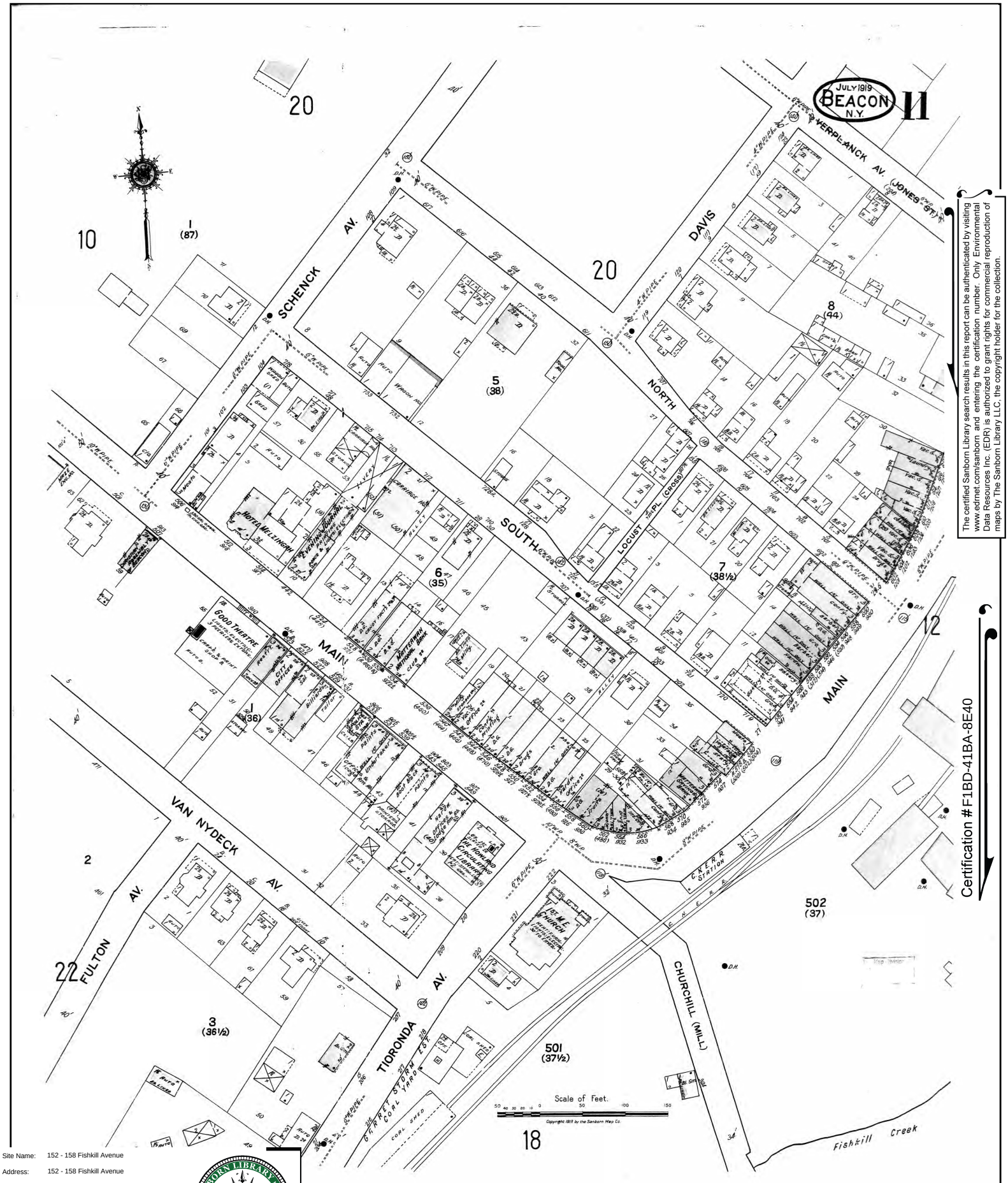

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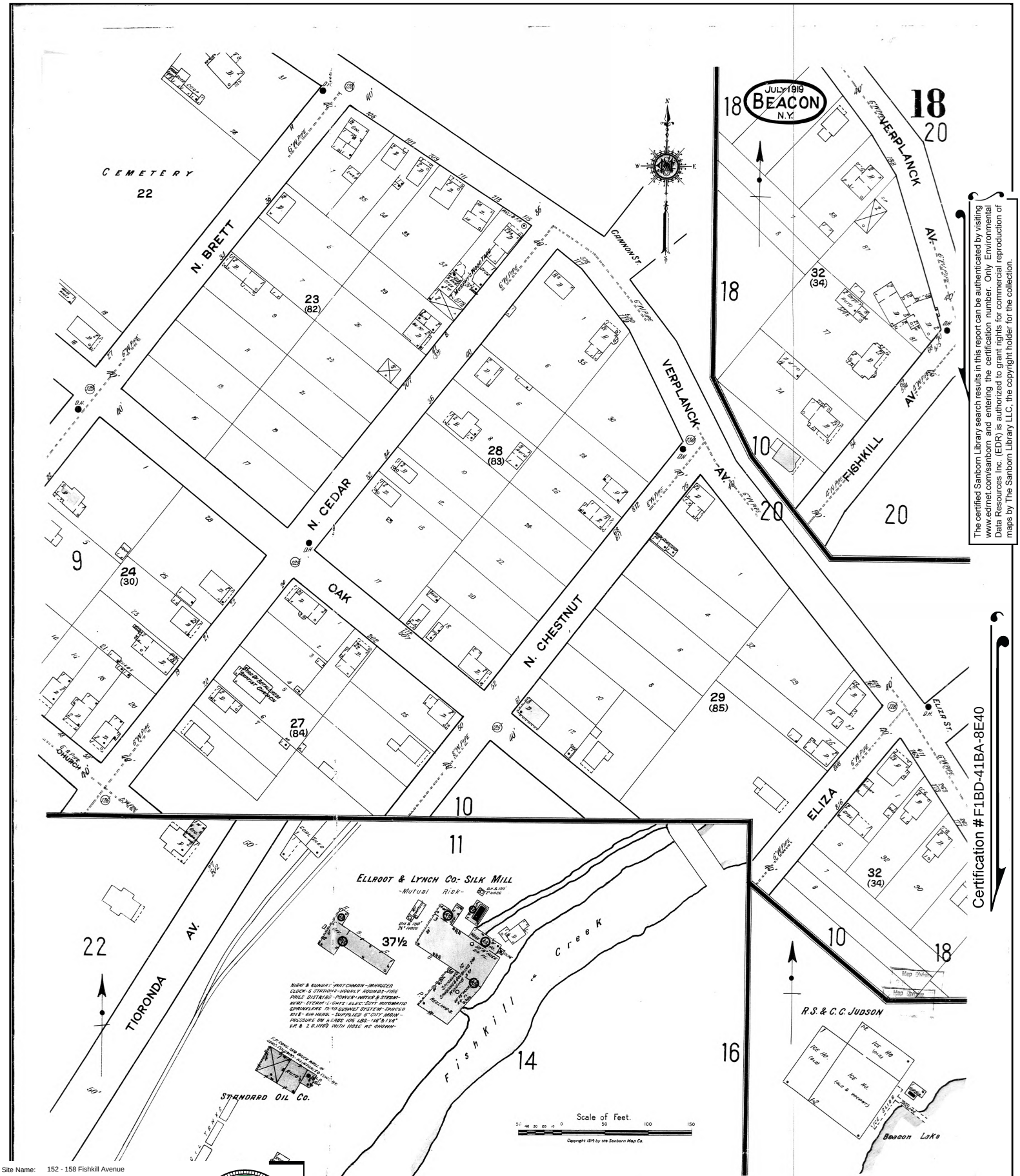

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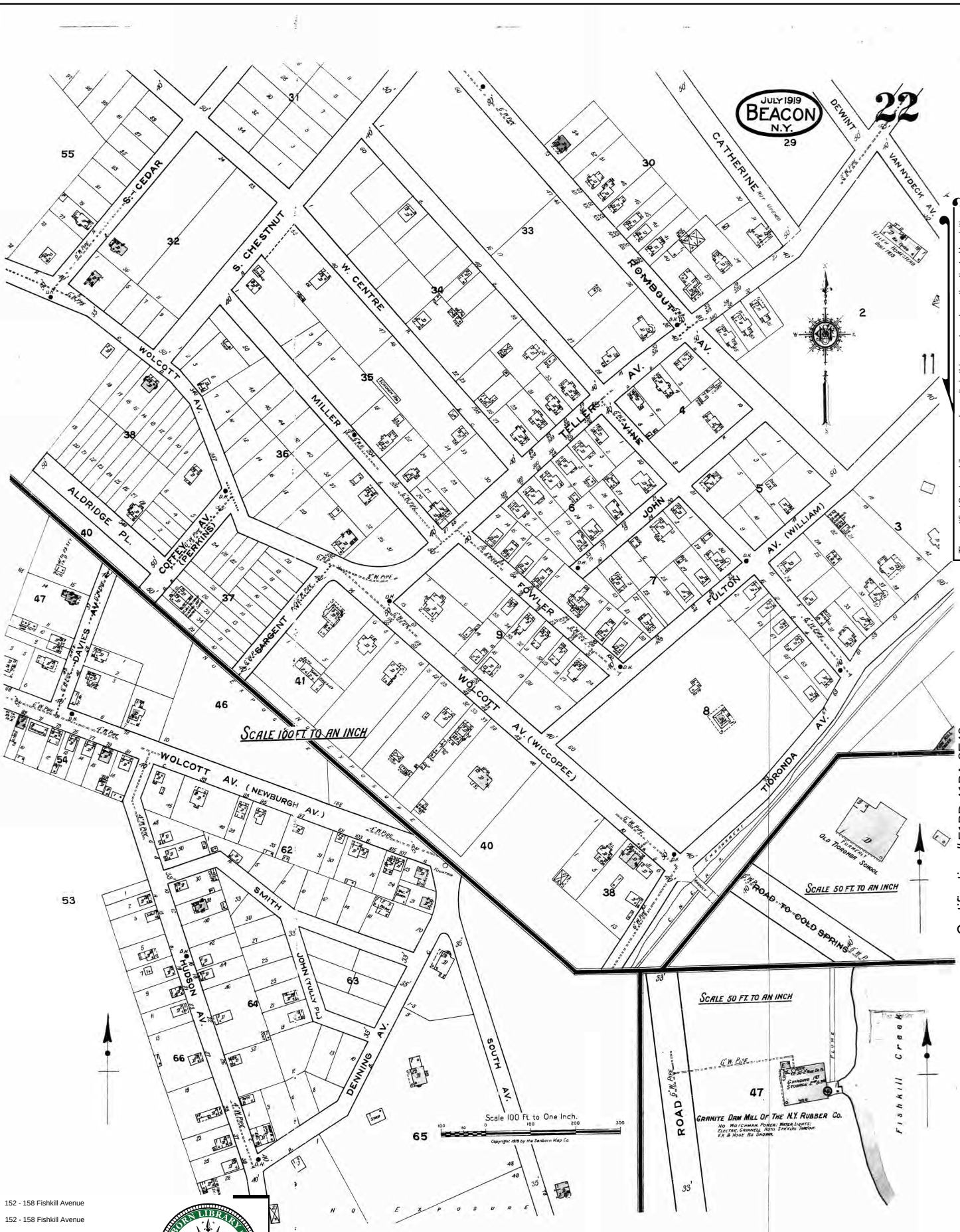

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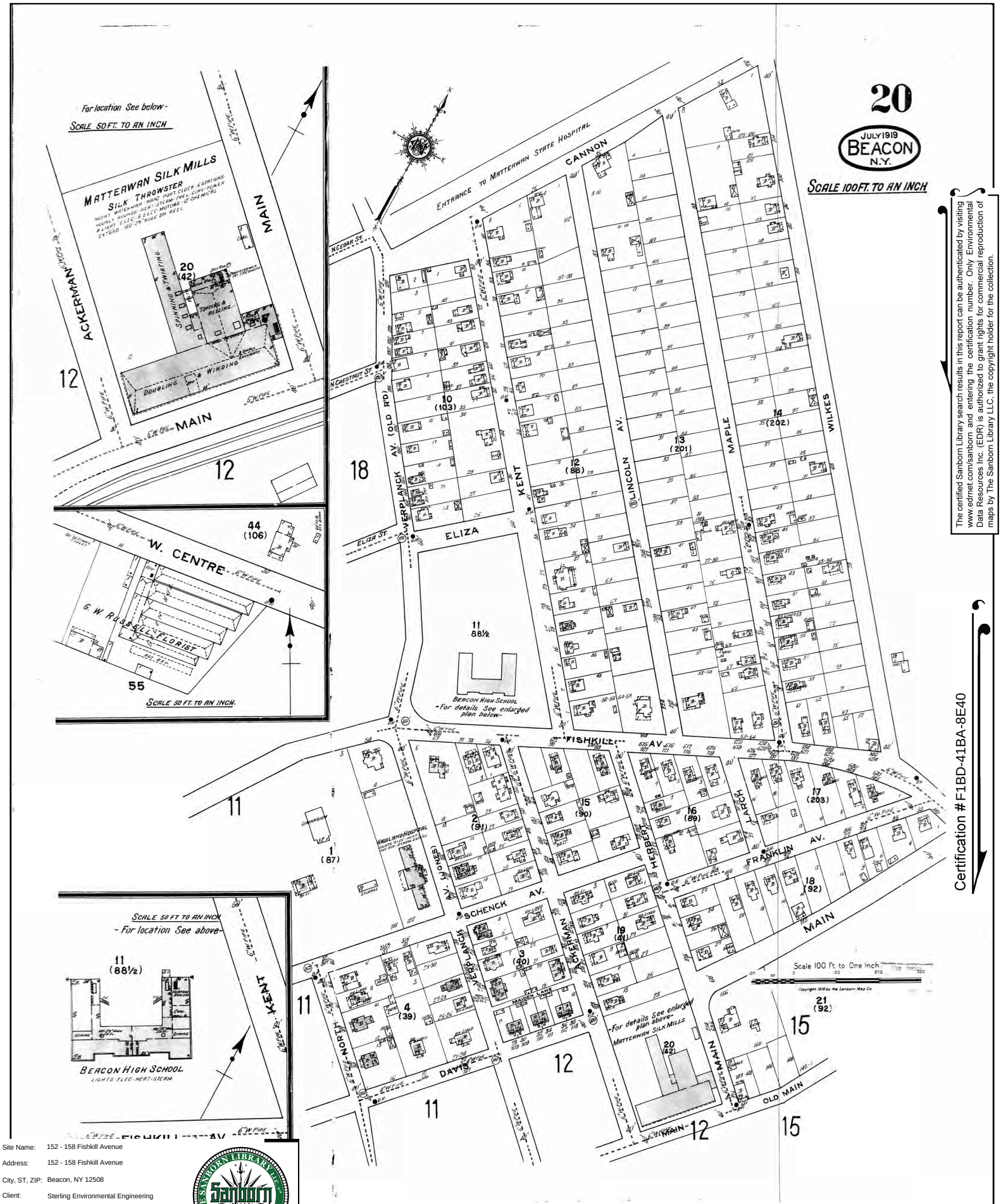

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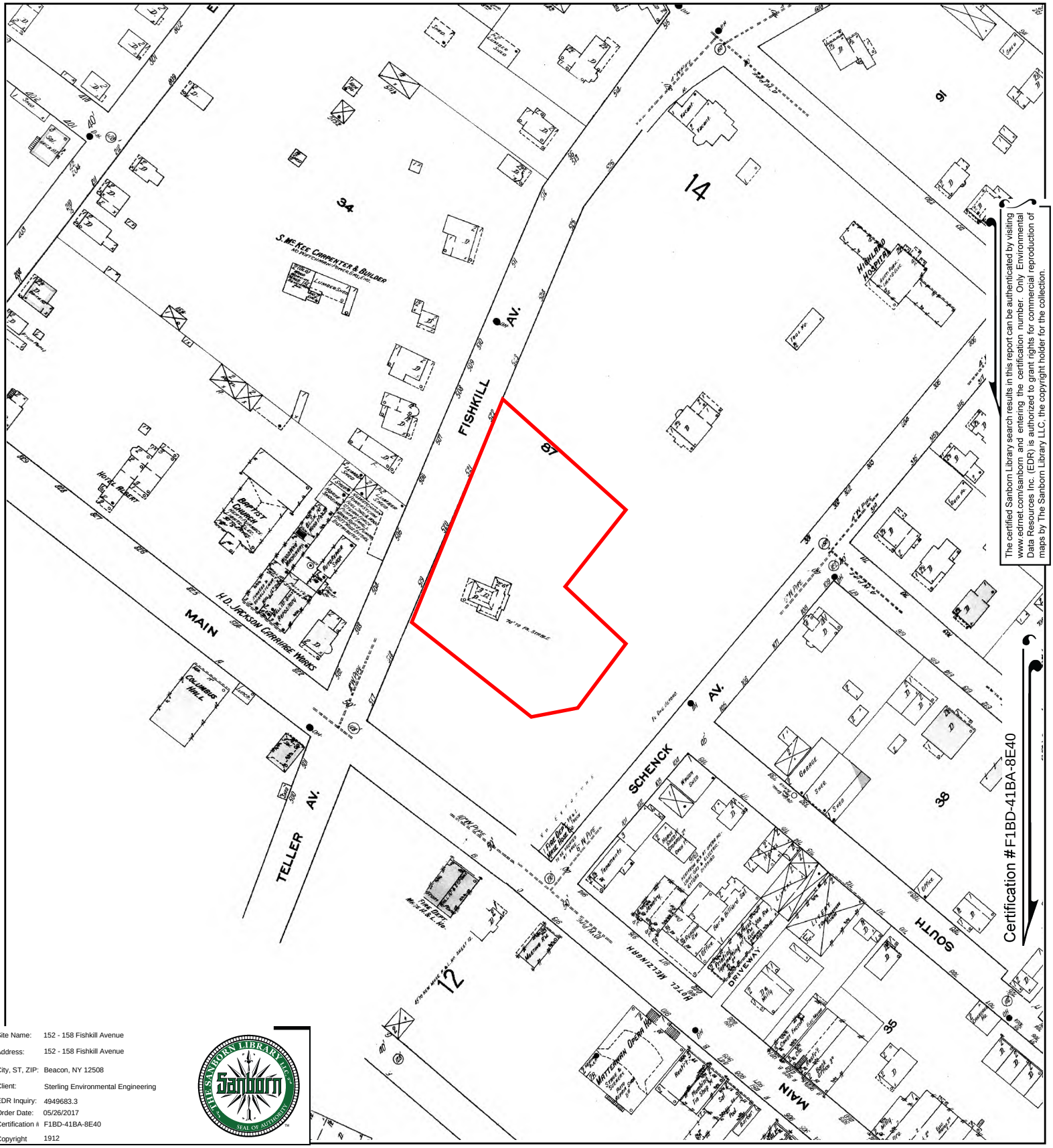
Certification #:	F1BD-41BA-8E40
Copyright	1919



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Certification #F1BD-41BA-8E40

Site Name:	152 - 158 Fishkill Avenue
Address:	152 - 158 Fishkill Avenue
City, ST, ZIP:	Beacon, NY 12508
Client:	Sterling Environmental Engineering
EDR Inquiry:	4949683.3
Order Date:	05/26/2017
Certification #:	F1BD-41BA-8E40
Copyright	1912

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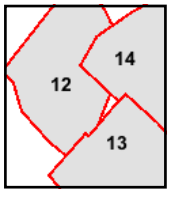
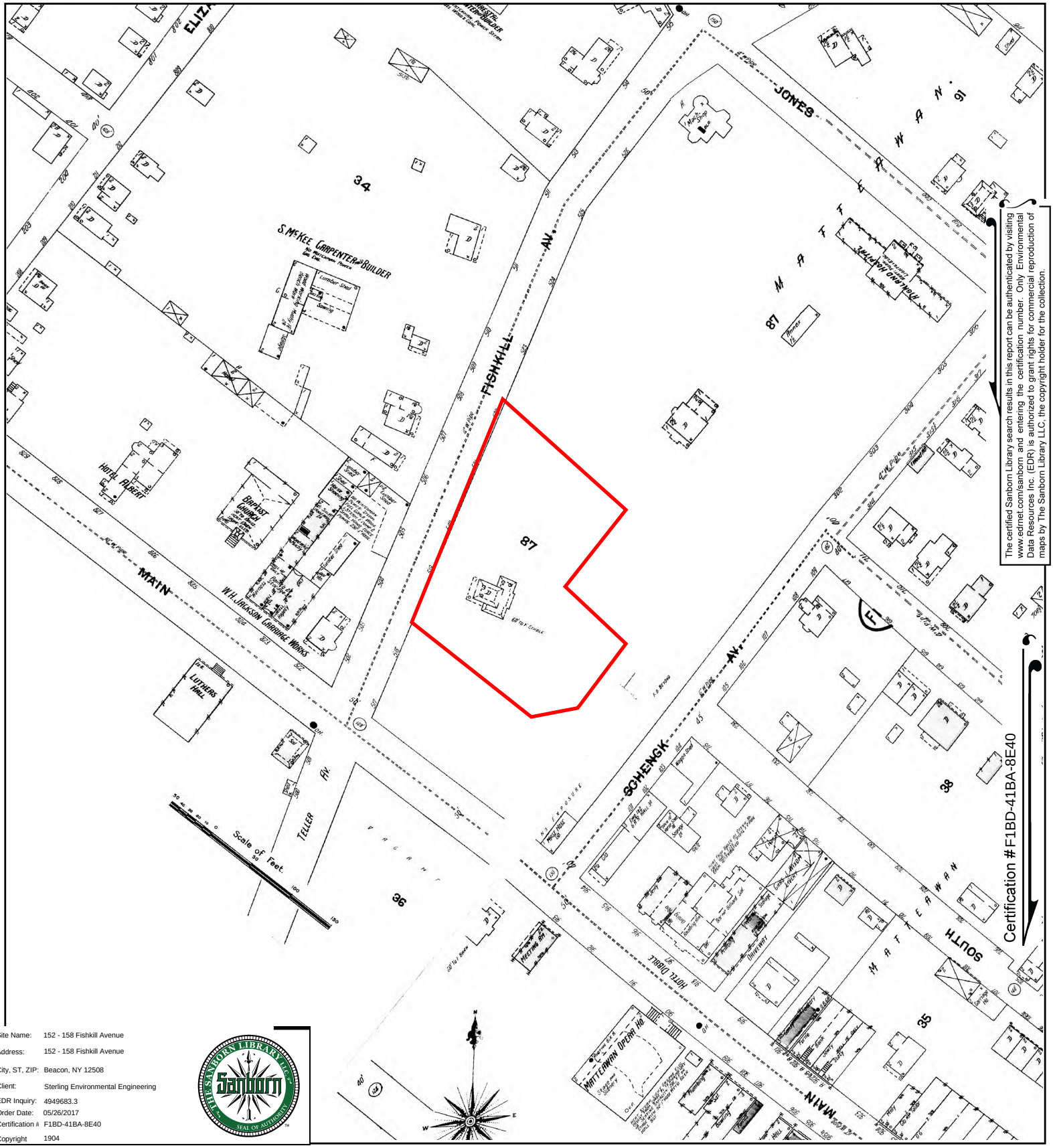


Volume 1, Sheet 14
Volume 1, Sheet 13
Volume 1, Sheet 12

N



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Site Name:	152 - 158 Fishkill Avenue
Address:	152 - 158 Fishkill Avenue
City, ST, ZIP:	Beacon, NY 12508
Client:	Sterling Environmental Engineering
EDR Inquiry:	4949683.3
Order Date:	05/26/2017
Certification #:	F1BD-41BA-8E40
Copyright	1904

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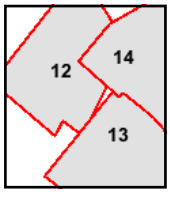

Volume 1, Sheet 14
Volume 1, Sheet 13
Volume 1, Sheet 12

0 Feet 150 300 600

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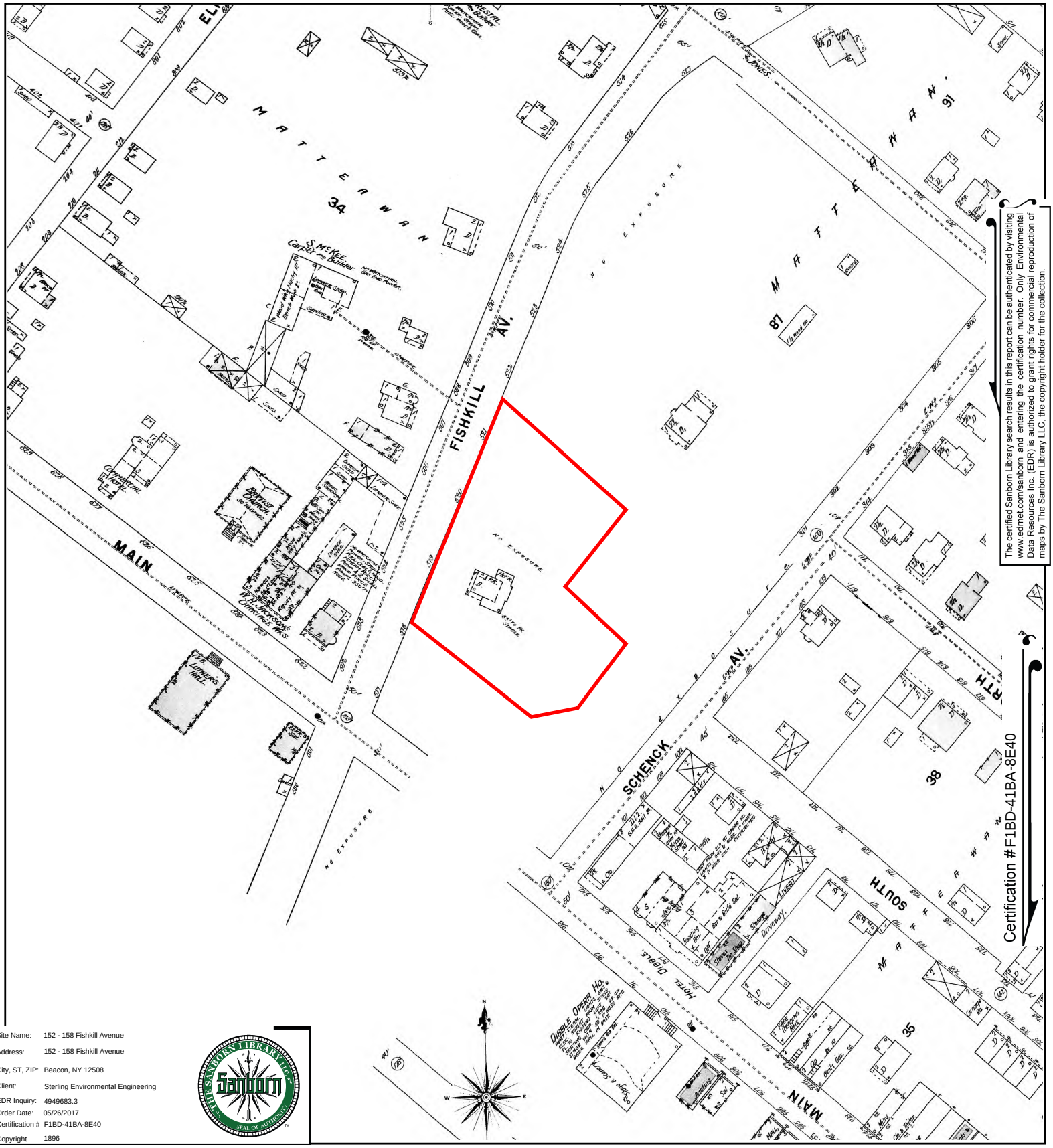

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Certification #F1BD-41BA-8E40

Site Name:	152 - 158 Fishkill Avenue
Address:	152 - 158 Fishkill Avenue
City, ST, ZIP:	Beacon, NY 12508
Client:	Sterling Environmental Engineering
EDR Inquiry:	4949683.3
Order Date:	05/26/2017
Certification #:	F1BD-41BA-8E40
Copyright	1896

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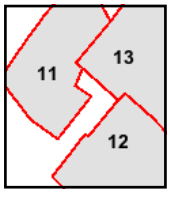

Volume 1, Sheet 13
Volume 1, Sheet 12
Volume 1, Sheet 11

0 Feet 150 300 600

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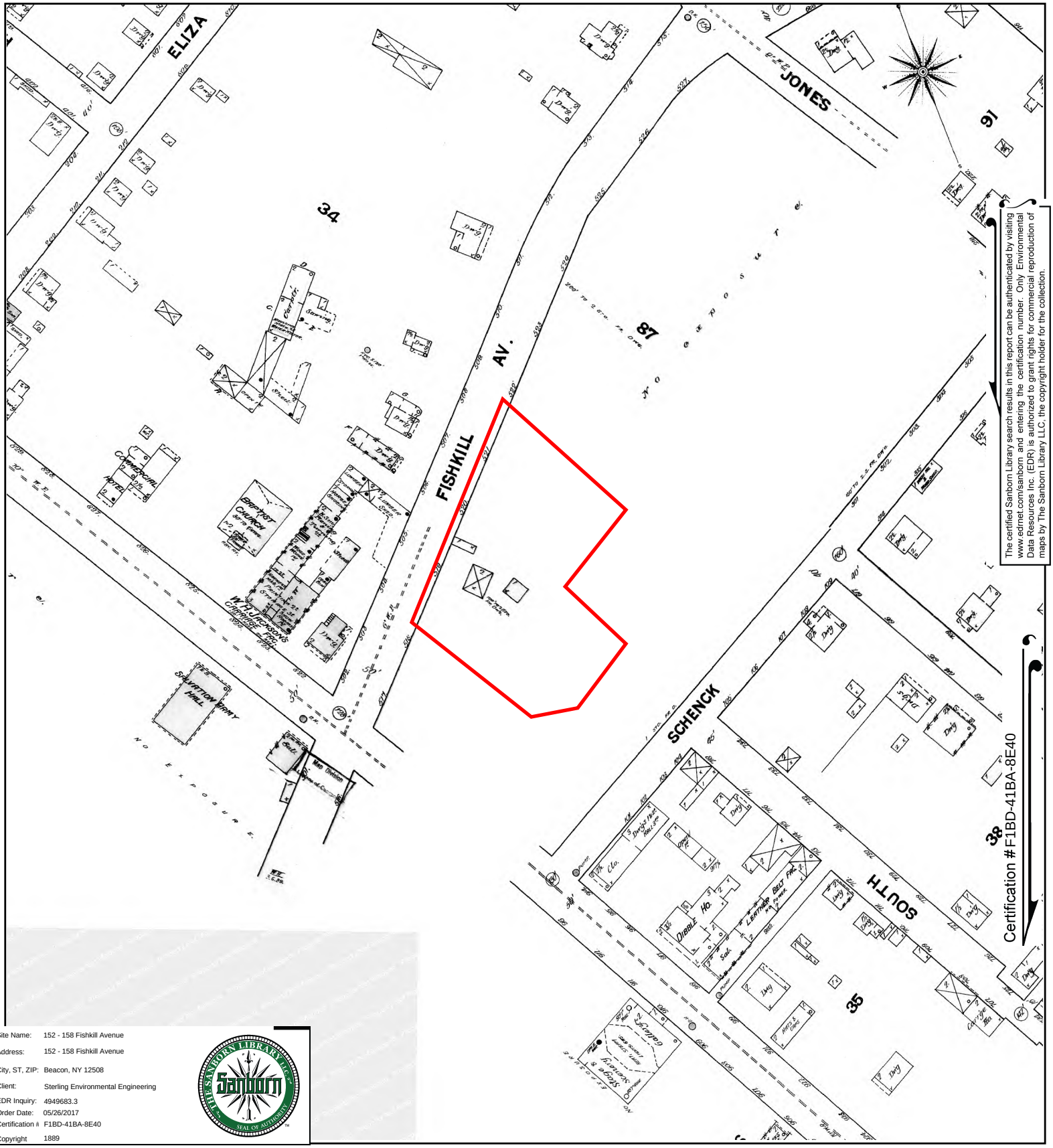

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Site Name:	152 - 158 Fishkill Avenue
Address:	152 - 158 Fishkill Avenue
City, ST, ZIP:	Beacon, NY 12508
Client:	Sterling Environmental Engineering
EDR Inquiry:	4949683.3
Order Date:	05/26/2017
Certification #:	F1BD-41BA-8E40
Copyright	1889

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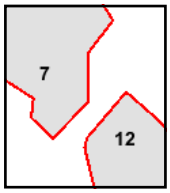
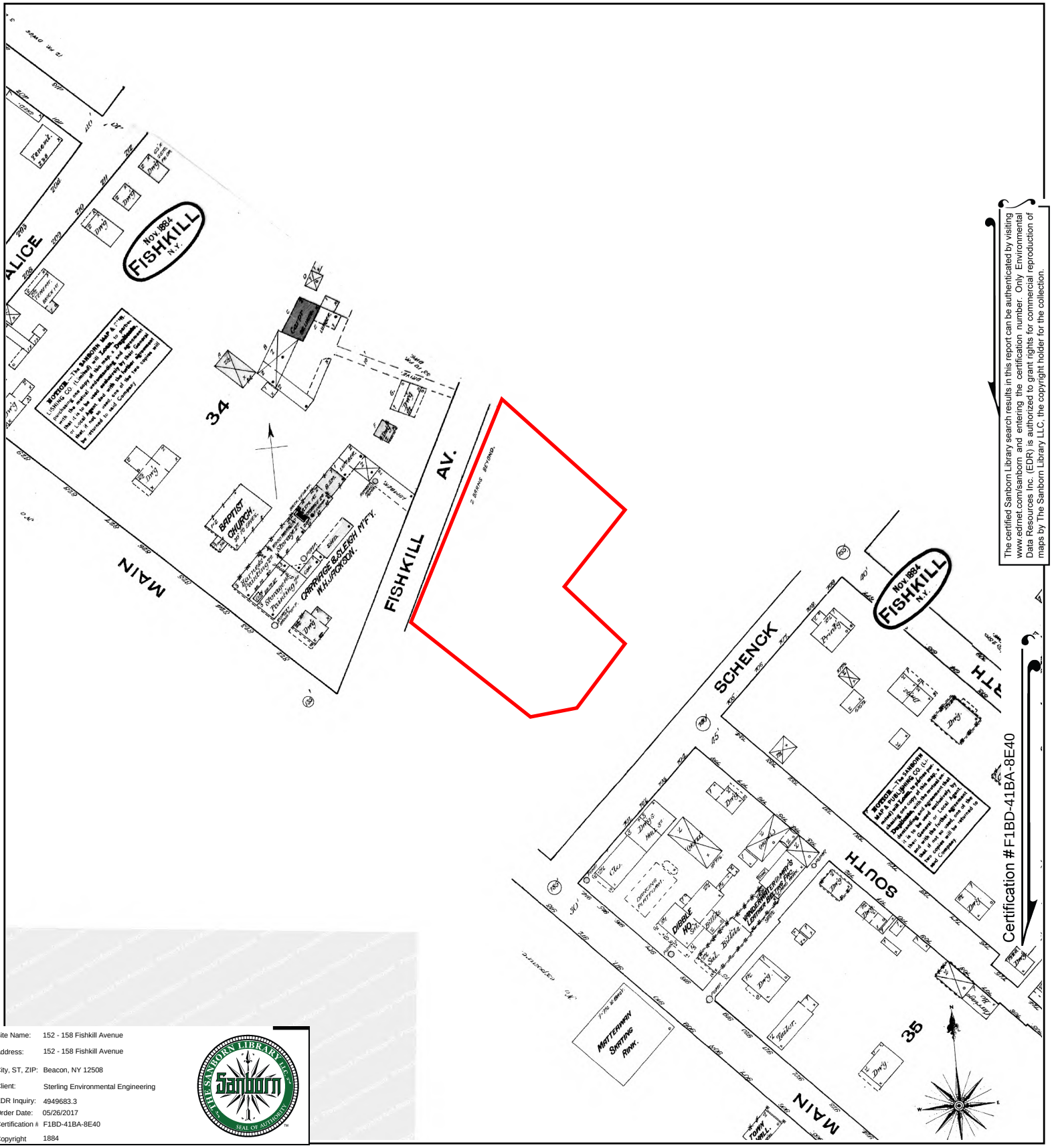


Volume 1, Sheet 12
Volume 1, Sheet 7

0 Feet 150 300 600

N



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Certification #F1BD-41BA-8E40

Site Name:	152 - 158 Fishkill Avenue
Address:	152 - 158 Fishkill Avenue
City, ST, ZIP:	Beacon, NY 12508
Client:	Sterling Environmental Engineering
EDR Inquiry:	4949683.3
Order Date:	05/26/2017
Certification #:	F1BD-41BA-8E40
Copyright	1884

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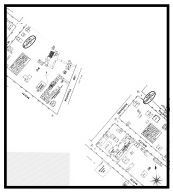
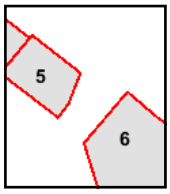
Outlined areas indicate map sheets within the collection.





Volume 1, Sheet 6
Volume 1, Sheet 5

0 Feet 150 300 600

N

APPENDIX C

NYSDEC PETROLEUM BULK STORAGE (PBS) ONLINE DATABASE SEARCH RESULTS

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database SearchResults

Sorry, no records met your search criteria

Refine This Search

Items searched on NYSDEC Bulk Storage Database:

- 152 Fishkill Avenue
- 158 Fishkill Avenue
- 152-158 Fishkill Avenue, LLC.

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Facility Information

Site No.: 3-602316
Status: Unregulated/Closed
Expiration Date: 08/20/2018
Site Type: PBS
Facility Type: Auto Service/Repair (No Gasoline Sales)
Site Name: ALL STAR CAR CARE
Address: 158 FISHKILL AVENUE
Locality: BEACON
State: NY
Zipcode: 12508
County: Dutchess

Facility(Property) Owner(s) Information

Facility Owner: ROCKY HARBOR LLC
PO BOX 230 . BEACON, NY. 12508
Mail Contact:
PO BOX 230 . BEACON, NY. 12508

Facility Operator

Facility Operator: ALL STAR CAR CARE

Tank Information

1 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
1	Aboveground - in contact with impervious barrier	Closed - Removed	275

Return To Results

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Tank Information

Site No: 3-602316
Site Name: ALL STAR CAR CARE
Tank No: 1
Tank Location: Aboveground - in contact with impervious barrier
Subpart:
Category: 1
Tank Status: Closed - Removed
Tank Install Date:
Tank Closed Date: 07/25/2013
Tank Out Of Service Date:

Tank Capacity: 275 gal.
Product Stored: used oil (heating, on-site consumption)
Percentage: 100%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: Impervious Underlayment
Tank Leak Detection: None
Overfill: Product Level Gauge (A/G)
Spill Prevention: None
Dispenser: On Site Heating System (Suction)

Pipe Location: Aboveground
Pipe Type: Copper
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility

APPENDIX D

PHOTOGRAPH LOG



Photograph 1: View of Garage Building on northwestern portion of 152 Fishkill Avenue (Parcel 2).



Photograph 2: View of Victorian style building on southern portion of subject property (Parcel 1).

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Photograph 3: View of red Aboveground Storage Tank (AST) immediately east of the southeast corner of the Garage Building. Tent structure on right and Garage Building on left portion of photograph.



Photograph 4: View of concrete slab the AST is located on southeast of Garage Building on Parcel 2.

© 2017, Sterling Environmental Engineering, P.C.



Photograph 5: View of east end of tent structure (Parcel 2).



Photograph 6: Hard plastic storage shed on Parcel 2. Corner of tent structure visible at right.

© 2017, Sterling Environmental Engineering, P.C.



Photograph 7: Partial view of interior of hard plastic shed (Parcel 2). Visible are a couch at left and automobile parts at the center.



Photograph 8: View of floor of southern service bay of Garage Building (Parcel 2).

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Photograph 9: View of circular metal cover in southern service bay in Garage Building (Parcel 2), which is visible in the central foreground.



Photograph 10: Partial view of tires and other debris stored within the interior of the tent structure (Parcel 2).

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Photograph 11: View of approximate four (4) gallon plastic container
Used to supply diesel fuel to the hot air furnace in the Garage Building (Parcel 2).



Photograph 12: View of Plenum on hot air furnace suspended from ceiling in Garage Building (Parcel 2).

© 2017, Sterling Environmental Engineering, P.C.



Photograph 13: View of approximate 30-gallon steel drum labeled "Used Oil" (see white label on drum in background) in Garage Building.



Photograph 14: View of approximate 275-gallon AST in southern portion of basement of Victorian style building (Parcel 1).

© 2017, Sterling Environmental Engineering, P.C.



Photograph 15: Partial view of crawl space below southern portion of Victorian style building (Parcel 1).



Photograph 16: View of three (3) pole-mounted electrical transformers along western perimeter of Subject Properties.

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APPENDIX E-1

ANALYTICAL REPORT (SUBSURFACE SOIL - PARCEL 2)

ANALYTICAL REPORT

Lab Number:	L1726827
Client:	Sterling Environmental Eng 24 Wade Road Latham, NY 12110
ATTN:	Mark Williams
Phone:	(518) 456-4900
Project Name:	152 FISHKILL AVENUE
Project Number:	2017-19
Report Date:	08/09/17

The original project report/data package is held by Alpha Analytical. This report/data package is paginated and should be reproduced only in its entirety. Alpha Analytical holds no responsibility for results and/or data that are not consistent with the original.

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), NJ NELAP (MA935), CT (PH-0574), IL (200077), ME (MA00086), MD (348), NY (11148), NC (25700/666), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #P330-14-00197).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726827
Report Date: 08/09/17

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L1726827-01	B-1 (4-6.75')	SOIL	BEACON, NY	08/02/17 10:55	08/02/17
L1726827-02	B-6 (7.5-8')	SOIL	BEACON, NY	08/02/17 14:30	08/02/17
L1726827-03	B-6 (8-8.7')	SOIL	BEACON, NY	08/02/17 14:36	08/02/17

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726827
Report Date: 08/09/17

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively. When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. All specific QC information is also incorporated in the Data Usability format of our Data Merger tool where it can be reviewed along with any associated usability implications. Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances the specific failure is not narrated but noted in the associated QC table. The information is also incorporated in the Data Usability format of our Data Merger tool where it can be reviewed along with any associated usability implications.

Please see the associated ADEx data file for a comparison of laboratory reporting limits that were achieved with the regulatory Numerical Standards requested on the Chain of Custody.

HOLD POLICY
For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Client Service Representative and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Client Services at 800-624-9220 with any questions.

Project Name:	152 FISHKILL AVENUE	**Lab Number:**	L1726827
Project Number:	2017-19	**Report Date:**	08/09/17

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

Volatile Organics

Any reported concentrations that are below 200 ug/kg may be biased low due to the sample not being collected according to 5035-L/5035A-L low-level specifications.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Cristin Walker

Title: Technical Director/Representative Date: 08/09/17

ORGANICS

VOLATILES

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

SAMPLE RESULTS

Lab ID: L1726827-01
Client ID: B-1 (4-6.75')
Sample Location: BEACON, NY
Date Collected: 08/02/17 10:55
Date Received: 08/02/17
Field Prep: Not Specified

Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 08/09/17 11:12
Analyst: MV
Percent Solids: 90%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	ND		ug/kg	1.1	0.21	1
Toluene	ND		ug/kg	1.7	0.22	1
Ethylbenzene	ND		ug/kg	1.1	0.19	1
Methyl tert butyl ether	ND		ug/kg	2.2	0.17	1
p/m-Xylene	ND		ug/kg	2.2	0.39	1
o-Xylene	ND		ug/kg	2.2	0.37	1
n-Butylbenzene	ND		ug/kg	1.1	0.25	1
sec-Butylbenzene	ND		ug/kg	1.1	0.24	1
tert-Butylbenzene	ND		ug/kg	5.5	0.27	1
Isopropylbenzene	ND		ug/kg	1.1	0.22	1
p-Isopropyltoluene	ND		ug/kg	1.1	0.22	1
Naphthalene	0.18	J	ug/kg	5.5	0.15	1
n-Propylbenzene	ND		ug/kg	1.1	0.24	1
1,3,5-Trimethylbenzene	ND		ug/kg	5.5	0.18	1
1,2,4-Trimethylbenzene	ND		ug/kg	5.5	0.21	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	111		70-130
Toluene-d8	104		70-130
4-Bromofluorobenzene	103		70-130
Dibromofluoromethane	83		70-130

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

SAMPLE RESULTS

Lab ID: L1726827-02
Client ID: B-6 (7.5-8')
Sample Location: BEACON, NY

Date Collected: 08/02/17 14:30
Date Received: 08/02/17
Field Prep: Not Specified

Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 08/09/17 11:40
Analyst: MV
Percent Solids: 89%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	ND		ug/kg	0.83	0.16	1
Toluene	ND		ug/kg	1.2	0.16	1
Ethylbenzene	ND		ug/kg	0.83	0.14	1
Methyl tert butyl ether	ND		ug/kg	1.6	0.13	1
p/m-Xylene	ND		ug/kg	1.6	0.29	1
o-Xylene	ND		ug/kg	1.6	0.28	1
n-Butylbenzene	ND		ug/kg	0.83	0.19	1
sec-Butylbenzene	0.28	J	ug/kg	0.83	0.18	1
tert-Butylbenzene	ND		ug/kg	4.1	0.20	1
Isopropylbenzene	ND		ug/kg	0.83	0.16	1
p-Isopropyltoluene	ND		ug/kg	0.83	0.17	1
Naphthalene	1.3	J	ug/kg	4.1	0.11	1
n-Propylbenzene	ND		ug/kg	0.83	0.18	1
1,3,5-Trimethylbenzene	0.20	J	ug/kg	4.1	0.13	1
1,2,4-Trimethylbenzene	0.50	J	ug/kg	4.1	0.15	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	97		70-130
Toluene-d8	96		70-130
4-Bromofluorobenzene	87		70-130
Dibromofluoromethane	97		70-130

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

SAMPLE RESULTS

Lab ID: L1726827-03
Client ID: B-6 (8-8.7')
Sample Location: BEACON, NY

Date Collected: 08/02/17 14:36
Date Received: 08/02/17
Field Prep: Not Specified

Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 08/09/17 12:07
Analyst: MV
Percent Solids: 89%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	0.73	J	ug/kg	1.0	0.20	1
Toluene	7.2		ug/kg	1.5	0.20	1
Ethylbenzene	2.7		ug/kg	1.0	0.17	1
Methyl tert butyl ether	ND		ug/kg	2.0	0.16	1
p/m-Xylene	3.2		ug/kg	2.0	0.36	1
o-Xylene	0.71	J	ug/kg	2.0	0.34	1
n-Butylbenzene	ND		ug/kg	1.0	0.23	1
sec-Butylbenzene	0.39	J	ug/kg	1.0	0.22	1
tert-Butylbenzene	ND		ug/kg	5.1	0.25	1
Isopropylbenzene	ND		ug/kg	1.0	0.20	1
p-Isopropyltoluene	ND		ug/kg	1.0	0.21	1
Naphthalene	1.5	J	ug/kg	5.1	0.14	1
n-Propylbenzene	0.39	J	ug/kg	1.0	0.22	1
1,3,5-Trimethylbenzene	0.55	J	ug/kg	5.1	0.16	1
1,2,4-Trimethylbenzene	1.6	J	ug/kg	5.1	0.19	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	98		70-130
Toluene-d8	97		70-130
4-Bromofluorobenzene	105		70-130
Dibromofluoromethane	94		70-130

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 08/09/17 09:49
Analyst: MV

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-03 Batch: WG1030335-5					
Benzene	ND		ug/kg	1.0	0.19
Toluene	ND		ug/kg	1.5	0.20
Ethylbenzene	ND		ug/kg	1.0	0.17
Methyl tert butyl ether	ND		ug/kg	2.0	0.15
p/m-Xylene	ND		ug/kg	2.0	0.35
o-Xylene	ND		ug/kg	2.0	0.34
n-Butylbenzene	ND		ug/kg	1.0	0.23
sec-Butylbenzene	ND		ug/kg	1.0	0.22
tert-Butylbenzene	ND		ug/kg	5.0	0.25
Isopropylbenzene	ND		ug/kg	1.0	0.19
p-Isopropyltoluene	ND		ug/kg	1.0	0.20
Naphthalene	ND		ug/kg	5.0	0.14
n-Propylbenzene	ND		ug/kg	1.0	0.22
1,3,5-Trimethylbenzene	ND		ug/kg	5.0	0.16
1,2,4-Trimethylbenzene	ND		ug/kg	5.0	0.19

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	102		70-130
Toluene-d8	106		70-130
4-Bromofluorobenzene	105		70-130
Dibromofluoromethane	97		70-130

Lab Control Sample Analysis

Batch Quality Control

Project Name: 152 FISHKILL AVENUE

Project Number: 2017-19

Lab Number: L1726827

Report Date: 08/09/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-03 Batch: WG1030335-3 WG1030335-4								
Benzene	95		100		70-130	5		30
Toluene	101		106		70-130	5		30
Ethylbenzene	101		106		70-130	5		30
Methyl tert butyl ether	91		76		66-130	18		30
p/m-Xylene	102		106		70-130	4		30
o-Xylene	100		104		70-130	4		30
n-Butylbenzene	109		111		70-130	2		30
sec-Butylbenzene	108		112		70-130	4		30
tert-Butylbenzene	106		110		70-130	4		30
Isopropylbenzene	105		108		70-130	3		30
p-Isopropyltoluene	108		112		70-130	4		30
Naphthalene	90		99		70-130	10		30
n-Propylbenzene	104		108		70-130	4		30
1,3,5-Trimethylbenzene	106		109		70-130	3		30
1,2,4-Trimethylbenzene	107		110		70-130	3		30

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	100		100		70-130
Toluene-d8	106		106		70-130
4-Bromofluorobenzene	101		103		70-130
Dibromofluoromethane	97		97		70-130

SEMIVOLATILES

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

SAMPLE RESULTS

Lab ID: L1726827-01
Client ID: B-1 (4-6.75')
Sample Location: BEACON, NY

Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 08/08/17 04:25
Analyst: CB
Percent Solids: 90%

Date Collected: 08/02/17 10:55
Date Received: 08/02/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 08/05/17 17:32

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	140	19.	1
Fluoranthene	ND		ug/kg	110	21.	1
Naphthalene	ND		ug/kg	180	22.	1
Benzo(a)anthracene	ND		ug/kg	110	20.	1
Benzo(a)pyrene	ND		ug/kg	140	44.	1
Benzo(b)fluoranthene	ND		ug/kg	110	31.	1
Benzo(k)fluoranthene	ND		ug/kg	110	29.	1
Chrysene	ND		ug/kg	110	19.	1
Acenaphthylene	ND		ug/kg	140	28.	1
Anthracene	ND		ug/kg	110	36.	1
Benzo(ghi)perylene	ND		ug/kg	140	21.	1
Fluorene	ND		ug/kg	180	18.	1
Phenanthrene	ND		ug/kg	110	22.	1
Dibenzo(a,h)anthracene	ND		ug/kg	110	21.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	140	25.	1
Pyrene	ND		ug/kg	110	18.	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	93		23-120
2-Fluorobiphenyl	89		30-120
4-Terphenyl-d14	85		18-120

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

SAMPLE RESULTS

Lab ID: L1726827-02
Client ID: B-6 (7.5-8')
Sample Location: BEACON, NY

Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 08/08/17 04:51
Analyst: CB
Percent Solids: 89%

Date Collected: 08/02/17 14:30
Date Received: 08/02/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 08/05/17 17:32

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	150	19.	1
Fluoranthene	ND		ug/kg	110	21.	1
Naphthalene	ND		ug/kg	180	22.	1
Benzo(a)anthracene	ND		ug/kg	110	20.	1
Benzo(a)pyrene	ND		ug/kg	150	44.	1
Benzo(b)fluoranthene	ND		ug/kg	110	31.	1
Benzo(k)fluoranthene	ND		ug/kg	110	29.	1
Chrysene	ND		ug/kg	110	19.	1
Acenaphthylene	ND		ug/kg	150	28.	1
Anthracene	ND		ug/kg	110	36.	1
Benzo(ghi)perylene	ND		ug/kg	150	21.	1
Fluorene	ND		ug/kg	180	18.	1
Phenanthrene	ND		ug/kg	110	22.	1
Dibenzo(a,h)anthracene	ND		ug/kg	110	21.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	150	25.	1
Pyrene	ND		ug/kg	110	18.	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	96		23-120
2-Fluorobiphenyl	88		30-120
4-Terphenyl-d14	90		18-120

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

SAMPLE RESULTS

Lab ID: L1726827-03
Client ID: B-6 (8-8.7')
Sample Location: BEACON, NY

Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 08/08/17 05:17
Analyst: CB
Percent Solids: 89%

Date Collected: 08/02/17 14:36
Date Received: 08/02/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 08/05/17 17:32

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	150	19.	1
Fluoranthene	ND		ug/kg	110	21.	1
Naphthalene	ND		ug/kg	180	22.	1
Benzo(a)anthracene	ND		ug/kg	110	21.	1
Benzo(a)pyrene	ND		ug/kg	150	45.	1
Benzo(b)fluoranthene	ND		ug/kg	110	31.	1
Benzo(k)fluoranthene	ND		ug/kg	110	30.	1
Chrysene	ND		ug/kg	110	19.	1
Acenaphthylene	ND		ug/kg	150	28.	1
Anthracene	ND		ug/kg	110	36.	1
Benzo(ghi)perylene	ND		ug/kg	150	22.	1
Fluorene	ND		ug/kg	180	18.	1
Phenanthrene	ND		ug/kg	110	22.	1
Dibenzo(a,h)anthracene	ND		ug/kg	110	21.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	150	26.	1
Pyrene	ND		ug/kg	110	18.	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	103		23-120
2-Fluorobiphenyl	99		30-120
4-Terphenyl-d14	89		18-120

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 08/07/17 21:15
Analyst: SZ

Extraction Method: EPA 3546
Extraction Date: 08/05/17 17:32

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-03 Batch: WG1029323-1					
Acenaphthene	ND		ug/kg	130	17.
Fluoranthene	ND		ug/kg	99	19.
Naphthalene	ND		ug/kg	160	20.
Benzo(a)anthracene	ND		ug/kg	99	19.
Benzo(a)pyrene	ND		ug/kg	130	40.
Benzo(b)fluoranthene	ND		ug/kg	99	28.
Benzo(k)fluoranthene	ND		ug/kg	99	26.
Chrysene	ND		ug/kg	99	17.
Acenaphthylene	ND		ug/kg	130	26.
Anthracene	ND		ug/kg	99	32.
Benzo(ghi)perylene	ND		ug/kg	130	19.
Fluorene	ND		ug/kg	160	16.
Phenanthrene	ND		ug/kg	99	20.
Dibenzo(a,h)anthracene	ND		ug/kg	99	19.
Indeno(1,2,3-cd)pyrene	ND		ug/kg	130	23.
Pyrene	ND		ug/kg	99	16.

Tentatively Identified Compounds			
Total TIC Compounds	761	J	ug/kg
Unknown	192	J	ug/kg
Unknown	155	J	ug/kg
Unknown	224	J	ug/kg
Unknown	190	J	ug/kg

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 08/07/17 21:15
Analyst: SZ

Extraction Method: EPA 3546
Extraction Date: 08/05/17 17:32

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-03 Batch: WG1029323-1					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	84		25-120
Phenol-d6	88		10-120
Nitrobenzene-d5	98		23-120
2-Fluorobiphenyl	88		30-120
2,4,6-Tribromophenol	108		10-136
4-Terphenyl-d14	93		18-120

Lab Control Sample Analysis

Batch Quality Control

Project Name: 152 FISHKILL AVENUE

Project Number: 2017-19

Lab Number: L1726827

Report Date: 08/09/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-03 Batch: WG1029323-2 WG1029323-3								
Acenaphthene	98		93		31-137	5		50
Fluoranthene	96		91		40-140	5		50
Naphthalene	92		87		40-140	6		50
Benzo(a)anthracene	86		83		40-140	4		50
Benzo(a)pyrene	92		87		40-140	6		50
Benzo(b)fluoranthene	92		85		40-140	8		50
Benzo(k)fluoranthene	88		86		40-140	2		50
Chrysene	84		81		40-140	4		50
Acenaphthylene	95		89		40-140	7		50
Anthracene	89		86		40-140	3		50
Benzo(ghi)perylene	90		87		40-140	3		50
Fluorene	101		96		40-140	5		50
Phenanthrene	90		87		40-140	3		50
Dibenzo(a,h)anthracene	89		87		40-140	2		50
Indeno(1,2,3-cd)pyrene	92		90		40-140	2		50
Pyrene	94		86		35-142	9		50

Lab Control Sample Analysis

Batch Quality Control

Project Name: 152 FISHKILL AVENUE

Project Number: 2017-19

Lab Number: L1726827

Report Date: 08/09/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-03 Batch: WG1029323-2 WG1029323-3								

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
2-Fluorophenol	88		80		25-120
Phenol-d6	89		83		10-120
Nitrobenzene-d5	101		93		23-120
2-Fluorobiphenyl	93		87		30-120
2,4,6-Tribromophenol	116		106		10-136
4-Terphenyl-d14	97		89		18-120

INORGANICS
&
MISCELLANEOUS

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

SAMPLE RESULTS

Lab ID: L1726827-01
Client ID: B-1 (4-6.75')
Sample Location: BEACON, NY
Matrix: Soil
Date Collected: 08/02/17 10:55
Date Received: 08/02/17
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	90.2		%	0.100	NA	1	-	08/03/17 13:03	121,2540G	RI

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

SAMPLE RESULTS

Lab ID: L1726827-02
Client ID: B-6 (7.5-8')
Sample Location: BEACON, NY
Matrix: Soil
Date Collected: 08/02/17 14:30
Date Received: 08/02/17
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	88.6		%	0.100	NA	1	-	08/03/17 13:03	121,2540G	RI

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

SAMPLE RESULTS

Lab ID: L1726827-03
Client ID: B-6 (8-8.7')
Sample Location: BEACON, NY
Matrix: Soil
Date Collected: 08/02/17 14:36
Date Received: 08/02/17
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	89.1		%	0.100	NA	1	-	08/03/17 13:03	121,2540G	RI

Lab Duplicate Analysis
Batch Quality Control

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726827
Report Date: 08/09/17

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01-03 QC Batch ID: WG1028567-1 QC Sample: L1726802-05 Client ID: DUP Sample						
Solids, Total	85.1	81.8	%	4		20

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726827
Report Date: 08/09/17

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L1726827-01A	Vial Large Septa unpreserved (4oz)	A	NA		5.3	Y	Absent		NYTCL-8260(14)
L1726827-01B	Glass 250ml/8oz unpreserved	A	NA		5.3	Y	Absent		NYTCL-8270(14),TS(7)
L1726827-01X	Vial MeOH preserved split	A	NA		5.3	Y	Absent		NYTCL-8260(14)
L1726827-01Y	Vial Water preserved split	A	NA		5.3	Y	Absent	**05-AUG-17 10:27**	NYTCL-8260(14)
L1726827-01Z	Vial Water preserved split	A	NA		5.3	Y	Absent	**05-AUG-17 10:27**	NYTCL-8260(14)
L1726827-02A	Vial Large Septa unpreserved (4oz)	A	NA		5.3	Y	Absent		NYTCL-8260(14)
L1726827-02B	Glass 250ml/8oz unpreserved	A	NA		5.3	Y	Absent		NYTCL-8270(14),TS(7)
L1726827-02X	Vial MeOH preserved split	A	NA		5.3	Y	Absent		NYTCL-8260(14)
L1726827-02Y	Vial Water preserved split	A	NA		5.3	Y	Absent	**07-AUG-17 14:54**	NYTCL-8260(14)
L1726827-02Z	Vial Water preserved split	A	NA		5.3	Y	Absent	**07-AUG-17 14:54**	NYTCL-8260(14)
L1726827-03A	Vial Large Septa unpreserved (4oz)	A	NA		5.3	Y	Absent		NYTCL-8260(14)
L1726827-03B	Glass 250ml/8oz unpreserved	A	NA		5.3	Y	Absent		NYTCL-8270(14),TS(7)
L1726827-03X	Vial MeOH preserved split	A	NA		5.3	Y	Absent		NYTCL-8260(14)
L1726827-03Y	Vial Water preserved split	A	NA		5.3	Y	Absent	**07-AUG-17 14:54**	NYTCL-8260(14)
L1726827-03Z	Vial Water preserved split	A	NA		5.3	Y	Absent	**07-AUG-17 14:54**	NYTCL-8260(14)

*Values in parentheses indicate holding time in days

Project Name:	152 FISHKILL AVENUE	**Lab Number:**	L1726827
Project Number:	2017-19	**Report Date:**	08/09/17

GLOSSARY

Acronyms

EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Footnotes

1	- The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A	- Spectra identified as "Aldol Condensation Product".
B	- The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related

Report Format: DU Report with 'J' Qualifiers

Project Name:	152 FISHKILL AVENUE	**Lab Number:**	L1726827
Project Number:	2017-19	**Report Date:**	08/09/17

Data Qualifiers

projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

Report Format: DU Report with 'J' Qualifiers

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726827
Report Date: 08/09/17

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - IV, 2007.

121 Standard Methods for the Examination of Water and Wastewater. APHA-AWWA-WEF. Standard Methods Online.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624: m/p-xylene, o-xylene
EPA 8260C: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), Methyl methacrylate, 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
EPA 300: DW: Bromide
EPA 6860: NPW and SCM: Perchlorate
EPA 9010: NPW and SCM: Amenable Cyanide Distillation
EPA 9012B: NPW: Total Cyanide
EPA 9050A: NPW: Specific Conductance
SM3500: NPW: Ferrous Iron
SM4500: NPW: Amenable Cyanide, Dissolved Oxygen; SCM: Total Phosphorus, TKN, NO2, NO3.
SM5310C: DW: Dissolved Organic Carbon

Mansfield Facility
SM 2540D: TSS
EPA 3005A NPW
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **SM4500NO3-F, EPA 353.2**: Nitrate-N**, EPA 351.1, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D.**
EPA 624: Volatile Halocarbons & Aromatics,
EPA 608: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E.**

Mansfield Facility:

Drinking Water
EPA 200.7: Ba, Be, Cd, Cr, Cu, Ni, Na, Ca. **EPA 200.8:** Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Ni, Se, TL. **EPA 245.1** Hg.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

NEW YORK CHAIN OF CUSTODY

ALPHA ANALYTICAL

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page of

Date Rec'd in Lab: 8/3/17

ALPHA Job #: L1726827

Client Information

Client: STERLING ENGINEERING
Address: 24 WADE ROAD
LATHAM, NY 12110
Phone: 518-456-4900
Fax:
Email: mark.williams@sterlingeng.com

Project Information

Project Name: 152 Fishkill Avenue
Project Location: Beacon, NY
Project #: 2017-19
(Use Project name as Project #) ☐
Project Manager: MARK WILLIAMS
ALPHAQuote #:

Turn-Around Time

Standard ☒ Due Date:
(confirmed by email)
Rush (only if pre approved) ☐ # of Days:

Deliverables

☒ ASP-A ☐ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Regulatory Requirement

☐ NY TOGS ☐ NY Part 375
☐ AWQ Standards ☒ NY CP-51
☐ NY Restricted Use ☐ Other
☒ NY Unrestricted Use
☐ NYC Sewer Discharge

Billing Information

☐ Same as Client Info
PO #

Disposal Site Information

Please identify below location of applicable disposal facilities.

Disposal Facility:
☐ NJ ☒ NY
☐ Other:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:

Please specify Metals or TAL.

ANALYSIS

8260 8270

Sample Filtration
☐ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

Total Bottle

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	8260	8270	Sample Specific Comments
26827-01	B-1 (4-6.75')	8/2	1055	S	MAW	X	X	
02	B-6 (7.5-8')		1430	S	MAW	X	X	
03	B-6 (8-8.7')	↓	1436	S	MAW	X	X	

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type			
Preservative			

Relinquished By:	Date/Time	Received By:	Date/Time
	8/2/17 1805	ALPHA	8-2-17 18:05
	8-2-17 18:05		8/3/17 1140

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

ANALYTICAL REPORT

Lab Number:	L1726994
Client:	Sterling Environmental Eng 24 Wade Road Latham, NY 12110
ATTN:	Mark Williams
Phone:	(518) 456-4900
Project Name:	152 FISHKILL AVENUE
Project Number:	2017-19
Report Date:	08/10/17

The original project report/data package is held by Alpha Analytical. This report/data package is paginated and should be reproduced only in its entirety. Alpha Analytical holds no responsibility for results and/or data that are not consistent with the original.

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), NJ NELAP (MA935), CT (PH-0574), IL (200077), ME (MA00086), MD (348), NY (11148), NC (25700/666), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #P330-14-00197).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726994
Report Date: 08/10/17

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L1726994-01	B-7 (9.15-10')	SOIL	BEACON, N.Y.	08/03/17 08:35	08/03/17
L1726994-02	B-12 (2-3.3')	SOIL	BEACON, N.Y.	08/03/17 12:05	08/03/17
L1726994-03	B-13 (8-10')	SOIL	BEACON, N.Y.	08/03/17 13:40	08/03/17

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726994
Report Date: 08/10/17

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively. When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. All specific QC information is also incorporated in the Data Usability format of our Data Merger tool where it can be reviewed along with any associated usability implications. Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances the specific failure is not narrated but noted in the associated QC table. The information is also incorporated in the Data Usability format of our Data Merger tool where it can be reviewed along with any associated usability implications.

Please see the associated ADEx data file for a comparison of laboratory reporting limits that were achieved with the regulatory Numerical Standards requested on the Chain of Custody.

HOLD POLICY
For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Client Service Representative and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Client Services at 800-624-9220 with any questions.

Project Name:	152 FISHKILL AVENUE	**Lab Number:**	L1726994
Project Number:	2017-19	**Report Date:**	08/10/17

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

Sample Receipt

The analyses performed were specified by the client.

Volatile Organics

Any reported concentrations that are below 200 ug/kg may be low due to the sample not being collected according to 5035-L/5035A-L low-level specifications.

L1726994-01: The analysis of Volatile Organics by EPA Method 5035/8260 Low Level could not be performed due to the elevated concentrations of non-target compounds in the sample.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature:  Amita Naik

Title: Technical Director/Representative Date: 08/10/17

ORGANICS

VOLATILES

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-01
Client ID: B-7 (9.15-10')
Sample Location: BEACON, N.Y.

Date Collected: 08/03/17 08:35
Date Received: 08/03/17
Field Prep: Not Specified

Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 08/10/17 04:39
Analyst: MV
Percent Solids: 93%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	ND		ug/kg	48	9.3	1
Toluene	ND		ug/kg	72	9.4	1
Ethylbenzene	ND		ug/kg	48	8.2	1
Methyl tert butyl ether	7.9	J	ug/kg	96	7.4	1
p/m-Xylene	ND		ug/kg	96	17.	1
o-Xylene	ND		ug/kg	96	16.	1
n-Butylbenzene	ND		ug/kg	48	11.	1
sec-Butylbenzene	82		ug/kg	48	10.	1
tert-Butylbenzene	ND		ug/kg	240	12.	1
Isopropylbenzene	ND		ug/kg	48	9.3	1
p-Isopropyltoluene	ND		ug/kg	48	9.7	1
Naphthalene	83	J	ug/kg	240	6.6	1
n-Propylbenzene	21	J	ug/kg	48	10.	1
1,3,5-Trimethylbenzene	8.8	J	ug/kg	240	7.8	1
1,2,4-Trimethylbenzene	25	J	ug/kg	240	9.0	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	100		70-130
Toluene-d8	99		70-130
4-Bromofluorobenzene	87		70-130
Dibromofluoromethane	79		70-130

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-02
Client ID: B-12 (2-3.3')
Sample Location: BEACON, N.Y.

Date Collected: 08/03/17 12:05
Date Received: 08/03/17
Field Prep: Not Specified

Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 08/10/17 05:04
Analyst: MV
Percent Solids: 90%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	ND		ug/kg	1.1	0.22	1
Toluene	ND		ug/kg	1.7	0.22	1
Ethylbenzene	ND		ug/kg	1.1	0.19	1
Methyl tert butyl ether	ND		ug/kg	2.2	0.17	1
p/m-Xylene	ND		ug/kg	2.2	0.39	1
o-Xylene	ND		ug/kg	2.2	0.38	1
n-Butylbenzene	ND		ug/kg	1.1	0.25	1
sec-Butylbenzene	ND		ug/kg	1.1	0.24	1
tert-Butylbenzene	ND		ug/kg	5.6	0.28	1
Isopropylbenzene	ND		ug/kg	1.1	0.22	1
p-Isopropyltoluene	ND		ug/kg	1.1	0.22	1
Naphthalene	ND		ug/kg	5.6	0.15	1
n-Propylbenzene	ND		ug/kg	1.1	0.24	1
1,3,5-Trimethylbenzene	ND		ug/kg	5.6	0.18	1
1,2,4-Trimethylbenzene	ND		ug/kg	5.6	0.21	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	104		70-130
Toluene-d8	99		70-130
4-Bromofluorobenzene	101		70-130
Dibromofluoromethane	86		70-130

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-03
Client ID: B-13 (8-10')
Sample Location: BEACON, N.Y.

Date Collected: 08/03/17 13:40
Date Received: 08/03/17
Field Prep: Not Specified

Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 08/10/17 05:30
Analyst: MV
Percent Solids: 91%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	ND		ug/kg	0.89	0.17	1
Toluene	ND		ug/kg	1.3	0.17	1
Ethylbenzene	ND		ug/kg	0.89	0.15	1
Methyl tert butyl ether	ND		ug/kg	1.8	0.14	1
p/m-Xylene	ND		ug/kg	1.8	0.31	1
o-Xylene	ND		ug/kg	1.8	0.30	1
n-Butylbenzene	ND		ug/kg	0.89	0.20	1
sec-Butylbenzene	ND		ug/kg	0.89	0.19	1
tert-Butylbenzene	ND		ug/kg	4.4	0.22	1
Isopropylbenzene	ND		ug/kg	0.89	0.17	1
p-Isopropyltoluene	ND		ug/kg	0.89	0.18	1
Naphthalene	ND		ug/kg	4.4	0.12	1
n-Propylbenzene	ND		ug/kg	0.89	0.19	1
1,3,5-Trimethylbenzene	ND		ug/kg	4.4	0.14	1
1,2,4-Trimethylbenzene	ND		ug/kg	4.4	0.16	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	106		70-130
Toluene-d8	99		70-130
4-Bromofluorobenzene	105		70-130
Dibromofluoromethane	89		70-130

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 08/09/17 21:43
Analyst: MV

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by 8260/5035 - Westborough Lab for sample(s): 02-03 Batch: WG1030684-5					
Benzene	ND		ug/kg	1.0	0.19
Toluene	ND		ug/kg	1.5	0.20
Ethylbenzene	ND		ug/kg	1.0	0.17
Methyl tert butyl ether	ND		ug/kg	2.0	0.15
p/m-Xylene	ND		ug/kg	2.0	0.35
o-Xylene	ND		ug/kg	2.0	0.34
n-Butylbenzene	ND		ug/kg	1.0	0.23
sec-Butylbenzene	ND		ug/kg	1.0	0.22
tert-Butylbenzene	ND		ug/kg	5.0	0.25
Isopropylbenzene	ND		ug/kg	1.0	0.19
p-Isopropyltoluene	ND		ug/kg	1.0	0.20
Naphthalene	ND		ug/kg	5.0	0.14
n-Propylbenzene	ND		ug/kg	1.0	0.22
1,3,5-Trimethylbenzene	ND		ug/kg	5.0	0.16
1,2,4-Trimethylbenzene	ND		ug/kg	5.0	0.19
Tentatively Identified Compounds					
No Tentatively Identified Compounds	ND		ug/kg		

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	106		70-130
Toluene-d8	99		70-130
4-Bromofluorobenzene	102		70-130
Dibromofluoromethane	82		70-130

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 08/09/17 21:43
Analyst: MV

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG1030697-5					
Benzene	ND		ug/kg	50	9.6
Toluene	ND		ug/kg	75	9.8
Ethylbenzene	ND		ug/kg	50	8.5
Methyl tert butyl ether	ND		ug/kg	100	7.6
p/m-Xylene	ND		ug/kg	100	18.
o-Xylene	ND		ug/kg	100	17.
n-Butylbenzene	ND		ug/kg	50	11.
sec-Butylbenzene	ND		ug/kg	50	11.
tert-Butylbenzene	ND		ug/kg	250	12.
Isopropylbenzene	ND		ug/kg	50	9.7
p-Isopropyltoluene	ND		ug/kg	50	10.
Naphthalene	ND		ug/kg	250	6.9
n-Propylbenzene	ND		ug/kg	50	11.
1,3,5-Trimethylbenzene	ND		ug/kg	250	8.0
1,2,4-Trimethylbenzene	ND		ug/kg	250	9.3
Tentatively Identified Compounds					
No Tentatively Identified Compounds	ND		ug/kg		

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	106		70-130
Toluene-d8	99		70-130
4-Bromofluorobenzene	102		70-130
Dibromofluoromethane	82		70-130

Lab Control Sample Analysis

Batch Quality Control

Project Name: 152 FISHKILL AVENUE

Project Number: 2017-19

Lab Number: L1726994

Report Date: 08/10/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by 8260/5035 - Westborough Lab Associated sample(s): 02-03 Batch: WG1030684-3 WG1030684-4								
Benzene	103		104		70-130	1		30
Toluene	97		97		70-130	0		30
Ethylbenzene	98		99		70-130	1		30
Methyl tert butyl ether	94		96		66-130	2		30
p/m-Xylene	97		97		70-130	0		30
o-Xylene	97		97		70-130	0		30
n-Butylbenzene	100		102		70-130	2		30
sec-Butylbenzene	99		99		70-130	0		30
tert-Butylbenzene	95		95		70-130	0		30
Isopropylbenzene	96		96		70-130	0		30
p-Isopropyltoluene	97		96		70-130	1		30
Naphthalene	86		88		70-130	2		30
n-Propylbenzene	100		100		70-130	0		30
1,3,5-Trimethylbenzene	98		97		70-130	1		30
1,2,4-Trimethylbenzene	97		97		70-130	0		30

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	104		105		70-130
Toluene-d8	99		99		70-130
4-Bromofluorobenzene	102		102		70-130
Dibromofluoromethane	99		99		70-130

Lab Control Sample Analysis
Batch Quality Control

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726994
Report Date: 08/10/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG1030697-3 WG1030697-4								
Benzene	103		104		70-130	1		30
Toluene	97		97		70-130	0		30
Ethylbenzene	98		99		70-130	1		30
Methyl tert butyl ether	94		96		66-130	2		30
p/m-Xylene	97		97		70-130	0		30
o-Xylene	97		97		70-130	0		30
n-Butylbenzene	100		102		70-130	2		30
sec-Butylbenzene	99		99		70-130	0		30
tert-Butylbenzene	95		95		70-130	0		30
Isopropylbenzene	96		96		70-130	0		30
p-Isopropyltoluene	97		96		70-130	1		30
Naphthalene	86		88		70-130	2		30
n-Propylbenzene	100		100		70-130	0		30
1,3,5-Trimethylbenzene	98		97		70-130	1		30
1,2,4-Trimethylbenzene	97		97		70-130	0		30

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	104		105		70-130
Toluene-d8	99		99		70-130
4-Bromofluorobenzene	102		102		70-130
Dibromofluoromethane	99		99		70-130

SEMIVOLATILES

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-01
Client ID: B-7 (9.15-10')
Sample Location: BEACON, N.Y.

Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 08/09/17 17:36
Analyst: SZ
Percent Solids: 93%

Date Collected: 08/03/17 08:35
Date Received: 08/03/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 08/06/17 13:42

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	140	18.	1
Fluoranthene	ND		ug/kg	110	20.	1
Naphthalene	ND		ug/kg	180	22.	1
Benzo(a)anthracene	ND		ug/kg	110	20.	1
Benzo(a)pyrene	ND		ug/kg	140	43.	1
Benzo(b)fluoranthene	ND		ug/kg	110	30.	1
Benzo(k)fluoranthene	ND		ug/kg	110	28.	1
Chrysene	ND		ug/kg	110	18.	1
Acenaphthylene	ND		ug/kg	140	27.	1
Anthracene	ND		ug/kg	110	35.	1
Benzo(ghi)perylene	ND		ug/kg	140	21.	1
Fluorene	ND		ug/kg	180	17.	1
Phenanthrene	ND		ug/kg	110	22.	1
Dibenzo(a,h)anthracene	ND		ug/kg	110	20.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	140	25.	1
Pyrene	ND		ug/kg	110	18.	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	58		23-120
2-Fluorobiphenyl	64		30-120
4-Terphenyl-d14	58		18-120

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-02
Client ID: B-12 (2-3.3')
Sample Location: BEACON, N.Y.

Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 08/09/17 18:03
Analyst: SZ
Percent Solids: 90%

Date Collected: 08/03/17 12:05
Date Received: 08/03/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 08/06/17 13:42

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	140	19.	1
Fluoranthene	ND		ug/kg	110	21.	1
Naphthalene	ND		ug/kg	180	22.	1
Benzo(a)anthracene	ND		ug/kg	110	20.	1
Benzo(a)pyrene	ND		ug/kg	140	44.	1
Benzo(b)fluoranthene	ND		ug/kg	110	30.	1
Benzo(k)fluoranthene	ND		ug/kg	110	29.	1
Chrysene	ND		ug/kg	110	19.	1
Acenaphthylene	ND		ug/kg	140	28.	1
Anthracene	ND		ug/kg	110	35.	1
Benzo(ghi)perylene	ND		ug/kg	140	21.	1
Fluorene	ND		ug/kg	180	18.	1
Phenanthrene	ND		ug/kg	110	22.	1
Dibenzo(a,h)anthracene	ND		ug/kg	110	21.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	140	25.	1
Pyrene	ND		ug/kg	110	18.	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	56		23-120
2-Fluorobiphenyl	65		30-120
4-Terphenyl-d14	55		18-120

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-03
Client ID: B-13 (8-10')
Sample Location: BEACON, N.Y.

Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 08/09/17 18:29
Analyst: SZ
Percent Solids: 91%

Date Collected: 08/03/17 13:40
Date Received: 08/03/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 08/06/17 13:42

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	140	18.	1
Fluoranthene	ND		ug/kg	110	20.	1
Naphthalene	ND		ug/kg	180	22.	1
Benzo(a)anthracene	ND		ug/kg	110	20.	1
Benzo(a)pyrene	ND		ug/kg	140	44.	1
Benzo(b)fluoranthene	ND		ug/kg	110	30.	1
Benzo(k)fluoranthene	ND		ug/kg	110	29.	1
Chrysene	ND		ug/kg	110	19.	1
Acenaphthylene	ND		ug/kg	140	28.	1
Anthracene	ND		ug/kg	110	35.	1
Benzo(ghi)perylene	ND		ug/kg	140	21.	1
Fluorene	ND		ug/kg	180	17.	1
Phenanthrene	ND		ug/kg	110	22.	1
Dibenzo(a,h)anthracene	ND		ug/kg	110	21.	1
Indeno(1,2,3-cd)pyrene	ND		ug/kg	140	25.	1
Pyrene	ND		ug/kg	110	18.	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	49		23-120
2-Fluorobiphenyl	59		30-120
4-Terphenyl-d14	62		18-120

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 08/09/17 19:29
Analyst: SZ

Extraction Method: EPA 3546
Extraction Date: 08/06/17 13:42

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-03 Batch: WG1029375-1					
Acenaphthene	ND		ug/kg	130	17.
Fluoranthene	ND		ug/kg	99	19.
Naphthalene	ND		ug/kg	160	20.
Benzo(a)anthracene	ND		ug/kg	99	18.
Benzo(a)pyrene	ND		ug/kg	130	40.
Benzo(b)fluoranthene	ND		ug/kg	99	28.
Benzo(k)fluoranthene	ND		ug/kg	99	26.
Chrysene	ND		ug/kg	99	17.
Acenaphthylene	ND		ug/kg	130	25.
Anthracene	ND		ug/kg	99	32.
Benzo(ghi)perylene	ND		ug/kg	130	19.
Fluorene	ND		ug/kg	160	16.
Phenanthrene	ND		ug/kg	99	20.
Dibenzo(a,h)anthracene	ND		ug/kg	99	19.
Indeno(1,2,3-cd)pyrene	ND		ug/kg	130	23.
Pyrene	ND		ug/kg	99	16.
Tentatively Identified Compounds					
No Tentatively Identified Compounds	ND		ug/kg		

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 08/09/17 19:29
Analyst: SZ

Extraction Method: EPA 3546
Extraction Date: 08/06/17 13:42

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01-03 Batch: WG1029375-1					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
2-Fluorophenol	63		25-120
Phenol-d6	69		10-120
Nitrobenzene-d5	82		23-120
2-Fluorobiphenyl	71		30-120
2,4,6-Tribromophenol	77		10-136
4-Terphenyl-d14	77		18-120

Lab Control Sample Analysis
Batch Quality Control

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726994
Report Date: 08/10/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-03 Batch: WG1029375-2 WG1029375-3								
Acenaphthene	85		90		31-137	6		50
Fluoranthene	85		91		40-140	7		50
Naphthalene	79		82		40-140	4		50
Benzo(a)anthracene	77		82		40-140	6		50
Benzo(a)pyrene	84		88		40-140	5		50
Benzo(b)fluoranthene	81		87		40-140	7		50
Benzo(k)fluoranthene	82		85		40-140	4		50
Chrysene	76		80		40-140	5		50
Acenaphthylene	83		88		40-140	6		50
Anthracene	80		87		40-140	8		50
Benzo(ghi)perylene	80		85		40-140	6		50
Fluorene	88		96		40-140	9		50
Phenanthrene	80		86		40-140	7		50
Dibenzo(a,h)anthracene	80		86		40-140	7		50
Indeno(1,2,3-cd)pyrene	82		88		40-140	7		50
Pyrene	85		90		35-142	6		50

Lab Control Sample Analysis

Batch Quality Control

Project Name: 152 FISHKILL AVENUE

Project Number: 2017-19

Lab Number: L1726994

Report Date: 08/10/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-03 Batch: WG1029375-2 WG1029375-3								

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
2-Fluorophenol	70		74		25-120
Phenol-d6	73		78		10-120
Nitrobenzene-d5	83		89		23-120
2-Fluorobiphenyl	77		82		30-120
2,4,6-Tribromophenol	102		101		10-136
4-Terphenyl-d14	81		88		18-120

PETROLEUM HYDROCARBONS

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-01
Client ID: B-7 (9.15-10')
Sample Location: BEACON, N.Y.

Matrix: Soil
Analytical Method: 1,8015C(M)
Analytical Date: 08/07/17 15:35
Analyst: MEO
Percent Solids: 93%

Date Collected: 08/03/17 08:35
Date Received: 08/03/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 08/06/17 13:43

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Petroleum Hydrocarbon Quantitation - Westborough Lab						
TPH	20600	J	ug/kg	35600	4090	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
o-Terphenyl	80		40-140

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-02
Client ID: B-12 (2-3.3')
Sample Location: BEACON, N.Y.

Matrix: Soil
Analytical Method: 1,8015C(M)
Analytical Date: 08/07/17 16:08
Analyst: MEO
Percent Solids: 90%

Date Collected: 08/03/17 12:05
Date Received: 08/03/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 08/06/17 13:43

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Petroleum Hydrocarbon Quantitation - Westborough Lab						
TPH	12400	J	ug/kg	36000	4140	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
o-Terphenyl	99		40-140

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-03
Client ID: B-13 (8-10')
Sample Location: BEACON, N.Y.

Matrix: Soil
Analytical Method: 1,8015C(M)
Analytical Date: 08/07/17 16:41
Analyst: MEO
Percent Solids: 91%

Date Collected: 08/03/17 13:40
Date Received: 08/03/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 08/06/17 13:43

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Petroleum Hydrocarbon Quantitation - Westborough Lab						
TPH	5160	J	ug/kg	35200	4050	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
o-Terphenyl	98		40-140

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8015C(M)
Analytical Date: 08/07/17 10:31
Analyst: DG

Extraction Method: EPA 3546
Extraction Date: 08/06/17 13:43

Parameter	Result	Qualifier	Units	RL	MDL
Petroleum Hydrocarbon Quantitation - Westborough Lab for sample(s): 01-03 Batch: WG1029376-1					
TPH	ND		ug/kg	32700	3760

Surrogate	%Recovery	Qualifier	Acceptance Criteria
o-Terphenyl	85		40-140

Lab Control Sample Analysis

Batch Quality Control

Project Name: 152 FISHKILL AVENUE

Project Number: 2017-19

Lab Number: L1726994

Report Date: 08/10/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Petroleum Hydrocarbon Quantitation - Westborough Lab Associated sample(s): 01-03 Batch: WG1029376-2								
TPH	78		-		40-140	-		40

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
o-Terphenyl	77				40-140

METALS

Project Name: 152 FISHKILL AVENUE
Lab Number: L1726994
Project Number: 2017-19
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-03
Client ID: B-13 (8-10')
Sample Location: BEACON, N.Y.
Matrix: Soil
Percent Solids: 91%

Date Collected: 08/03/17 13:40
Date Received: 08/03/17
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Arsenic, Total	3.18		mg/kg	0.437	0.091	1	08/07/17 18:15	08/08/17 00:11	EPA 3050B	1,6010C	AB
Barium, Total	15.2		mg/kg	0.437	0.076	1	08/07/17 18:15	08/08/17 00:11	EPA 3050B	1,6010C	AB
Cadmium, Total	0.652		mg/kg	0.437	0.043	1	08/07/17 18:15	08/08/17 00:11	EPA 3050B	1,6010C	AB
Chromium, Total	7.51		mg/kg	0.437	0.042	1	08/07/17 18:15	08/08/17 00:11	EPA 3050B	1,6010C	AB
Lead, Total	6.14		mg/kg	2.19	0.117	1	08/07/17 18:15	08/08/17 00:11	EPA 3050B	1,6010C	AB
Mercury, Total	0.06	J	mg/kg	0.07	0.02	1	08/04/17 09:40	08/05/17 15:52	EPA 7471B	1,7471B	BV
Selenium, Total	ND		mg/kg	0.875	0.113	1	08/07/17 18:15	08/08/17 00:11	EPA 3050B	1,6010C	AB
Silver, Total	ND		mg/kg	0.437	0.124	1	08/07/17 18:15	08/08/17 00:11	EPA 3050B	1,6010C	AB

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

Method Blank Analysis
Batch Quality Control

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 03 Batch: WG1028864-1										
Mercury, Total	ND		mg/kg	0.08	0.02	1	08/04/17 09:40	08/05/17 15:29	1,7471B	BV

Prep Information

Digestion Method: EPA 7471B

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 03 Batch: WG1029664-1										
Arsenic, Total	ND		mg/kg	0.400	0.083	1	08/07/17 18:15	08/07/17 20:56	1,6010C	AB
Barium, Total	ND		mg/kg	0.400	0.070	1	08/07/17 18:15	08/07/17 20:56	1,6010C	AB
Cadmium, Total	ND		mg/kg	0.400	0.039	1	08/07/17 18:15	08/07/17 20:56	1,6010C	AB
Chromium, Total	ND		mg/kg	0.400	0.038	1	08/07/17 18:15	08/07/17 20:56	1,6010C	AB
Lead, Total	ND		mg/kg	2.00	0.107	1	08/07/17 18:15	08/07/17 20:56	1,6010C	AB
Selenium, Total	ND		mg/kg	0.800	0.103	1	08/07/17 18:15	08/07/17 20:56	1,6010C	AB
Silver, Total	ND		mg/kg	0.400	0.113	1	08/07/17 18:15	08/07/17 20:56	1,6010C	AB

Prep Information

Digestion Method: EPA 3050B

Lab Control Sample Analysis

Batch Quality Control

Project Name: 152 FISHKILL AVENUE

Project Number: 2017-19

Lab Number: L1726994

Report Date: 08/10/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 03 Batch: WG1028864-2 SRM Lot Number: D093-540								
Mercury, Total	101		-		72-128	-		
Total Metals - Mansfield Lab Associated sample(s): 03 Batch: WG1029664-2 SRM Lot Number: D093-540								
Arsenic, Total	102		-		70-130	-		
Barium, Total	90		-		83-117	-		
Cadmium, Total	90		-		83-117	-		
Chromium, Total	89		-		80-120	-		
Lead, Total	88		-		82-117	-		
Selenium, Total	100		-		78-122	-		
Silver, Total	91		-		76-124	-		

Matrix Spike Analysis
Batch Quality Control

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726994
Report Date: 08/10/17

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 03 QC Batch ID: WG1028864-3 QC Sample: L1727036-01 Client ID: MS Sample												
Mercury, Total	0.05J	0.145	0.19	**131**	Q	-	-		80-120	-		20
Total Metals - Mansfield Lab Associated sample(s): 03 QC Batch ID: WG1029664-3 QC Sample: L1727114-07 Client ID: MS Sample												
Arsenic, Total	5.76	10.6	15.7	94		-	-		75-125	-		20
Barium, Total	60.6	176	208	84		-	-		75-125	-		20
Cadmium, Total	0.678	4.48	4.34	82		-	-		75-125	-		20
Chromium, Total	8.16	17.6	22.4	81		-	-		75-125	-		20
Lead, Total	24.9	44.8	59.8	78		-	-		75-125	-		20
Selenium, Total	0.302J	10.6	9.80	93		-	-		75-125	-		20
Silver, Total	ND	26.4	22.7	86		-	-		75-125	-		20

Lab Duplicate Analysis
Batch Quality Control

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726994
Report Date: 08/10/17

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 03 QC Batch ID: WG1028864-4 QC Sample: L1727036-01 Client ID: DUP Sample						
Mercury, Total	0.05J	0.05J	mg/kg	NC		20
Total Metals - Mansfield Lab Associated sample(s): 03 QC Batch ID: WG1029664-4 QC Sample: L1727114-07 Client ID: DUP Sample						
Arsenic, Total	5.76	6.67	mg/kg	15		20
Barium, Total	60.6	64.2	mg/kg	6		20
Cadmium, Total	0.678	0.778	mg/kg	14		20
Chromium, Total	8.16	8.97	mg/kg	9		20
Lead, Total	24.9	31.3	mg/kg	**23**	Q	20
Selenium, Total	0.302J	0.330J	mg/kg	NC		20
Silver, Total	ND	ND	mg/kg	NC		20

INORGANICS
&
MISCELLANEOUS

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-01
Client ID: B-7 (9.15-10')
Sample Location: BEACON, N.Y.
Matrix: Soil
Date Collected: 08/03/17 08:35
Date Received: 08/03/17
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	93.4		%	0.100	NA	1	-	08/05/17 09:57	121,2540G	RI

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-02
Client ID: B-12 (2-3.3')
Sample Location: BEACON, N.Y.
Matrix: Soil
Date Collected: 08/03/17 12:05
Date Received: 08/03/17
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	89.6		%	0.100	NA	1	-	08/05/17 09:57	121,2540G	RI

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

SAMPLE RESULTS

Lab ID: L1726994-03
Client ID: B-13 (8-10')
Sample Location: BEACON, N.Y.
Matrix: Soil
Date Collected: 08/03/17 13:40
Date Received: 08/03/17
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	90.8		%	0.100	NA	1	-	08/05/17 09:57	121,2540G	RI

Lab Duplicate Analysis
Batch Quality Control

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726994
Report Date: 08/10/17

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01-03 QC Batch ID: WG1029207-1 QC Sample: L1727205-01 Client ID: DUP Sample						
Solids, Total	80.4	78.6	%	2		20

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1726994
Report Date: 08/10/17

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L1726994-01A	Vial Large Septa unpreserved (4oz)	A	NA		4.1	Y	Absent		NYTCL-8260(14)
L1726994-01B	Glass 250ml/8oz unpreserved	A	NA		4.1	Y	Absent		NYTCL-8270(14),TS(7),TPH-DRO-D(14)
L1726994-01X	Vial MeOH preserved split	A	NA		4.1	Y	Absent		NYTCL-8260(14)
L1726994-01Y	Vial Water preserved split	A	NA		4.1	Y	Absent	**08-AUG-17 09:59**	NYTCL-8260(14)
L1726994-01Z	Vial Water preserved split	A	NA		4.1	Y	Absent	**08-AUG-17 09:59**	NYTCL-8260(14)
L1726994-02A	Vial Large Septa unpreserved (4oz)	A	NA		4.1	Y	Absent		NYTCL-8260(14)
L1726994-02B	Glass 250ml/8oz unpreserved	A	NA		4.1	Y	Absent		NYTCL-8270(14),TS(7),TPH-DRO-D(14)
L1726994-02X	Vial MeOH preserved split	A	NA		4.1	Y	Absent		NYTCL-8260(14)
L1726994-02Y	Vial Water preserved split	A	NA		4.1	Y	Absent	**08-AUG-17 09:59**	NYTCL-8260(14)
L1726994-02Z	Vial Water preserved split	A	NA		4.1	Y	Absent	**08-AUG-17 09:59**	NYTCL-8260(14)
L1726994-03A	Vial Large Septa unpreserved (4oz)	A	NA		4.1	Y	Absent		NYTCL-8260(14)
L1726994-03B	Metals Only-Glass 60mL/2oz unpreserved	A	NA		4.1	Y	Absent		AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1726994-03C	Glass 250ml/8oz unpreserved	A	NA		4.1	Y	Absent		NYTCL-8270(14),TS(7),TPH-DRO-D(14)
L1726994-03X	Vial MeOH preserved split	A	NA		4.1	Y	Absent		NYTCL-8260(14)
L1726994-03Y	Vial Water preserved split	A	NA		4.1	Y	Absent	**08-AUG-17 09:59**	NYTCL-8260(14)
L1726994-03Z	Vial Water preserved split	A	NA		4.1	Y	Absent	**08-AUG-17 09:59**	NYTCL-8260(14)

*Values in parentheses indicate holding time in days

Project Name:	152 FISHKILL AVENUE	**Lab Number:**	L1726994
Project Number:	2017-19	**Report Date:**	08/10/17

GLOSSARY

Acronyms

EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Footnotes

1	- The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A	- Spectra identified as "Aldol Condensation Product".
B	- The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related

Report Format: DU Report with 'J' Qualifiers

Project Name:	152 FISHKILL AVENUE	**Lab Number:**	L1726994
Project Number:	2017-19	**Report Date:**	08/10/17

Data Qualifiers

projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

Report Format: DU Report with 'J' Qualifiers

Project Name: 152 FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1726994
Report Date: 08/10/17

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - IV, 2007.

121 Standard Methods for the Examination of Water and Wastewater. APHA-AWWA-WEF. Standard Methods Online.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624: m/p-xylene, o-xylene
EPA 8260C: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), Methyl methacrylate, 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
EPA 300: DW: Bromide
EPA 6860: NPW and SCM: Perchlorate
EPA 9010: NPW and SCM: Amenable Cyanide Distillation
EPA 9012B: NPW: Total Cyanide
EPA 9050A: NPW: Specific Conductance
SM3500: NPW: Ferrous Iron
SM4500: NPW: Amenable Cyanide, Dissolved Oxygen; SCM: Total Phosphorus, TKN, NO2, NO3.
SM5310C: DW: Dissolved Organic Carbon

Mansfield Facility
SM 2540D: TSS
EPA 3005A NPW
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **SM4500NO3-F, EPA 353.2**: Nitrate-N**, EPA 351.1, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D.**
EPA 624: Volatile Halocarbons & Aromatics,
EPA 608: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E.**

Mansfield Facility:

Drinking Water
EPA 200.7: Ba, Be, Cd, Cr, Cu, Ni, Na, Ca. **EPA 200.8:** Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Ni, Se, TL. **EPA 245.1** Hg.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

NEW YORK CHAIN OF CUSTODY

ALPHA ANALYTICAL

Westborough, MA 01581
8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-9288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page of

Date Rec'd in Lab: 8/4/17

ALPHA Job #: L1726994

Client Information

Client: STERLING ENVIRONMENTAL
Address: 24 WADE ROAD
LATHAM, N.Y. 12110
Phone: 518-456-4900
Fax:
Email: mark.williams@sterlingenvironmental.com

Project Information

Project Name: 152 Fishkill Avenue
Project Location: Beacon, N.Y.
Project # 2017-19
(Use Project name as Project #) ☑
Project Manager: Mark Williams
ALPHAQuote #:

Turn-Around Time

Standard ☒ Due Date:
Rush (only if pre approved) ☐ # of Days:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:

Please specify Metals or TAL.

Deliverables

☒ ASP-A ☐ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Billing Information

☒ Same as Client Info
PO #

Regulatory Requirement

☐ NY TOGS ☐ NY Part 375
☐ AWQ Standards ☒ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Disposal Site Information

Please identify below location of applicable disposal facilities.

Disposal Facility:
☐ NJ ☒ NY
☐ Other:

ANALYSIS

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	8260	8270 / TPH	RCRA 8 Metals					Total Bottle
26994-01	B-7(9.15-10')	8/3	0835	Soil	MAW	X							
-02	B-12(2-3.3')		1205			X	X						
-03	B-13(8-10')	↓	1340	↓	↓	X	X	X					

Sample Filtration
☒ Done
☐ Lab to do
Preservation
☐ Lab to do
(Please Specify below)

Sample Specific Comments

Container Type	G	G	G
Preservative	A	A	A

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Relinquished By:	Date/Time	Received By:	Date/Time
	8/3/17 1630	Robert Hain AAL	8-3-17 16:30
Robert Hain	8-3-17 16:30		8/4/17 01:20

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

ANALYTICAL REPORT

Lab Number:	L1739919
Client:	Sterling Environmental Eng 24 Wade Road Latham, NY 12110
ATTN:	Mark Williams
Phone:	(518) 456-4900
Project Name:	FISHKILL AVENUE
Project Number:	2017-19
Report Date:	11/10/17

The original project report/data package is held by Alpha Analytical. This report/data package is paginated and should be reproduced only in its entirety. Alpha Analytical holds no responsibility for results and/or data that are not consistent with the original.

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), NJ NELAP (MA935), CT (PH-0574), IL (200077), ME (MA00086), MD (348), NY (11148), NC (25700/666), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #P330-14-00197).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1739919
Report Date: 11/10/17

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L1739919-01	B-1 (5.0'-5.5')	SOIL	152-158 FISHKILL AVENUE	10/31/17 12:00	10/31/17

Project Name: FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1739919
Report Date: 11/10/17

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively. When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. All specific QC information is also incorporated in the Data Usability format of our Data Merger tool where it can be reviewed along with any associated usability implications. Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances the specific failure is not narrated but noted in the associated QC table. The information is also incorporated in the Data Usability format of our Data Merger tool where it can be reviewed along with any associated usability implications.

Please see the associated ADEx data file for a comparison of laboratory reporting limits that were achieved with the regulatory Numerical Standards requested on the Chain of Custody.

HOLD POLICY
For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Client Service Representative and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Client Services at 800-624-9220 with any questions.

Project Name:	FISHKILL AVENUE	**Lab Number:**	L1739919
Project Number:	2017-19	**Report Date:**	11/10/17

Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

Volatile Organics

Any reported concentrations that are below 200 ug/kg may be biased low due to the sample not being collected according to 5035-L/5035A-L low-level specifications.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Melissa Cripps Melissa Cripps

Title: Technical Director/Representative Date: 11/10/17

ORGANICS

VOLATILES

Project Name: FISHKILL AVENUE
Lab Number: L1739919
Project Number: 2017-19
Report Date: 11/10/17

SAMPLE RESULTS

Lab ID: L1739919-01
Client ID: B-1 (5.0'-5.5')
Sample Location: 152-158 FISHKILL AVENUE
Date Collected: 10/31/17 12:00
Date Received: 10/31/17
Field Prep: Not Specified

Matrix: Soil
Analytical Method: 1,8260C
Analytical Date: 11/08/17 14:16
Analyst: BD
Percent Solids: 96%

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Benzene	ND		ug/kg	0.87	0.17	1
Toluene	ND		ug/kg	1.3	0.17	1
Ethylbenzene	ND		ug/kg	0.87	0.15	1
Methyl tert butyl ether	ND		ug/kg	1.7	0.13	1
p/m-Xylene	ND		ug/kg	1.7	0.30	1
o-Xylene	ND		ug/kg	1.7	0.29	1
Xylenes, Total	ND		ug/kg	1.7	0.29	1
n-Butylbenzene	ND		ug/kg	0.87	0.20	1
sec-Butylbenzene	ND		ug/kg	0.87	0.19	1
Isopropylbenzene	ND		ug/kg	0.87	0.17	1
p-Isopropyltoluene	ND		ug/kg	0.87	0.18	1
Naphthalene	ND		ug/kg	4.4	0.12	1
n-Propylbenzene	ND		ug/kg	0.87	0.19	1
1,3,5-Trimethylbenzene	ND		ug/kg	4.4	0.14	1
1,2,4-Trimethylbenzene	ND		ug/kg	4.4	0.16	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	108		70-130
Toluene-d8	101		70-130
4-Bromofluorobenzene	109		70-130
Dibromofluoromethane	103		70-130

Project Name: FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1739919
Report Date: 11/10/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8260C
Analytical Date: 11/08/17 08:19
Analyst: CBN

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG1060944-5					
Benzene	ND		ug/kg	1.0	0.19
Toluene	ND		ug/kg	1.5	0.20
Ethylbenzene	ND		ug/kg	1.0	0.17
Methyl tert butyl ether	ND		ug/kg	2.0	0.15
p/m-Xylene	ND		ug/kg	2.0	0.35
o-Xylene	ND		ug/kg	2.0	0.34
Xylenes, Total	ND		ug/kg	2.0	0.34
n-Butylbenzene	ND		ug/kg	1.0	0.23
sec-Butylbenzene	ND		ug/kg	1.0	0.22
Isopropylbenzene	ND		ug/kg	1.0	0.19
p-Isopropyltoluene	ND		ug/kg	1.0	0.20
Naphthalene	ND		ug/kg	5.0	0.14
n-Propylbenzene	ND		ug/kg	1.0	0.22
1,3,5-Trimethylbenzene	ND		ug/kg	5.0	0.16
1,2,4-Trimethylbenzene	ND		ug/kg	5.0	0.19

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	100		70-130
Toluene-d8	100		70-130
4-Bromofluorobenzene	106		70-130
Dibromofluoromethane	96		70-130

Lab Control Sample Analysis

Batch Quality Control

Project Name: FISHKILL AVENUE

Project Number: 2017-19

Lab Number: L1739919

Report Date: 11/10/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG1060944-3 WG1060944-4								
Benzene	108		104		70-130	4		30
Toluene	110		105		70-130	5		30
Ethylbenzene	112		106		70-130	6		30
Methyl tert butyl ether	104		103		66-130	1		30
p/m-Xylene	111		105		70-130	6		30
o-Xylene	109		104		70-130	5		30
n-Butylbenzene	114		111		70-130	3		30
sec-Butylbenzene	113		111		70-130	2		30
Isopropylbenzene	111		110		70-130	1		30
p-Isopropyltoluene	112		109		70-130	3		30
Naphthalene	102		102		70-130	0		30
n-Propylbenzene	111		110		70-130	1		30
1,3,5-Trimethylbenzene	110		109		70-130	1		30
1,2,4-Trimethylbenzene	108		106		70-130	2		30

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	101		101		70-130
Toluene-d8	101		99		70-130
4-Bromofluorobenzene	100		102		70-130
Dibromofluoromethane	98		99		70-130

SEMIVOLATILES

Project Name: FISHKILL AVENUE
Lab Number: L1739919
Project Number: 2017-19
Report Date: 11/10/17

SAMPLE RESULTS

Lab ID: L1739919-01
Client ID: B-1 (5.0'-5.5')
Sample Location: 152-158 FISHKILL AVENUE

Matrix: Soil
Analytical Method: 1,8270D
Analytical Date: 11/09/17 22:11
Analyst: EK
Percent Solids: 96%

Date Collected: 10/31/17 12:00
Date Received: 10/31/17
Field Prep: Not Specified
Extraction Method: EPA 3546
Extraction Date: 11/08/17 16:11

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Semivolatile Organics by GC/MS - Westborough Lab						
Acenaphthene	ND		ug/kg	140	18.	1
Fluoranthene	77	J	ug/kg	100	20.	1
Benzo(a)anthracene	44	J	ug/kg	100	19.	1
Benzo(a)pyrene	51	J	ug/kg	140	42.	1
Benzo(b)fluoranthene	84	J	ug/kg	100	29.	1
Benzo(k)fluoranthene	ND		ug/kg	100	28.	1
Chrysene	51	J	ug/kg	100	18.	1
Anthracene	ND		ug/kg	100	34.	1
Benzo(ghi)perylene	73	J	ug/kg	140	20.	1
Fluorene	ND		ug/kg	170	17.	1
Phenanthrene	25	J	ug/kg	100	21.	1
Dibenzo(a,h)anthracene	ND		ug/kg	100	20.	1
Indeno(1,2,3-cd)pyrene	56	J	ug/kg	140	24.	1
Pyrene	68	J	ug/kg	100	17.	1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	70		23-120
2-Fluorobiphenyl	69		30-120
4-Terphenyl-d14	69		18-120

Project Name: FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1739919
Report Date: 11/10/17

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8270D
Analytical Date: 11/09/17 20:56
Analyst: EK

Extraction Method: EPA 3546
Extraction Date: 11/08/17 16:11

Parameter	Result	Qualifier	Units	RL	MDL
Semivolatile Organics by GC/MS - Westborough Lab for sample(s): 01 Batch: WG1060995-1					
Acenaphthene	ND		ug/kg	130	17.
Fluoranthene	ND		ug/kg	99	19.
Benzo(a)anthracene	ND		ug/kg	99	18.
Benzo(a)pyrene	ND		ug/kg	130	40.
Benzo(b)fluoranthene	ND		ug/kg	99	28.
Benzo(k)fluoranthene	ND		ug/kg	99	26.
Chrysene	ND		ug/kg	99	17.
Anthracene	ND		ug/kg	99	32.
Benzo(ghi)perylene	ND		ug/kg	130	19.
Fluorene	ND		ug/kg	160	16.
Phenanthrene	ND		ug/kg	99	20.
Dibenzo(a,h)anthracene	ND		ug/kg	99	19.
Indeno(1,2,3-cd)pyrene	ND		ug/kg	130	23.
Pyrene	ND		ug/kg	99	16.
Tentatively Identified Compounds					
No Tentatively Identified Compounds	ND		ug/kg		

Surrogate	%Recovery	Qualifier	Acceptance Criteria
Nitrobenzene-d5	80		23-120
2-Fluorobiphenyl	82		30-120
4-Terphenyl-d14	89		18-120

Lab Control Sample Analysis
Batch Quality Control

Project Name: FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1739919
Report Date: 11/10/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Semivolatile Organics by GC/MS - Westborough Lab Associated sample(s): 01 Batch: WG1060995-2 WG1060995-3								
Acenaphthene	87		96		31-137	10		50
Fluoranthene	97		104		40-140	7		50
Benzo(a)anthracene	91		98		40-140	7		50
Benzo(a)pyrene	98		103		40-140	5		50
Benzo(b)fluoranthene	97		102		40-140	5		50
Benzo(k)fluoranthene	94		97		40-140	3		50
Chrysene	92		99		40-140	7		50
Anthracene	92		101		40-140	9		50
Benzo(ghi)perylene	95		101		40-140	6		50
Fluorene	90		98		40-140	9		50
Phenanthrene	90		99		40-140	10		50
Dibenzo(a,h)anthracene	95		101		40-140	6		50
Indeno(1,2,3-cd)pyrene	92		96		40-140	4		50
Pyrene	96		102		35-142	6		50

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
Nitrobenzene-d5	72		77		23-120
2-Fluorobiphenyl	75		80		30-120
4-Terphenyl-d14	82		86		18-120

METALS

Project Name: FISHKILL AVENUE
Lab Number: L1739919
Project Number: 2017-19
Report Date: 11/10/17

SAMPLE RESULTS

Lab ID: L1739919-01
Client ID: B-1 (5.0'-5.5')
Sample Location: 152-158 FISHKILL AVENUE
Matrix: Soil
Percent Solids: 96%

Date Collected: 10/31/17 12:00
Date Received: 10/31/17
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Prep Method	Analytical Method	Analyst
Total Metals - Mansfield Lab											
Arsenic, Total	3.53		mg/kg	0.404	0.084	1	11/02/17 20:40	11/07/17 20:10	EPA 3050B	1,6010C	AB
Barium, Total	27.7		mg/kg	0.404	0.070	1	11/02/17 20:40	11/07/17 20:10	EPA 3050B	1,6010C	AB
Cadmium, Total	0.821		mg/kg	0.404	0.040	1	11/02/17 20:40	11/07/17 20:10	EPA 3050B	1,6010C	AB
Chromium, Total	15.4		mg/kg	0.404	0.039	1	11/02/17 20:40	11/07/17 20:10	EPA 3050B	1,6010C	AB
Lead, Total	76.9		mg/kg	2.02	0.108	1	11/02/17 20:40	11/07/17 20:10	EPA 3050B	1,6010C	AB
Mercury, Total	0.06	J	mg/kg	0.07	0.01	1	11/02/17 10:00	11/02/17 20:12	EPA 7471B	1,7471B	EA
Selenium, Total	0.138	J	mg/kg	0.809	0.104	1	11/02/17 20:40	11/07/17 20:10	EPA 3050B	1,6010C	AB
Silver, Total	ND		mg/kg	0.404	0.114	1	11/02/17 20:40	11/07/17 20:10	EPA 3050B	1,6010C	AB

Project Name: FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1739919
Report Date: 11/10/17

Method Blank Analysis
Batch Quality Control

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 01 Batch: WG1058730-1										
Mercury, Total	ND		mg/kg	0.08	0.02	1	11/02/17 10:00	11/02/17 19:20	1,7471B	EA

Prep Information

Digestion Method: EPA 7471B

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
Total Metals - Mansfield Lab for sample(s): 01 Batch: WG1059079-1										
Arsenic, Total	ND		mg/kg	0.400	0.083	1	11/02/17 20:40	11/07/17 17:04	1,6010C	PS
Barium, Total	ND		mg/kg	0.400	0.070	1	11/02/17 20:40	11/07/17 17:04	1,6010C	PS
Cadmium, Total	ND		mg/kg	0.400	0.039	1	11/02/17 20:40	11/07/17 17:04	1,6010C	PS
Chromium, Total	ND		mg/kg	0.400	0.038	1	11/02/17 20:40	11/07/17 17:04	1,6010C	PS
Lead, Total	ND		mg/kg	2.00	0.107	1	11/02/17 20:40	11/07/17 17:04	1,6010C	PS
Selenium, Total	ND		mg/kg	0.800	0.103	1	11/02/17 20:40	11/07/17 17:04	1,6010C	PS
Silver, Total	ND		mg/kg	0.400	0.113	1	11/02/17 20:40	11/07/17 17:04	1,6010C	PS

Prep Information

Digestion Method: EPA 3050B

Lab Control Sample Analysis

Batch Quality Control

Project Name: FISHKILL AVENUE

Project Number: 2017-19

Lab Number: L1739919

Report Date: 11/10/17

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01 Batch: WG1058730-2 SRM Lot Number: D098-540								
Mercury, Total	94		-		50-149	-		
Total Metals - Mansfield Lab Associated sample(s): 01 Batch: WG1059079-2 SRM Lot Number: D098-540								
Arsenic, Total	103		-		83-117	-		
Barium, Total	117		-		82-118	-		
Cadmium, Total	115		-		82-117	-		
Chromium, Total	100		-		83-119	-		
Lead, Total	100		-		82-117	-		
Selenium, Total	108		-		78-121	-		
Silver, Total	105		-		80-120	-		

Matrix Spike Analysis
Batch Quality Control

Project Name: FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1739919
Report Date: 11/10/17

Parameter	Native Sample	MS Added	MS Found	MS %Recovery	Qual	MSD Found	MSD %Recovery	Qual	Recovery Limits	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01 QC Batch ID: WG1058730-3 QC Sample: L1739569-07 Client ID: MS Sample												
Mercury, Total	2.4	0.182	3.0	**330**	Q	-	-		80-120	-		20
Total Metals - Mansfield Lab Associated sample(s): 01 QC Batch ID: WG1059079-3 QC Sample: L1739800-01 Client ID: MS Sample												
Arsenic, Total	4.08	14.5	16.7	87		-	-		75-125	-		20
Barium, Total	67.3	242	295	94		-	-		75-125	-		20
Cadmium, Total	0.534J	6.18	6.64	107		-	-		75-125	-		20
Chromium, Total	15.0	24.2	34.2	79		-	-		75-125	-		20
Lead, Total	54.2	61.8	93.1	**63**	Q	-	-		75-125	-		20
Selenium, Total	0.385J	14.5	14.2	98		-	-		75-125	-		20
Silver, Total	ND	36.4	35.9	99		-	-		75-125	-		20

Lab Duplicate Analysis
Batch Quality Control

Project Name: FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1739919
Report Date: 11/10/17

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
Total Metals - Mansfield Lab Associated sample(s): 01 QC Batch ID: WG1058730-4 QC Sample: L1739569-07 Client ID: DUP Sample						
Mercury, Total	2.4	9.8	mg/kg	**121**	Q	20
Total Metals - Mansfield Lab Associated sample(s): 01 QC Batch ID: WG1059079-4 QC Sample: L1739800-01 Client ID: DUP Sample						
Arsenic, Total	4.08	3.37	mg/kg	19		20
Barium, Total	67.3	58.1	mg/kg	15		20
Cadmium, Total	0.534J	0.500J	mg/kg	NC		20
Chromium, Total	15.0	12.4	mg/kg	19		20
Lead, Total	54.2	46.1	mg/kg	16		20
Selenium, Total	0.385J	0.342J	mg/kg	NC		20
Silver, Total	ND	ND	mg/kg	NC		20

INORGANICS
&
MISCELLANEOUS

Project Name: FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1739919
Report Date: 11/10/17

SAMPLE RESULTS

Lab ID: L1739919-01
Client ID: B-1 (5.0'-5.5')
Sample Location: 152-158 FISHKILL AVENUE
Matrix: Soil
Date Collected: 10/31/17 12:00
Date Received: 10/31/17
Field Prep: Not Specified

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Date Prepared	Date Analyzed	Analytical Method	Analyst
General Chemistry - Westborough Lab										
Solids, Total	95.6		%	0.100	NA	1	-	11/07/17 10:22	121,2540G	RI

Lab Duplicate Analysis
Batch Quality Control

Project Name: FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1739919
Report Date: 11/10/17

Parameter	Native Sample	Duplicate Sample	Units	RPD	Qual	RPD Limits
General Chemistry - Westborough Lab Associated sample(s): 01 QC Batch ID: WG1060297-1 QC Sample: L1740627-01 Client ID: DUP Sample						
Solids, Total	87.8	88.0	%	0		20

Project Name: FISHKILL AVENUE
Project Number: 2017-19

Lab Number: L1739919
Report Date: 11/10/17

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L1739919-01A	Vial Large Septa unpreserved (4oz)	A	NA		2.1	Y	Absent		NYSTARS-8260-G(14)
L1739919-01B	Vial Large Septa unpreserved (4oz)	A	NA		2.1	Y	Absent		AS-TI(180),BA-TI(180),AG-TI(180),CR-TI(180),PB-TI(180),SE-TI(180),HG-T(28),CD-TI(180)
L1739919-01C	Vial Large Septa unpreserved (4oz)	A	NA		2.1	Y	Absent		TS(7),NYSTARS-PAH(14)
L1739919-01X	Vial MeOH preserved split	A	NA		2.1	Y	Absent		NYSTARS-8260-G(14)
L1739919-01Y	Vial Water preserved split	A	NA		2.1	Y	Absent	**04-NOV-17 12:39**	NYSTARS-8260-G(14)
L1739919-01Z	Vial Water preserved split	A	NA		2.1	Y	Absent	**04-NOV-17 12:39**	NYSTARS-8260-G(14)

*Values in parentheses indicate holding time in days

Project Name:	FISHKILL AVENUE	**Lab Number:**	L1739919
Project Number:	2017-19	**Report Date:**	11/10/17

GLOSSARY

Acronyms

EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Footnotes

1	- The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A	- Spectra identified as "Aldol Condensation Product".
B	- The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related

Report Format: DU Report with 'J' Qualifiers

Project Name:	FISHKILL AVENUE	**Lab Number:**	L1739919
Project Number:	2017-19	**Report Date:**	11/10/17

Data Qualifiers

projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

J - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

ND - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.

Report Format: DU Report with 'J' Qualifiers

Project Name: FISHKILL AVENUE
Project Number: 2017-19
Lab Number: L1739919
Report Date: 11/10/17

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - IV, 2007.

121 Standard Methods for the Examination of Water and Wastewater. APHA-AWWA-WEF. Standard Methods Online.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624: m/p-xylene, o-xylene
EPA 8260C: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), Methyl methacrylate, 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
EPA 300: DW: Bromide
EPA 6860: NPW and SCM: Perchlorate
EPA 9010: NPW and SCM: Amenable Cyanide Distillation
EPA 9012B: NPW: Total Cyanide
EPA 9050A: NPW: Specific Conductance
SM3500: NPW: Ferrous Iron
SM4500: NPW: Amenable Cyanide, Dissolved Oxygen; SCM: Total Phosphorus, TKN, NO2, NO3.
SM5310C: DW: Dissolved Organic Carbon

Mansfield Facility
SM 2540D: TSS
EPA 3005A NPW
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **SM4500NO3-F, EPA 353.2**: Nitrate-N**, EPA 351.1, SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D.**
EPA 624: Volatile Halocarbons & Aromatics,
EPA 608: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E.**

Mansfield Facility:

Drinking Water
EPA 200.7: Ba, Be, Cd, Cr, Cu, Ni, Na, Ca. **EPA 200.8:** Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Ni, Se, TL. **EPA 245.1** Hg.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

NEW YORK CHAIN OF CUSTODY

ALPHA ANALYTICAL

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8 Walkup Dr.
TEL: 508-898-9220
FAX: 508-898-9193

Mansfield, MA 02048
320 Forbes Blvd
TEL: 508-822-9300
FAX: 508-822-3288

Service Centers
Mahwah, NJ 07430: 35 Whitney Rd, Suite 5
Albany, NY 12205: 14 Walker Way
Tonawanda, NY 14150: 275 Cooper Ave, Suite 105

Page 1 of 1

Date Rec'd in Lab: 11/1/17

ALPHA Job #: L1739919

Client Information
Client: Sterling Environmental
Address: 24 Wade Road
Latham, NY 12110
Phone: 518-456-4900
Fax: 518-456-3532
Email: See Below

Project Information
Project Name: Fishkill Avenue
Project Location: 152-158 Fishkill Avenue
Project #: 2017-19
(Use Project name as Project #) ☐
Project Manager: Candace Fox
ALPHAQuote #:

Turn-Around Time
Standard ☒ Due Date:
Rush (only if pre approved) ☐ # of Days:

Deliverables
☒ ASP-A ☐ ASP-B
☐ EQuIS (1 File) ☐ EQuIS (4 File)
☐ Other

Regulatory Requirement
☐ NY TOGS ☐ NY Part 375
☐ AWQ Standards ☒ NY CP-51
☐ NY Restricted Use ☐ Other
☐ NY Unrestricted Use
☐ NYC Sewer Discharge

Billing Information
☐ Same as Client Info
PO #

Disposal Site Information
Please identify below location of applicable disposal facilities.
Disposal Facility:
☐ NJ ☐ NY
☐ Other:

These samples have been previously analyzed by Alpha ☐

Other project specific requirements/comments:
Stefan.Truex@SterlingEnvironmental.com
Mark.Williams@SterlingEnvironmental.com

Please specify Metals or TAL.

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	8260 C STARS	8270 D STARS	RCRA 8 METALS	Sample Filtration / Preservation	Total Bottle
39919-01	B-1 (5.0'-5.5')	10/31/17	12:00 pm	Soil	ST	X	X	X	Sample Specific Comments	3

Sample Filtration: ☐ Done ☐ Lab to do
Preservation: ☐ Lab to do
(Please Specify below)

Preservative Code:
A = None
B = HCl
C = HNO_3
D = H_2SO_4
E = NaOH
F = MeOH
G = $NaHSO_4$
H = $Na_2S_2O_3$
K/E = Zn Ac/NaOH
O = Other

Container Code
P = Plastic
A = Amber Glass
V = Vial
G = Glass
B = Bacteria Cup
C = Cube
O = Other
E = Encore
D = BOD Bottle

Westboro: Certification No: MA935
Mansfield: Certification No: MA015

Container Type	G	G	G
Preservative	A	A	A

Relinquished By:	Date/Time	Received By:	Date/Time
	12/31/17 1545		12/31/17 1545
	12/13/17 1550		11/1/17 0102

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. BY EXECUTING THIS COC, THE CLIENT HAS READ AND AGREES TO BE BOUND BY ALPHA'S TERMS & CONDITIONS. (See reverse side.)

Form No: 01-25 HC (rev. 30-Sept-2013)

APPENDIX E-2

PRE-DEMOLITION BUILDING SURVEY FOR ASBESTOS CONTAINING MATERIALS (ACM - PARCEL 1)

O'ROURKE INC

REPORT

Pre-Demolition Building Survey For Asbestos Containing Materials

Former Residence @
152 Fishkill Avenue
Beacon, NY 12508

Prepared for:
Mark A. Williams, Associate Geologist
Sterling Environmental Engineering
24 Wade Road
Latham, NY 12110

August 2017

O'ROURKE INC



This report has been prepared by:

Date: 12/15/17

Steve Tiffany
NYS-DOL Licensed Asbestos Inspector

O'ROURKE INC

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1. INTRODUCTION

O'Rourke Incorporated was contracted by Mark A. Williams, Associate Geologist, of Sterling Environmental Engineering, to perform a pre-demolition asbestos building survey at the Residential Apartment Structure, located at 152 Fishkill Avenue in Beacon, NY. The survey was performed on August 2, 2017 by Mr. Steve Tiffany and Mr. Justin Rhodes. Mr. Tiffany and Mr. Rhodes are certified by the NYS-DOL as a Certified Asbestos Building Inspectors. This report contains the results of the asbestos building inspection.

1.1 Purpose and Scope

The purpose of this report is to: (1) present and summarize results of the asbestos survey; and (2) inventory and quantify asbestos containing building materials on both the interior and exterior of each structure.

The asbestos containing materials (ACM) building surveys were performed in accordance with the Environmental Protection Agency (EPA), NYS-DOL Code Rule 56 Asbestos Rules and Occupational Safety and Health Administration (OSHA) requirements.

The scope of services for this survey included the following:

- Conduct visual inspection to identify suspect ACM both interior and exterior of each building.
- Collect physical samples of each type of suspect ACM (e.g. floor tiles, mastic, insulation, window glazing, roofing, flashing, etc.)
- Document each sample location and the locations where ACM was identified.
- Perform laboratory analysis of samples to determine asbestos type and content.
- Delineate the location and estimated quantity of ACM in the buildings.
- Prepare report summarizing findings.

1.2 Background Information

- The Residential Apartment Building is located at 152 Fishkill Avenue in Beacon, NY. It was used as a multi-family residential property. The building was constructed in 1940.

1.3 Consultant's License and Certification

O'Rourke Incorporated and O'Rourke Incorporated personnel conducting this survey are licensed by NYS Department of Labor to perform ACM Building surveys.

1.4 Laboratory Accreditation

EMSL Analytical, Inc., located at 307 West 38th Street, New York, New York performed sample analysis. EMSL Analytical, Inc. is accredited by the NYS Department of Health's Environmental Laboratory Approval Program and National Institute of Standards and Technology's National Voluntary Laboratory Accreditation Program (NVLAP) to analyze asbestos samples.

2. Asbestos Containing Materials Survey

2.1 Methodology

A visual inspection was conducted in all interior and exterior spaces of each building. After taking the necessary personal protective measures, each suspect homogeneous material was physically checked to determine condition and friability, and sampled for laboratory analysis. Sample quantities were determined by NYS and / or EPA protocol and collected accordingly. Each sample location was documented on a building schematic. The samples were submitted to the laboratory under proper chain-of-custody. Copies of Chain of custody are included in Appendix C.

The Asbestos samples were analyzed using polarized light microscopy with dispersion staining by the EPA procedure "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" EPA Method 600/M4-82-020. Because polarized - light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos-containing. Non-friable Organically Bound (NOB) materials were analyzed by NYS ELAP Method 198.4 NOB.

A material is considered to be ACM (asbestos containing material) if it contains greater than 1% asbestos by weight.

Table 2-1 - Analytical Methods

Parameter	*Sampling & Analytical Method*
Asbestos – NOB TEM	NYS ELAP Method 198.4 NOB
Asbestos-Friable	EPA Method 600/M4-82-020

After review of analytical results, properties were ACM was determined to be present were re-inspected to delineate the location and estimated quantities of ACM Present.

2.2 Sampling Locations

Interior and exterior sample locations were documented on building schematics. Copies of sample location drawings are located in Appendix C.

3. ACM INVENTORY & ANAYTICAL RESULTS

Analytical results of bulk samples for ACM are presented below. Each Table summarizes sample results and compares them with NYS Standard, where applicable. A copy of the analytical results can be found in Appendix B.

3.1 Residential Apartment Building @ 152 Fishkill Avenue – Beacon, NY

The Residential Apartment Building surveyed and located at 152 Fishkill Avenue in Beacon, NY is a two-story wood frame building, constructed on a full basement with a stone foundation. There is an attic present, which only contained wood and fiberglass insulation. The roof is a flat rolled roof with tar paper and some bituminous adhesive. There were also areas with asphalt shingles, tar paper, and bituminous coating. In the basement, the pipes were either insulated with non-suspect fiberglass, or not insulated at all. There was a suspect chimney patch present. The exterior of the structure is covered in cement board ("transite") siding, with a vapor barrier underneath. There was also some suspect window glazing present at the older type windows.

The structure has been split into 4 apartments – 2 on the first floor, and 2 on the second floor. **THE SECOND FLOOR NORTH APARTMENT WAS NOT ACCESSIBLE AT THE TIME OF THE INSPECTION**. The other 3 apartments were all similar in materials used for the renovations from the original structure. The walls and ceilings were all drywall with joint compound, with exception of the basement where there is still some original plaster ceiling present, but none was located in any of the apartments. There was a textured surfacing applied to the Second Floor South Apartment ceilings. The floors were generally hardwood throughout all of the apartments but some rooms contained either floor tile, ceramic tile, or carpet. Some spaces had Suspended Ceiling Tiles.

Suspect interior materials include: Textured Surfacing, Gypsum Board, Joint Compound, Floor Tile, Grout, Mortar, Chimney Flue Cement, Plaster, and Suspended Ceiling Tile.

Suspect exterior ACM include: Rolled Roofing, Bituminous Coatings, Asphalt Shingles, Tar Paper, Window Glazing, Transite Siding, and Vapor Barrier.

Asbestos was found in the following materials sampled:

Chimney Flue Cement – Basement Floor
Transite Siding – Exterior

O'ROURKE INC

Table 3-1 - Summary of Analytical Results – Residence @ 152 Fishkill Ave. Beacon, NY

Sample Number	*Description*	*Location*	*Est. Quantity*	*Analytical Result (%)*	*NY-DOL Limit*	*Friable (Yes/No)*
152-01A	Finish Coat Plaster @ Ceiling	Basement	NA	NAD	>1.0%	Yes
152-01B	Base Coat Plaster @ Ceiling	Basement	NA	NAD	>1.0%	Yes
152-02A	Finish Coat Plaster @ Ceiling	Basement	NA	NAD	>1.0%	Yes
152-02B	Base Coat Plaster @ Ceiling	Basement	NA	NAD	>1.0%	Yes
152-03A	Finish Coat Plaster @ Ceiling	Basement	NA	NAD	>1.0%	Yes
152-03B	Base Coat Plaster @ Ceiling	Basement	NA	NAD	>1.0%	Yes
152-04	**Chimney Flue Cement**	**Basement**	**2 SF**	**44.40% Chrysotile**	**>1.0%**	**Yes**
152-05	**Chimney Flue Cement**	**Basement**	**2 SF**	**NA/PS**	**>1.0%**	**Yes**
152-06	Gypsum Board @ Wall	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-07	Gypsum Board @ Wall	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-08	Joint Compound @ Wall	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-09	Joint Compound @ Wall	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-10	Tan 12"x 12" Ceramic Floor Tile	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-11	Tan 12"x 12" Ceramic Floor Tile	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-12	Grout of Tan 12"x 12" Ceramic Floor Tile	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-13	Grout of Tan 12"x 12" Ceramic Floor Tile	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-14	Mortar of Tan 12"x 12" Ceramic Floor Tile	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-15	Mortar of Tan 12"x 12" Ceramic Floor Tile	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes

152-16	2'x 4' Suspended Ceiling Tile	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-17	2'x 4' Suspended Ceiling Tile	1F North Apt - Kitchen	NA	NAD	>1.0%	Yes
152-18	Gypsum Board @ Ceiling	1F South Apt – Kitchen	NA	NAD	>1.0%	Yes
152-19	Gypsum Board @ Ceiling	1F South Apt – Bedroom #2	NA	NAD	>1.0%	Yes
152-20	Joint Compound @ Ceiling	1F South Apt – Bathroom	NA	NAD	>1.0%	Yes
152-21	Joint Compound @ Ceiling	1F South Apt – Bathroom	NA	NAD	>1.0%	Yes
152-22	Window Glazing @ Old Windows	Exterior	NA	NAD	>1.0%	No
152-23	Window Glazing @ Old Windows	Exterior	NA	NAD	>1.0%	No
152-24	**Transite Siding**	**Exterior**	**3,200 SF**	**33.30% Chrysotile**	**>1.0%**	**No**
152-25	Bituminous Vapor Barrier	Exterior	NA	NAD	>1.0%	No
152-26	**Transite Siding**	**Exterior**	**3,200 SF**	**NA/PS**	**>1.0%**	**No**
152-27	Bituminous Vapor Barrier	Exterior	NA	NAD	>1.0%	No
152-28	Textured Surfacing @ Ceiling	2F South Apt - Kitchen	NA	NAD	>1.0%	Yes
152-29	Textured Surfacing @ Ceiling	2F South Apt - Kitchen	NA	NAD	>1.0%	Yes
152-30	Textured Surfacing @ Ceiling	2F South Apt - Kitchen	NA	NAD	>1.0%	Yes
152-31	Ice Shield Paper Under Rubber Roof	Lower Roof	NA	NAD	>1.0%	No
152-32	Ice Shield Paper Under Rubber Roof	Lower Roof	NA	NAD	>1.0%	No
152-33	Composite: Rolled Roofing & Bituminous Coatings	Upper Roof	NA	NAD	>1.0%	No

152-34	Composite: Rolled Roofing & Bituminous Coatings	Upper Roof	NA	NAD	>1.0%	No
152-35	Composite: Silver Painted Bituminous Coating	Roof - Eves	NA	NAD	>1.0%	No
152-36	Composite: Silver Painted Bituminous Coating	Roof - Eves	NA	NAD	>1.0%	No
152-37	Asphalt Shingles	Vertical Side Roof	NA	NAD	>1.0%	No
152-38	Asphalt Shingles	Vertical Side Roof	NA	NAD	>1.0%	No
152-39	Reinforced Vapor Paper Under Asphalt Shingles	Vertical Side Roof	NA	NAD	>1.0%	No
152-40	Reinforced Vapor Paper Under Asphalt Shingles	Vertical Side Roof	NA	NAD	>1.0%	No

NAD = No Asbestos Detected

4. MASTER ACM INVENTORY

Table 4-1 provides master inventory of ACM for all the property surveyed.

Table 4-1 Master ACM Inventory

Building	*Sample Number*	*Description*	*Location*	*Est. Quantity*	*Analytical Result (%)*	*Friable (Yes/No)*
Residential Apartment Building @ 152 Fishkill Ave. – Beacon, NY	**152-04**	**Chimney Flue Cement**	**Basment @ Chimney**	**2 Square Feet**	**44.40% Chrysotile**	**Yes**
Residential Apartment Building @ 152 Fishkill Ave. – Beacon, NY	**152-24**	**Transite Siding**	**Exterior**	**3,200 SF**	**33.30% Chrysotile**	**No**

5. RECOMMENDATIONS

Based on the results of this survey, O'Rourke Incorporated recommends the following:

- Abatement of ACM must be completed prior to demolition activities in subject areas, unless demolition debris is to be managed as ACM for disposal purposes.
- All building materials herein identified as meeting the definition of asbestos containing materials (ACM >1.0 %) must be handled only by Contractors licensed by the State of New York to do such work.
- **Inspection of the Second Floor North Apartment would still need to be performed to complete the survey.**
- Removal of ACM must be performed in accordance with all applicable NYS, EPA and OSHA regulations.
- All structure containing ACM should be posted as such to warn public / trespassers of potential hazard.
- A NYS-DOL Licensed Asbestos Project Monitor should over see all abatement work.

6. Scope and Limitations of Survey

Consistent with New York State Asbestos Rules, O'Rourke Incorporated has investigated existing conditions in the structures addressed by this report using generally accepted asbestos survey methods and following procedures and the requirements of NYS-DOL Asbestos Rules. We have identified and listed all accessible presumed and suspect miscellaneous asbestos-containing material in the structure. Representative samples were collected of the presumed and suspect miscellaneous asbestos-containing materials, and analyzed by an ELAP-approved laboratory to determine whether the samples were regulated asbestos-containing material, and the results of these analyses are provided. However, some areas were inaccessible to the surveyor and these inaccessible areas may also contain currently unidentified presumed or suspect asbestos-containing materials.

The conclusions presented in this report represent professional opinions of a certified and fully qualified inspector based on observations and other data described in the report. The conclusions are valid only for the time, the location, and the project indicated. While every reasonable effort has been made to identify accessible presumed or suspected asbestos-containing materials during the inspection, and to identify potential inaccessible presumed or suspected asbestos-containing materials by review of available plans and knowledge of building practices at the time of construction, it is possible that some presumed or suspect asbestos-containing material may have not been identified. If presumed or suspect asbestos-containing materials are uncovered or otherwise identified during construction/demolition, these materials should be managed as asbestos-containing materials or tested prior to disturbance.

O'ROURKE INC

Appendix A - Asbestos Licenses and Laboratory Certifications

New York State – Department of Labor
Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

O'Rourke, Inc.

208 Front St

Owego, NY 13827

FILE NUMBER: 00-0608
LICENSE NUMBER: 29375
LICENSE CLASS: FULL
DATE OF ISSUE: 06/15/2017
EXPIRATION DATE: 06/30/2018

Duly Authorized Representative – Timothy M O'Rourke:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Eileen M. Franko, Director
For the Commissioner of Labor

SH 432 (8/12)

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



STEPHEN H TIFFANY JR
CLASS(EXPIRES)
C ATEC(05/18) D INSP(05/18)
H PM (05/18)

CERT# 0940586?
DMV# 771263457

MUST BE CARRIED ON ASBESTOS PROJECTS

STATE OF NEW YORK - DEPARTMENT OF LABOR

ASBESTOS CERTIFICATE

N.Y.S



JUSTIN S RHODES

CLASS(EXPIRES)

C ATEC(02/18) D INSP(02/18)

G SUPR(02/18) H PM (02/18)

CERT# 15-10868

DMV# 356180316

MUST BE CARRIED ON ASBESTOS PROJECTS

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2018
Issued April 01, 2017

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. JAMES HALL
EMSL ANALYTICAL, INC
307 WEST 38TH STREET SUITE 901
NEW YORK, NY 10018

NY Lab Id No: 11506

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES AIR AND EMISSIONS
All approved subcategories and/or analytes are listed below:

Metals I	
Lead, Total	NIOSH 7082
Miscellaneous	
Asbestos	40 CFR 763 APX A No. III
	YAMATE,AGARWAL GIBB
	NIOSH 7402
Fibers	NIOSH 7400 A RULES

Serial No.: 56046

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are posted on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 101048-9

EMSL Analytical, Inc.

New York, NY

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2016-07-01 through 2017-06-30

Effective Dates

DEPARTMENT OF COMMERCE * UNITED STATES OF AMERICA *

For the National Voluntary Laboratory Accreditation Program

711

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

EMSL Analytical, Inc.
307 W. 38th Street
New York, NY 10018
Mr. Jim Hall
Phone: 212-290-0051 Fax: 212-290-0058
Email: jhall@emsl.com
http://www.emsl.com

ASBESTOS FIBER ANALYSIS — NVLAP LAB CODE 101048-9

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA 600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code	*Description*
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program

O'ROURKE INC

Appendix B - Analytical Data and Chain of Custody

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031723945
Customer ID: ORKE42
Customer PO:
Project ID:

Attention: O'Rourke Incorporated
208 Front Street
Owego, NY 13827

Phone: (607) 687-1234
Fax:
Received Date: 08/03/2017 9:27 AM
Analysis Date: 08/05/2017 - 08/06/2017
Collected Date: 08/02/2017

Project: STERLING ENVIRONMENTAL - PRE-DEMO ASBESTOS SURVEY - 152 FISHKILL AVE., BEACON, NY 12508

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 152-01-Skim Coat *031723945-0001*		**Description**	BASEMENT CEILING - FINISH COAT/BASE COAT PLASTER AT CEILING		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable	08/05/2017	Gray/ White		45.00% Gypsum 55.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-01-Rough Coat *031723945-0001A*		**Description**	BASEMENT CEILING - FINISH COAT/BASE COAT PLASTER AT CEILING		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable	08/05/2017	Gray		30.00% Gypsum 25.00% Non-fibrous (other) 45.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-02-Skim Coat *031723945-0002*		**Description**	BASEMENT CEILING - FINISH COAT/BASE COAT PLASTER AT CEILING		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable	08/05/2017	Gray/ White		45.00% Gypsum 55.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-02-Rough Coat *031723945-0002A*		**Description**	BASEMENT CEILING - FINISH COAT/BASE COAT PLASTER AT CEILING		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable	08/05/2017	Gray		30.00% Gypsum 20.00% Non-fibrous (other) 50.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-03-Skim Coat *031723945-0003*		**Description**	BASEMENT CEILING - FINISH COAT/BASE COAT PLASTER AT CEILING		
		Homogeneity	Homogeneous		
PLM NYS 198.1 Friable	08/06/2017	White		45.00% Ca Carbonate 55.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial Report From: 08/06/2017 06:07:15

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031723945
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 152-03-Rough Coat *031723945-0003A*		**Description** **Homogeneity**	BASEMENT CEILING - FINISH COAT/BASE COAT PLASTER AT CEILING Homogeneous		
PLM NYS 198.1 Friable	08/06/2017	Brown	4.00% Cellulose 5.00% Hair	25.00% Ca Carbonate 21.00% Non-fibrous (other) 45.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-04 *031723945-0004*		**Description** **Homogeneity**	BASEMENT - CHIMNEY FLUE PATCH Homogeneous		
PLM NYS 198.1 Friable	08/05/2017	Gray	None	35.00% Gypsum 20.60% Non-fibrous (other)	**44.40% Chrysotile**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-05 *031723945-0005*		**Description** **Homogeneity**	BASEMENT - CHIMNEY FLUE PATCH		
PLM NYS 198.1 Friable	08/05/2017				**Positive Stop (Not Analyzed)**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-06 *031723945-0006*		**Description** **Homogeneity**	1F NORTH APT KITCHEN - GYPSUM BOARD AT WALL Homogeneous		
PLM NYS 198.1 Friable	08/05/2017	Brown/ Gray	20.00% Cellulose	75.00% Gypsum 5.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-07 *031723945-0007*		**Description** **Homogeneity**	1F NORTH APT KITCHEN - GYPSUM BOARD AT WALL Homogeneous		
PLM NYS 198.1 Friable	08/06/2017	Brown/ White	15.00% Cellulose	60.00% Gypsum 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-08 *031723945-0008*		**Description** **Homogeneity**	1F NORTH APT KITCHEN - JOINT COMPOUND AT WALL Homogeneous		
PLM NYS 198.1 Friable	08/05/2017	White		65.00% Gypsum 10.00% Mica 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial Report From: 08/06/2017 06:07:15

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031723945
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 152-09 *031723945-0009*		**Description** 1F NORTH APT KITCHEN - JOINT COMPOUND AT WALL **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/06/2017	White	4.00% Cellulose	65.00% Ca Carbonate 31.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-10 *031723945-0010*		**Description** 1F NORTH APT KITCHEN - TAN 12"X12" CERAMIC FLOOR TILE **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/05/2017	Brown		55.00% Gypsum 45.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-11 *031723945-0011*		**Description** 1F NORTH APT KITCHEN - TAN 12"X12" CERAMIC FLOOR TILE **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/06/2017	Gray		100.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-12 *031723945-0012*		**Description** 1F NORTH APT KITCHEN - GROUT OF CERAMIC TILE **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/05/2017	Gray	7.00% Cellulose	25.00% Gypsum 33.00% Non-fibrous (other) 35.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-13 *031723945-0013*		**Description** 1F NORTH APT KITCHEN - GROUT OF CERAMIC TILE **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/06/2017	Gray	2.00% Cellulose	20.00% Ca Carbonate 33.00% Non-fibrous (other) 45.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-14 *031723945-0014*		**Description** 1F NORTH APT KITCHEN - MORTAR OF CERAMIC TILE **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/05/2017	Brown/ White		65.00% Ca Carbonate 15.00% Non-fibrous (other) 20.00% Quartz	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

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http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031723945
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 152-15 *031723945-0015*		**Description** 1F NORTH APT KITCHEN - MORTAR OF CERAMIC TILE **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/06/2017	Brown/ White	5.00% Cellulose	65.00% Gypsum 30.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-16 *031723945-0016*		**Description** 1F NORTH APT KITCHEN - 2'X4' SUSPENDED CEILING TILE **Homogeneity** Heterogeneous			
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Gray/ White		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Gray/ White		100.00% Other	**None Detected**
Sample ID 152-17 *031723945-0017*		**Description** 1F NORTH APT BED 2 - 2'X4' SUSPENDED CEILING TILE **Homogeneity** Heterogeneous			
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Gray/ White		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Gray/ White		100.00% Other	**None Detected**
Sample ID 152-18 *031723945-0018*		**Description** 1F SOUTH APT KITCHEN - GYPSUM BOARD AT CEILING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/05/2017	Brown/ White	10.00% Cellulose	65.00% Gypsum 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-19 *031723945-0019*		**Description** 1F SOUTH APT BED2 - GYPSUM BOARD AT CEILING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/06/2017	Brown/ White	10.00% Cellulose	65.00% Gypsum 25.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-20 *031723945-0020*		**Description** 1F SOUTH APT BATH - JOINT COMPOUND AT CEILING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/05/2017	White	10.00% Cellulose	55.00% Ca Carbonate 5.00% Mica 30.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial Report From: 08/06/2017 06:07:15

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307 West 38th Street New York, NY 10018
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http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031723945
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 152-21 *031723945-0021*		**Description** 1F SOUTH APT BATH - JOINT COMPOUND AT CEILING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/06/2017	Brown/ White	3.00% Cellulose	65.00% Ca Carbonate 5.00% Mica 27.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-22 *031723945-0022*		**Description** EXTERIOR - OLD WINDOWS - EXTERIOR WINDOW GLAZING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/05/2017	Beige		65.00% Ca Carbonate 35.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-23 *031723945-0023*		**Description** EXTERIOR - OLD WINDOWS - EXTERIOR WINDOW GLAZING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/06/2017	Tan		25.00% Ca Carbonate 75.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-24 *031723945-0024*		**Description** EXTERIOR SIDING - EXTERIOR TRANSITE SIDING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/05/2017	Gray	None	30.00% Ca Carbonate 36.70% Non-fibrous (other)	**33.30% Chrysotile**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-25 *031723945-0025*		**Description** EXTERIOR SIDING - BITUMINOUS VAPR BARRIER UNDER SIDING **Homogeneity** Heterogeneous			
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 152-26 *031723945-0026*		**Description** EXTERIOR SIDING - EXTERIOR TRANSITE SIDING **Homogeneity**			
PLM NYS 198.1 Friable	08/05/2017				**Positive Stop (Not Analyzed)**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial Report From: 08/06/2017 06:07:15

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EMSL Order: 031723945
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 152-27		**Description**	EXTERIOR SIDING - BITUMINOUS VAPR BARRIER UNDER SIDING		
031723945-0027		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 152-28		**Description**	2F SOUTH APT KITCHEN - TEXTURED SURFACE AT CEILING		
031723945-0028		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/05/2017	White		35.00% Ca Carbonate 35.00% Gypsum 30.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-29		**Description**	2F SOUTH APT KITCHEN - TEXTURED SURFACE AT CEILING		
031723945-0029		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/05/2017	White		25.00% Ca Carbonate 35.00% Gypsum 40.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-30		**Description**	2F SOUTH APT KITCHEN - TEXTURED SURFACE AT CEILING		
031723945-0030		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/06/2017	White		45.00% Ca Carbonate 55.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 152-31		**Description**	EXT LOWER ROOF - ICE SHEILD PAPER UNDER RUBBER ROOF		
031723945-0031		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 152-32		**Description**	EXT LOWER ROOF - ICE SHEILD PAPER UNDER RUBBER ROOF		
031723945-0032		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**

Initial Report From: 08/06/2017 06:07:15

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
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http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031723945
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 152-33		**Description**	EXT UPPER ROOF - COMPOSITE ROLLED ROOFING/BITUMINOUS COATING		
031723945-0033		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 152-34		**Description**	EXT UPPER ROOF - COMPOSITE ROLLED ROOFING/BITUMINOUS COATING		
031723945-0034		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 152-35		**Description**	EXT LOWER AND UPPER ROOF - COMPOSITE SILVER PAINTED, BITUMINOUS COATED ROOFING AT EVES		
031723945-0035		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 152-36		**Description**	EXT LOWER AND UPPER ROOF - COMPOSITE SILVER PAINTED, BITUMINOUS COATED ROOFING AT EVES		
031723945-0036		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 152-37		**Description**	EXTERIOR - ASPHALT SHIGNLES AT SIDE ROOF VERTICAL		
031723945-0037		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 152-38		**Description**	EXTERIOR - ASPHALT SHIGNLES AT SIDE ROOF VERTICAL		
031723945-0038		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**

Initial Report From: 08/06/2017 06:07:15

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031723945
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 152-39		**Description**	EXTERIOR - REINFORCED VAPER PAPER UNDER ASPHALT SHINGLES		
031723945-0039		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 152-40		**Description**	EXTERIOR - REINFORCED VAPER PAPER UNDER ASPHALT SHINGLES		
031723945-0040		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/05/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**

Initial Report From: 08/06/2017 06:07:15

OrderID: 031723945

Client: Sterling Environmental	**Bulk Sampling Chain of Custody** 031723945 Page 1 of 3	O'Rourke Incorporated 208 Front Street Owego, New York 13827 Phone: 607-687-7434 Fax: 607-687-7445
Project Number:	Project Supervisor:	Sampling Date: 8/2/17
Project Name: Pre-Demo Asbestos Survey	Email Results to: stiffany@orourkeinc.com	Turn-Around Time: 3 day
Project Location: 152 Fishkill Ave Beacon, NY 12508	Fax Results to:	Positive Stop for Homogenous Areas ☒

Sample #	Material Discription	Location	Number of Containers	Analysis Requested 1	2	3	4	5
152-01	Finish Coat / Base Coat Plaster @ Ceiling	Basement Ceiling	1	X	Please Separate Layers			
02	"	"	1	X				
03	"	"	1	X				
04	Chimney Flue Patch	Basement	1	X				
05	"	"	1	X				
06	Gypsum Board @ Wall	1F North Apt Kitchen	1	X				
07	"	"	1	X				
08	Joint Compound @ Wall	"	1	X				
09	"	"	1	X				
10	Tan 12"x12" Ceramic Floor Tile	"	1	X				
11	"	"	1	X				
12	Grout of Ceramic Tile	"	1	X				
13	"	"	1	X				
14	Mortar of Ceramic Tile	"	1	X				

Analysis Requested	
1	Friable Asbestos-PLM
2	NOB-TEM
3	
4	
5	

Field Notes:

Technicians Name: S. Tiffany	Certification #: 09-05867
Relinquished By: [signature]	Date/Time 8/2/17 @ 1700 UPS
Received By: [signature]	Date/Time 8/3/17 9:27 AM

17 AUG -3 AM 9:27

RECEIVED

Client: Sterling Environmental

Bulk Sampling Chain of Custody

Page 2 of 3

031723945

O'Rourke Incorporated
208 Front Street
Owego, New York 13827
Phone: 607-687-7434 Fax: 607-687-7445

Project Number:

Project Name: Pre-Demo Asbestos 5/7

Project Location: 152 Fishkill Ave Beacon, NY

Project Supervisor:

Email Results to: Stiffany@orourkeinc.com

Fax Results to:

Sampling Date: 8/2/17

Turn-Around Time: 3 day

Positive Stop for Homogenous Areas: [X]

Sample #	Material Discription	Location	Number of Containers	Analysis Requested 1	2	3	4	5
152-15	Mortar of Ceramic Tile	1F North Apt Kitchen	1	X				
16	2'x4' Suspended Ceiling Tile	"	1		X			
17	"	1F North Apt. Bed 2	1		X			
18	Gypsum Board @ Ceiling	1F South Apt Kitchen	1	X				
19	"	" Bed 2	1	X				
20	Joint Compound @ Ceiling	" Bath	1	X				
21	"	" "	1	X				
22	Exterior Window Glazing	Exterior - Old windows	1	X				
23	"	"	1	X				
24	Exterior Transite Siding	Exterior Siding	1	X				
25	Bituminous Vapor Barrier Under Siding	"	1		X			
26	Exterior Transite Siding	"	1	X				
27	Bituminous Vapor Barrier Under Siding	"	1		X			
28	Textured Surfacing @ Ceiling	2F South Apt Kitchen	1	X				

Analysis Requested	
1	Friable Asbestos-PLM
2	NOB-TEM
3	
4	
5	

Field Notes:

Technicians Name: S. Tiffany

Relinquished By:

Received By:

Certification #: 09-05847

Date/Time 8/2/17

Date/Time 8/3/17 9:27AM

17 AUG -3 AM 9:27

Page 5 of 6

723

OrderID: 031723945

Client: Sterling Environmental

Bulk Sampling Chain of Custody

031723945

Page 3 of 3

O'Rourke Incorporated
208 Front Street
Owego, New York 13827
Phone: 607-687-7434 Fax: 607-687-7445

Project Number:

Project Name: Pre-Demo Asbestos S/T

Project Location: 152 Fishkill Rd Beacon, NY

Project Supervisor:

Email Results to: Stiffany@orourkeinc.com

Fax Results to:

Sampling Date: 8/2/17

Turn-Around Time: 3 day

Positive Stop for Homogenous Areas: [X]

Sample #	Material Discription	Location	Number of Containers	Analysis Requested 1	2	3	4	5
152-29	Textured Surfacing @ Ceiling	2F South Apt Kitchen	1	X				
30	"	"	1	X				
31	Ice Shield Paper Under Rubber roof	Ext lower roof	1		X			
32	"	"	1		X			
33	Composite: Rolled Roofing / Bituminous Coating	Ext upper Roof	1		X			
34	"	"	1		X			
35	Composite: Silver Painted, Bituminous Coated Roofing	@ Eves - Ext lower+upper Roof	1		X			
36	"	"	1		X			
37	Asphalt Shingles @ Side Vertical Roof	Exterior	1		X			
38	"	"	1		X			
39	Reinforced vapor paper under Asphalt Shingles	"	1		X			
40	"	"	1		X			
41								
42								

17 AUG -3 PM 3:27

RECEIVED

Analysis Requested	
1	Friable Asbestos-PLM
2	NOB-TEM
3	
4	
5	

Field Notes:

Technicians Name: S. Tiffany

Relinquished By:

Received By:

Certification #: 09-05847

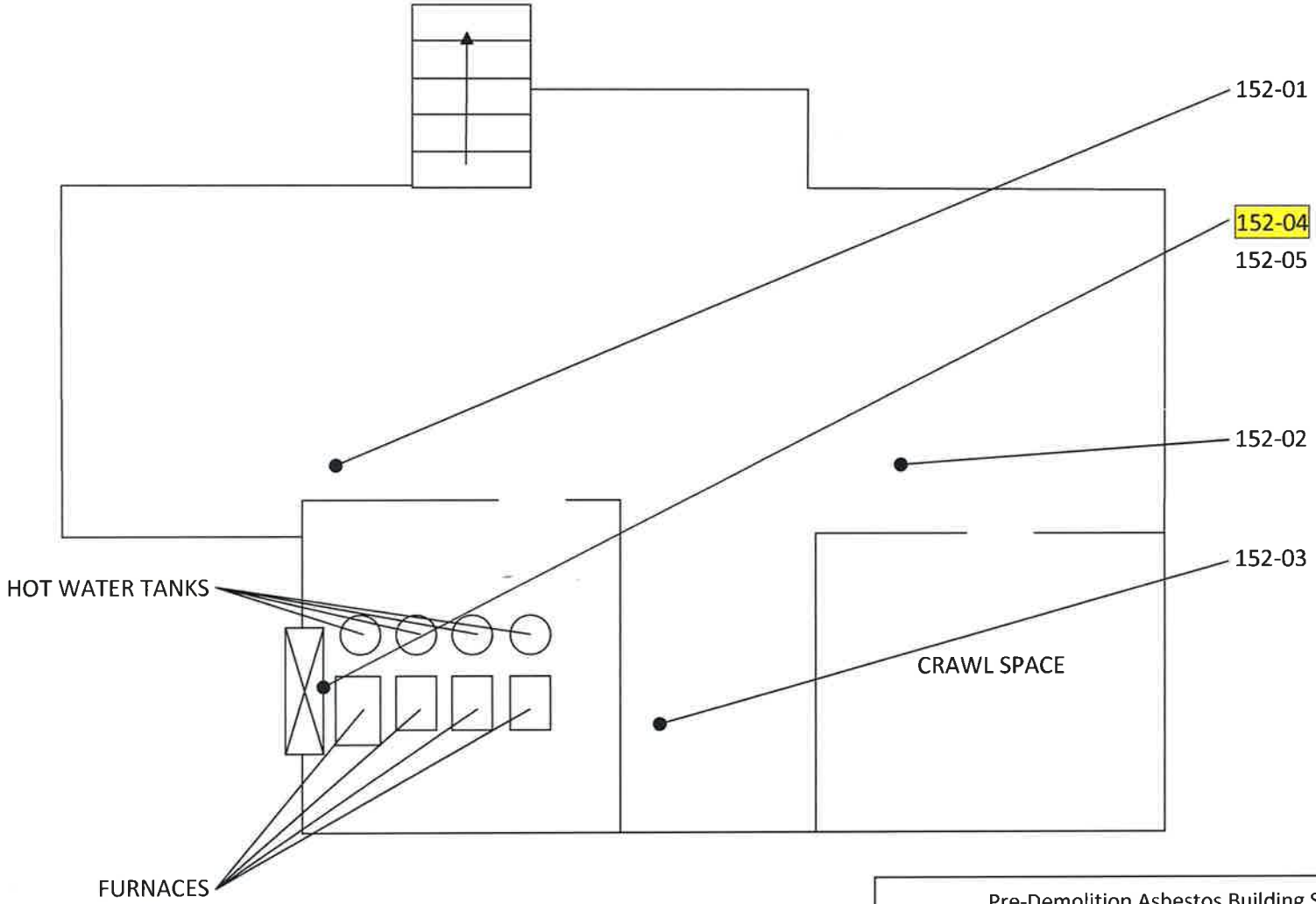
Date/Time 8/2/17 @ 1700 UPS

Date/Time 8/3/17 9:27am

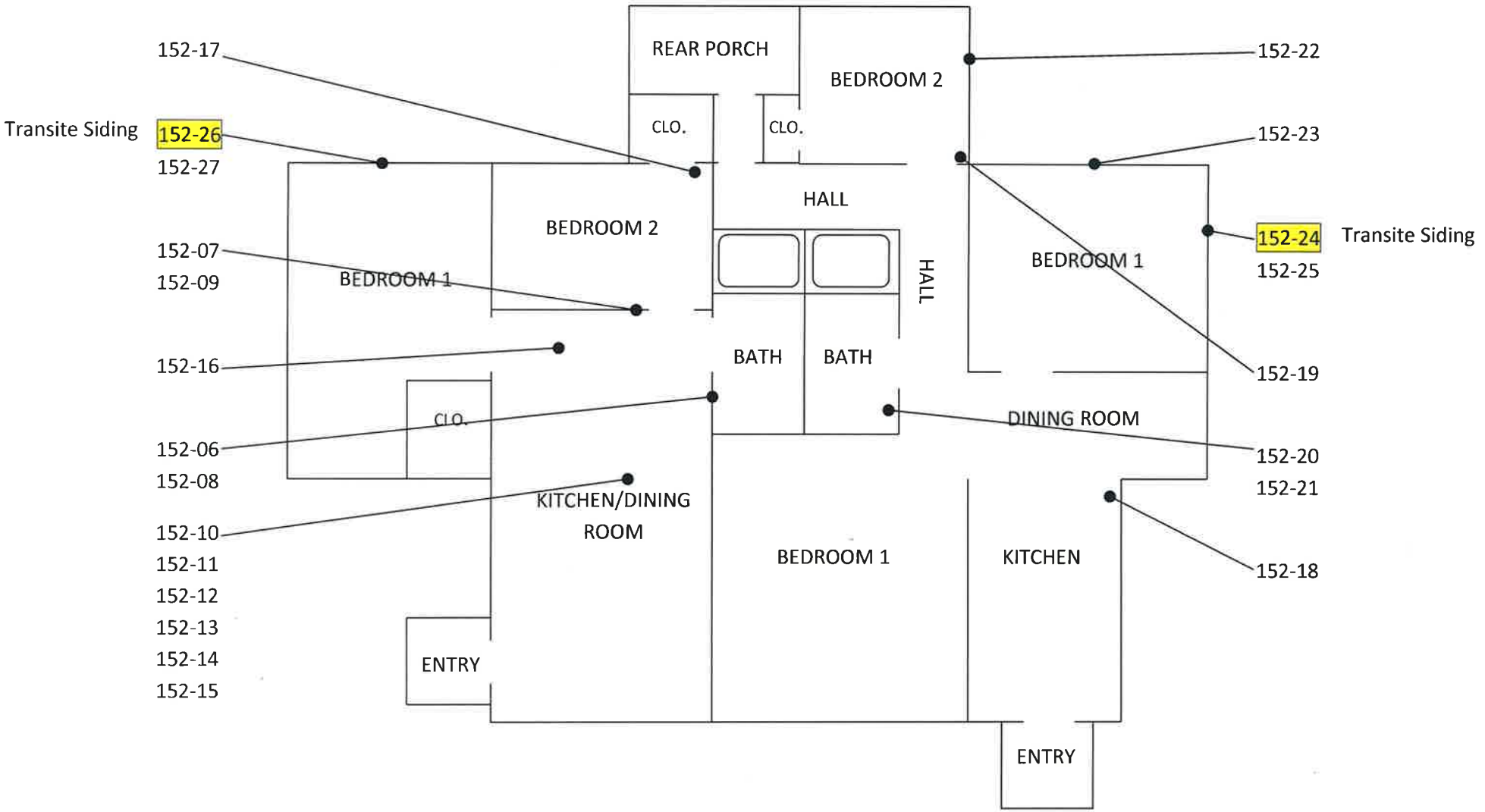
OrderID: 031723945

O'ROURKE INC

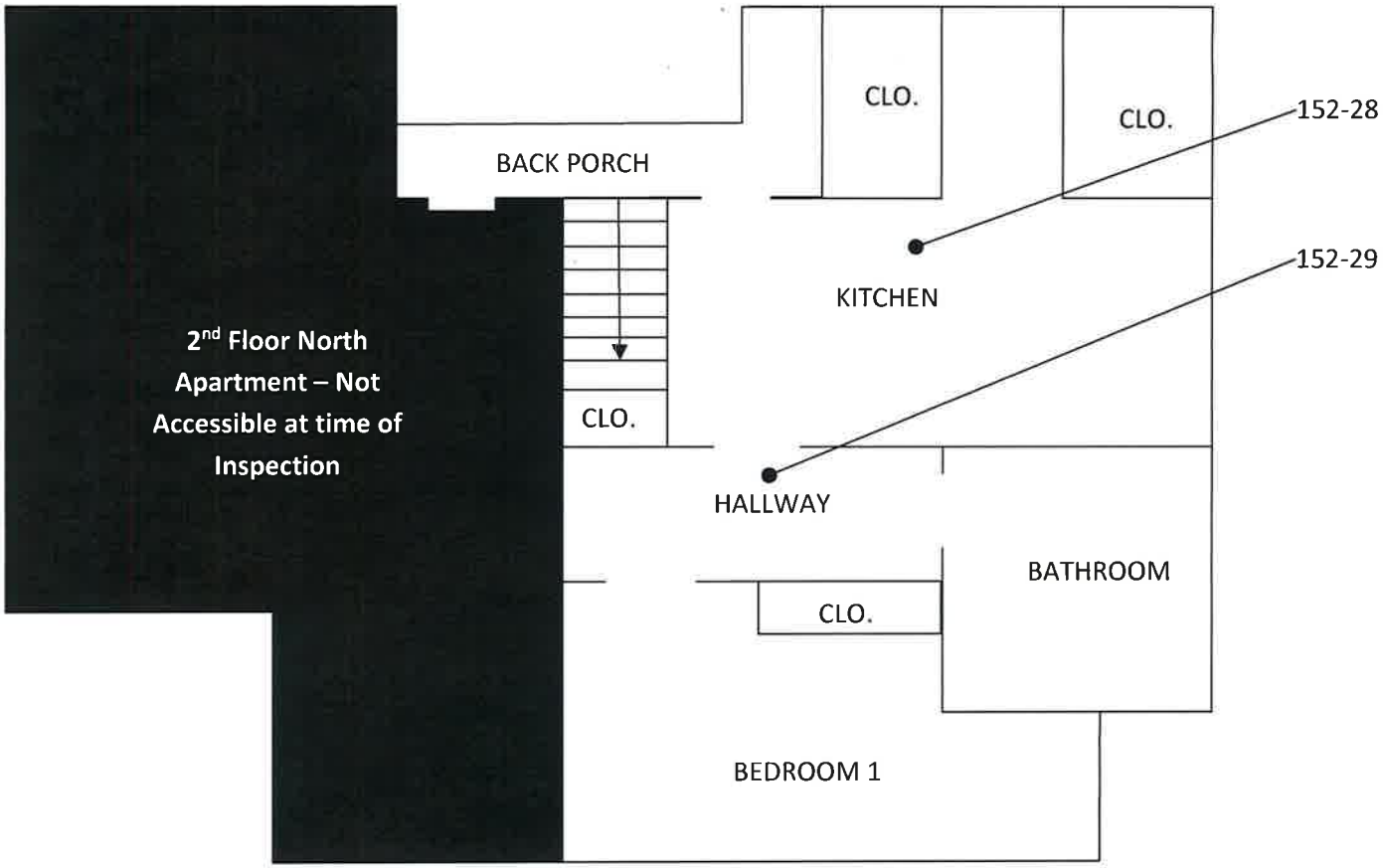
Appendix C – Sample Location & Location of ACM Drawings



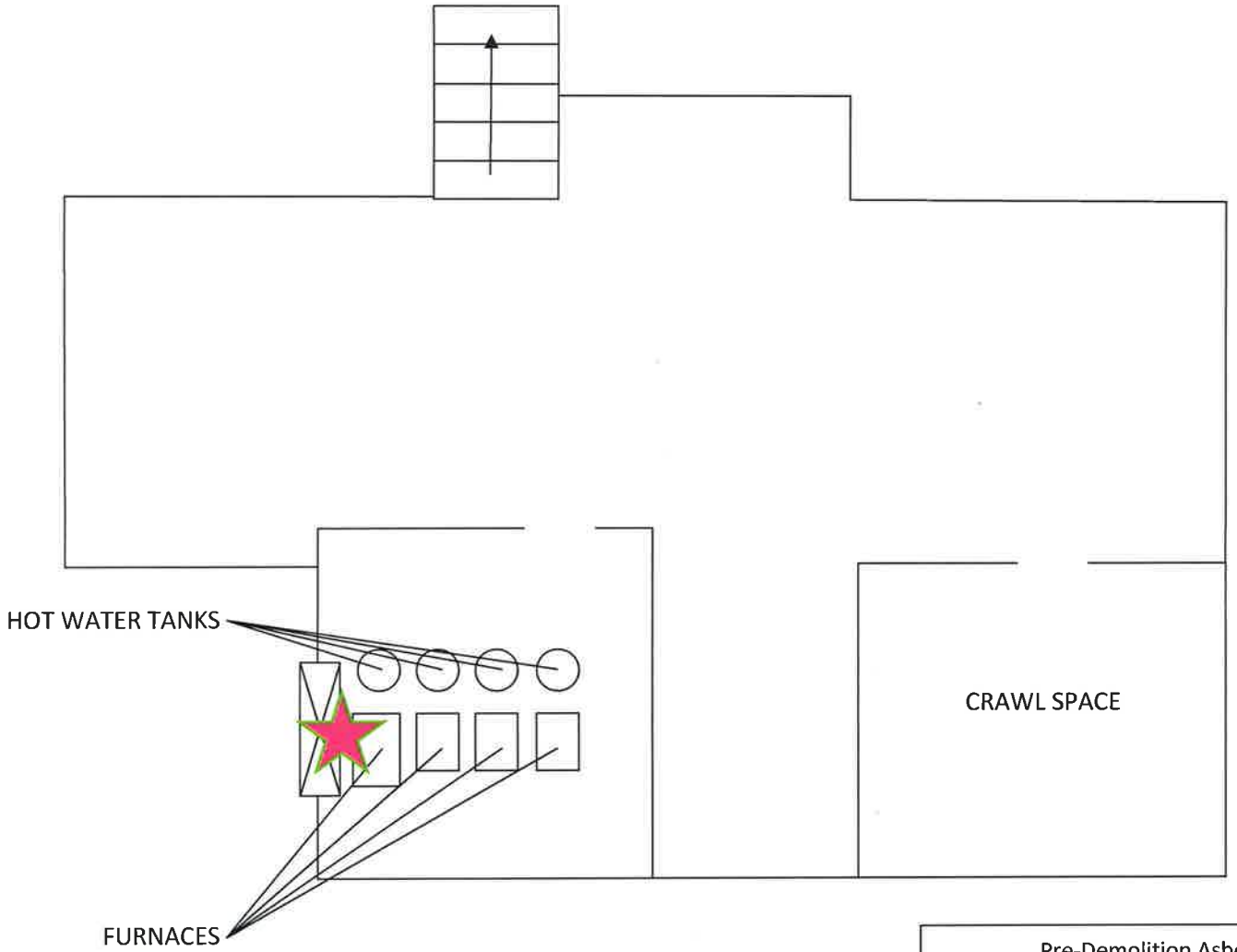
Pre-Demolition Asbestos Building Survey Building @ 152 Fishkill Avene – Beacon, NY	
BASEMENT FLOOR Sampling Locations	O'ROURKE INC
SAMPLED ON: August 2, 2017	
DRAWN ON: December 21, 2017	DRAWN BY: ST



Pre-Demolition Asbestos Building Survey Building @ 152 Fishkill Avene – Beacon, NY	
FIRST FLOOR Sampling Locations	O'ROURKE INC
SAMPLED ON: August 2, 2017	
DRAWN ON: December 21, 2017	DRAWN BY: ST



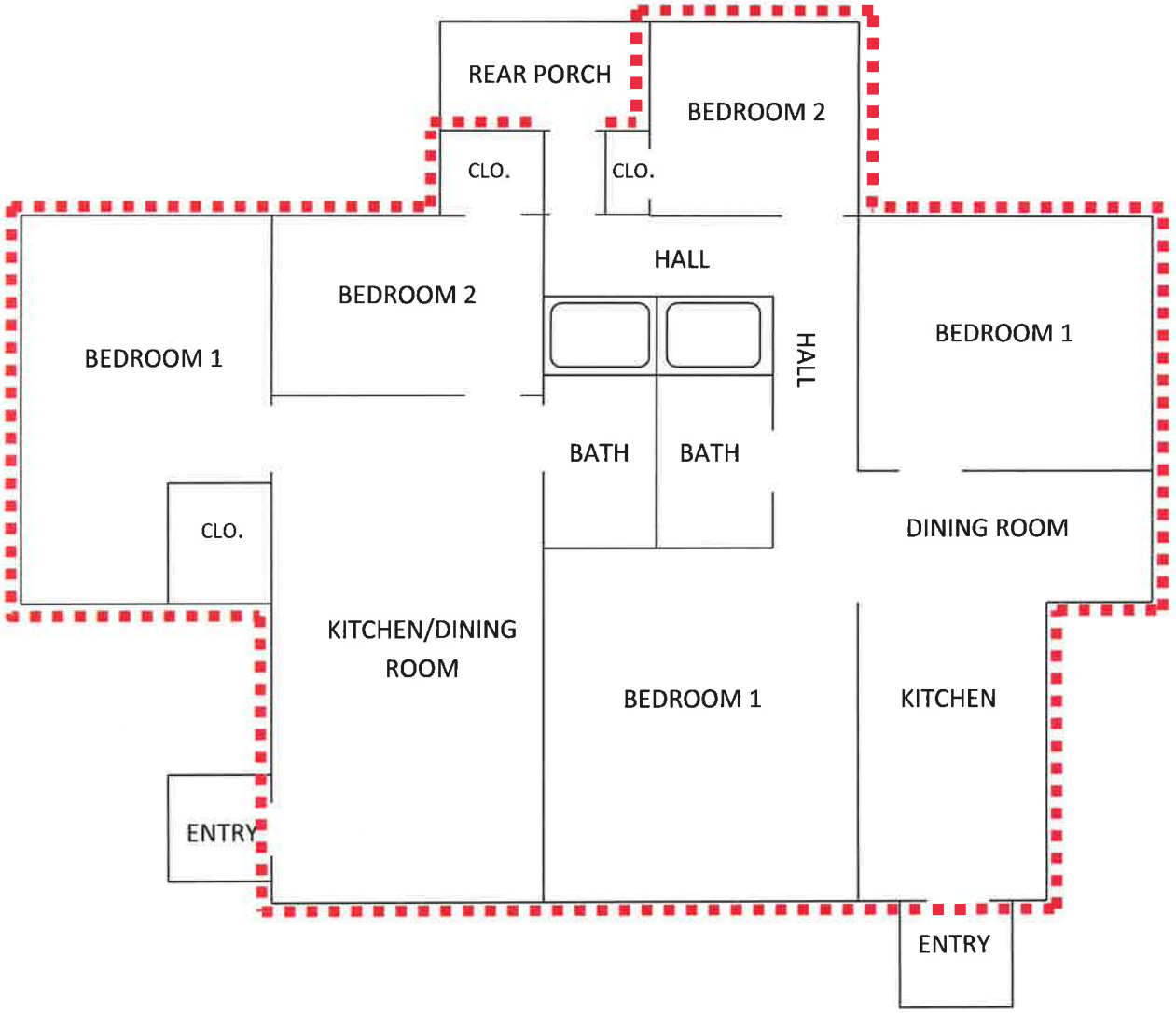
Pre-Demolition Asbestos Building Survey Building @ 152 Fishkill Avene – Beacon, NY	
SECOND FLOOR Sampling Locations	O'ROURKE INC
SAMPLED ON: August 2, 2017	
DRAWN ON: December 21, 2017	DRAWN BY: ST



Pre-Demolition Asbestos Building Survey Building @ 152 Fishkill Avene – Beacon, NY	
BASEMENT FLOOR Location of ACM's	O'ROURKE INC
SAMPLED ON: August 2, 2017	
DRAWN ON: December 21, 2017	DRAWN BY: ST

LEGEND:

Chimney Flue Cement

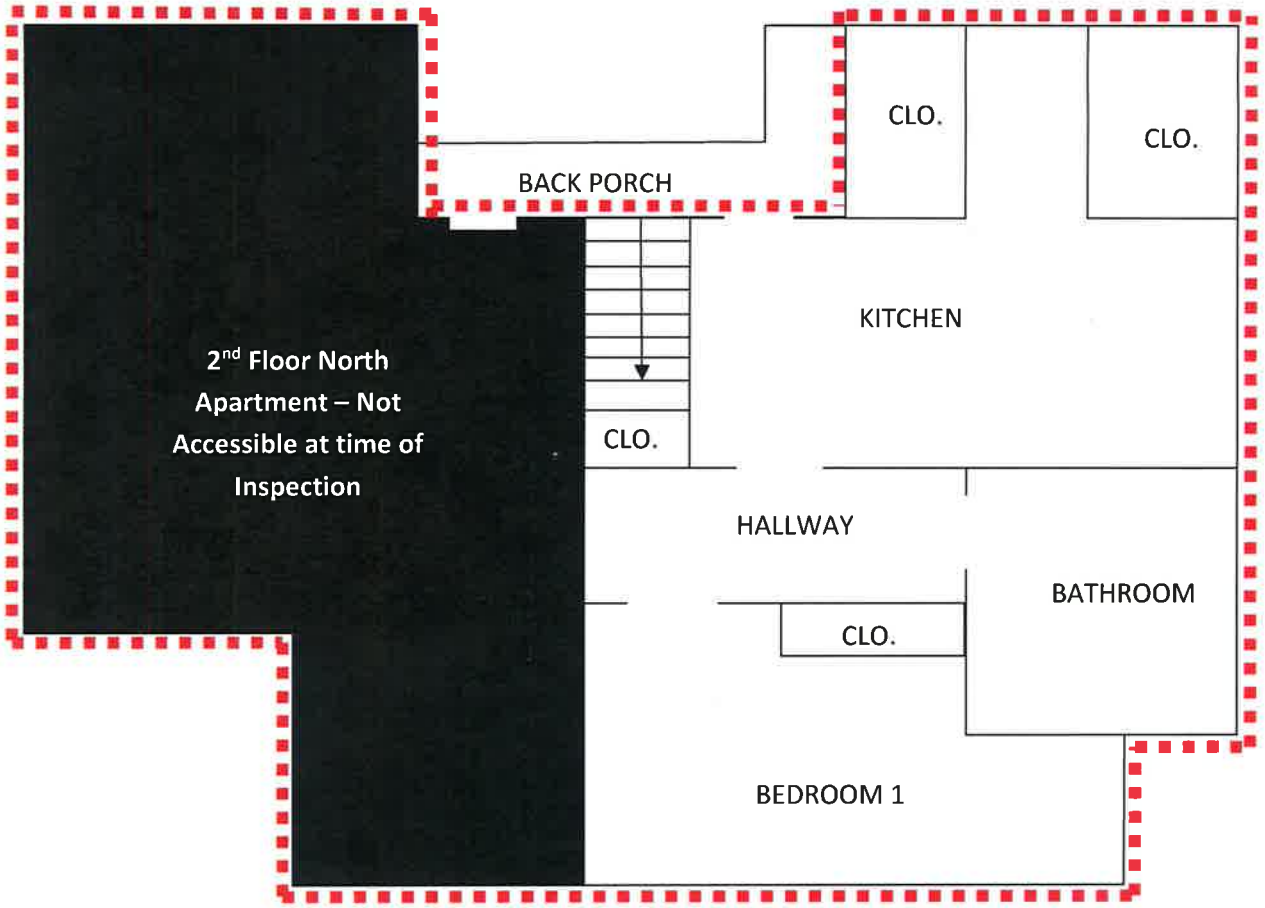


LEGEND:

Transite Siding

Pre-Demolition Asbestos Building Survey Building @ 152 Fishkill Avene – Beacon, NY	
FIRST FLOOR Location of ACM's	O'ROURKE INC
SAMPLED ON: August 2, 2017	
DRAWN ON: December 21, 2017	DRAWN BY: ST

730



Pre-Demolition Asbestos Building Survey Building @ 152 Fishkill Avene – Beacon, NY	
SECOND FLOOR Location of ACM's	O ROURKE INC
SAMPLED ON: August 2, 2017	
DRAWN ON: December 21, 2017	DRAWN BY: ST

LEGEND:

Transite Siding

731

APPENDIX E-3

PRE-DEMOLITION BUILDING SURVEY FOR ASBESTOS CONTAINING MATERIALS (ACM - PARCEL 2)

O'ROURKE INC

REPORT

Pre-Demolition Building Survey For Asbestos Containing Materials

Former Automotive Shop @
158 Fishkill Avenue
Beacon, NY 12508

Prepared for:
Mark A. Williams, Associate Geologist
Sterling Environmental Engineering
24 Wade Road
Latham, NY 12110

August 2017

O'ROURKE INC



This report has been prepared by:

Date: 8/10/17

Steve Tiffany
NYS-DOL Licensed Asbestos Inspector

O'ROURKE INC

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APPENDIX C – SAMPLE LOCATION & ACM DRAWINGS

1. INTRODUCTION

O'Rourke Incorporated was contracted by Mark A. Williams, Associate Geologist, of Sterling Environmental Engineering, to perform a pre-demolition asbestos building survey at the former Automotive Shop located at 158 Fishkill Avenue in Beacon, NY. The survey was performed on August 2, 2017 by Mr. Steve Tiffany and Mr. Justin Rhodes. Mr. Tiffany and Mr. Rhodes are certified by the NYS-DOL as a Certified Asbestos Building Inspectors. This report contains the results of the asbestos building inspection.

1.1 Purpose and Scope

The purpose of this report is to: (1) present and summarize results of the asbestos survey; and (2) inventory and quantify asbestos containing building materials on both the interior and exterior of each structure.

The asbestos containing materials (ACM) building surveys were performed in accordance with the Environmental Protection Agency (EPA), NYS-DOL Code Rule 56 Asbestos Rules and Occupational Safety and Health Administration (OSHA) requirements.

The scope of services for this survey included the following:

- Conduct visual inspection to identify suspect ACM both interior and exterior of each building.
- Collect physical samples of each type of suspect ACM (e.g. floor tiles, mastic, insulation, window glazing, roofing, flashing, etc.)
- Document each sample location and the locations where ACM was identified.
- Perform laboratory analysis of samples to determine asbestos type and content.
- Delineate the location and estimated quantity of ACM in the buildings.
- Prepare report summarizing findings.

1.2 Background Information

- The former Automotive Repair Shop is located at 158 Fishkill Avenue in Beacon, NY. It was used as a commercial property. The building was constructed in the mid 1900's.

1.3 Consultant's License and Certification

O'Rourke Incorporated and O'Rourke Incorporated personnel conducting this survey are licensed by NYS Department of Labor to perform ACM Building surveys.

1.4 Laboratory Accreditation

EMSL Analytical, Inc., located at 307 West 38th Street, New York, New York performed sample analysis. EMSL Analytical, Inc. is accredited by the NYS Department of Health's Environmental Laboratory Approval Program and National Institute of Standards and Technology's National Voluntary Laboratory Accreditation Program (NVLAP) to analyze asbestos samples.

2. Asbestos Containing Materials Survey

2.1 Methodology

A visual inspection was conducted in all interior and exterior spaces of each building. After taking the necessary personal protective measures, each suspect homogeneous material was physically checked to determine condition and friability, and sampled for laboratory analysis. Sample quantities were determined by NYS and / or EPA protocol and collected accordingly. Each sample location was documented on a building schematic. The samples were submitted to the laboratory under proper chain-of-custody. Copies of Chain of custody are included in Appendix C.

The Asbestos samples were analyzed using polarized light microscopy with dispersion staining by the EPA procedure "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" EPA Method 600/M4-82-020. Because polarized - light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos-containing. Non-friable Organically Bound (NOB) materials were analyzed by NYS ELAP Method 198.4 NOB.

A material is considered to be ACM (asbestos containing material) if it contains greater than 1% asbestos by weight.

Table 2-1 - Analytical Methods

Parameter	*Sampling & Analytical Method*
Asbestos – NOB TEM	NYS ELAP Method 198.4 NOB
Asbestos-Friable	EPA Method 600/M4-82-020

After review of analytical results, properties were ACM was determined to be present were re-inspected to delineate the location and estimated quantities of ACM Present.

2.2 Sampling Locations

Interior and exterior sample locations were documented on building schematics. Copies of sample location drawings are located in Appendix C.

3. ACM INVENTORY & ANAYTICAL RESULTS

Analytical results of bulk samples for ACM are presented below. Each Table summarizes sample results and compares them with NYS Standard, where applicable. A copy of the analytical results can be found in Appendix B.

3.1 Former Automotive Repair Shop @ 158 Fishkill Avenue – Beacon, NY

The former Automotive Repair Shop surveyed and located at 158 Fishkill Avenue in Beacon, NY is a single-story concrete block building constructed on a concrete slab. The roof is a flat rolled roof with tar paper and some bituminous adhesive. There was also a black bituminous coating present where roof met the chimney. The exterior walls had a very thin parge coat or a thick textured paint present. The window in the front office contained caulk at the perimeter.

The interior was mainly a garage/shop area with a small office and bathroom. The ceilings were gypsum board with joint compound. There was blown-in insulation present above the shop ceiling. The office ceiling had a textured paint. Walls were concrete block but non-outside walls contained gypsum board and joint compound. The Floors were all concrete.

Suspect interior materials include: blown-in insulation, textured paint, gypsum board, and joint compound.

Suspect exterior ACM include: window caulk, rolled roofing, bituminous coatings, tarpaper, and thick textured paint @ wall.

Asbestos was found in the following materials sampled:

Exterior Window Caulk & Bituminous Coating @ Chimney

Table 3-1 - Summary of Analytical Results – Shop @ 158 Fishkill Ave. Beacon, NY

Sample Number	*Description*	*Location*	*Est. Quantity*	*Analytical Result (%)*	*NY-DOL Limit*	*Friable (Yes/No)*
158-01	Gypsum Board @ Ceiling	Shop	NA	NAD	>1.0%	Yes
158-02	Gypsum Board @ Ceiling	Shop	NA	NAD	>1.0%	Yes
158-03	Joint Compound @ Ceiling	Shop	NA	NAD	>1.0%	Yes

158-04	Joint Compound @ Ceiling	Shop	NA	NAD	>1.0%	Yes
158-05	Cellulose Blown-in Insulation	Shop	NA	NAD	>1.0%	Yes
158-06	Cellulose Blown-in Insulation	Shop	NA	NAD	>1.0%	Yes
158-07	Textured Paint @ Ceiling	Office	NA	Trace <1.00%	>1.0%	No
158-08	Textured Paint @ Ceiling	Office	NA	NAD	>1.0%	No
158-09	**Black Exterior Window Caulk**	**Exterior**	**NA**	**1.30% Chrysotile**	**>1.0%**	**No**
158-10	Black Exterior Window Caulk	Exterior	NA	NA/PS	>1.0%	No
158-11	Composite: Silver Painted Rolled Roofing, Bituminous Coating & Ice Shield	Roof – Top Layer	NA	Trace <1.00%	>1.0%	No
158-12	Composite: Silver Painted Rolled Roofing, Bituminous Coating & Ice Shield	Roof – Top Layer	NA	Trace <1.00%	>1.0%	No
158-13	Composite: Ice Shield, Tar Paper & Bituminous Coatings	Roof – Bottom Layer	NA	Trace <1.00%	>1.0%	No
158-14	Composite: Ice Shield, Tar Paper & Bituminous Coatings	Roof – Bottom Layer	NA	NAD	>1.0%	No
158-15	**Gray Bituminous Coating @ Chimney**	**Roof @ Chimney**	**NA**	**2.30% Chrysotile**	**>1.0%**	**No**
158-16	Gray Bituminous Coating @ Chimney	Roof @ Chimney	NA	NA/PS	>1.0%	No
158-17	Textured Paint @ Exterior Block Walls	Exterior	NA	NAD	>1.0%	No
158-18	Textured Paint @ Exterior Block Walls	Exterior	NA	NAD	>1.0%	No

NAD = No Asbestos Detected

4. MASTER ACM INVENTORY

Table 4-1 provides master inventory of ACM for all the property surveyed.

Table 4-1 Master ACM Inventory

Building	*Sample Number*	*Description*	*Location*	*Est. Quantity*	*Analytical Result (%)*	*Friable (Yes/No)*
Former Auto Repair Shop @ 158 Fishkill Ave. – Beacon, NY	**158-09**	**Black Exterior Window Caulk**	**Exterior Window @ Perimeter**	**16 Linear Feet**	**1.30 %**	**No**
Former Auto Repair Shop @ 158 Fishkill Ave. – Beacon, NY	**158-15**	**Gray Bituminous Coating @ Chimney**	**Roof @ Chimney**	**8 Linear Feet**	**2.30 %**	**No**

5. RECOMMENDATIONS

Based on the results of this survey, O'Rourke Incorporated recommends the following:

- Abatement of ACM must be completed prior to demolition activities in subject areas, unless demolition debris is to be managed as ACM for disposal purposes.
- All building materials herein identified as meeting the definition of asbestos containing materials (ACM >1.0 %) must be handled only by Contractors licensed by the State of New York to do such work.
- Removal of ACM must be performed in accordance with all applicable NYS, EPA and OSHA regulations.
- All structure containing ACM should be posted as such to warn public / trespassers of potential hazard.
- A NYS-DOL Licensed Asbestos Project Monitor should over see all abatement work.

6. Scope and Limitations of Survey

Consistent with New York State Asbestos Rules, O'Rourke Incorporated has investigated existing conditions in the structures addressed by this report using generally accepted asbestos survey methods and following procedures and the requirements of NYS-DOL Asbestos Rules. We have identified and listed all accessible presumed and suspect miscellaneous asbestos-containing material in the structure. Representative samples were collected of the presumed and suspect miscellaneous asbestos-containing materials, and analyzed by an ELAP-approved laboratory to determine whether the samples were regulated asbestos-containing material, and the results of these analyses are provided. However, some areas were inaccessible to the surveyor and these inaccessible areas may also contain currently unidentified presumed or suspect asbestos-containing materials.

The conclusions presented in this report represent professional opinions of a certified and fully qualified inspector based on observations and other data described in the report. The conclusions are valid only for the time, the location, and the project indicated. While every reasonable effort has been made to identify accessible presumed or suspected asbestos-containing materials during the inspection, and to identify potential inaccessible presumed or suspected asbestos-containing materials by review of available plans and knowledge of building practices at the time of construction, it is possible that some presumed or suspect asbestos-containing material may have not been identified. If presumed or suspect asbestos-containing materials are uncovered or otherwise identified during construction/demolition, these materials should be managed as asbestos-containing materials or tested prior to disturbance.



Appendix A - Asbestos Licenses and Laboratory Certifications

New York State – Department of Labor
Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

O'Rourke, Inc.

208 Front St

Owego, NY 13827

FILE NUMBER: 00-0608
LICENSE NUMBER: 29375
LICENSE CLASS: FULL
DATE OF ISSUE: 06/15/2017
EXPIRATION DATE: 06/30/2018

Duly Authorized Representative – Timothy M O'Rourke:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Eileen M. Franko, Director
For the Commissioner of Labor

SH 432 (8/12)

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE

N.Y.S



STEPHEN H TIFFANY JR
CLASS(EXPIRES)
C ATEC(05/18) D INSP(05/18)
H PM (05/18)

CERT# 09-05867
DMV# 771263457

MUST BE CARRIED ON ASBESTOS PROJECTS

STATE OF NEW YORK - DEPARTMENT OF LABOR

ASBESTOS CERTIFICATE

N.Y.S



JUSTIN S RHODES

CLASS(EXPIRES)

C ATEC(02/18) D INSP(02/18)

G SUPR(02/18) H PM (02/18)

CERT# 15-10959

DMV# 356180316

MUST BE CARRIED ON ASBESTOS PROJECTS

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2018
Issued April 01, 2017

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. JAMES HALL
EMSL ANALYTICAL, INC
307 WEST 38TH STREET SUITE 901
NEW YORK, NY 10018

NY Lab Id No: 11506

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES AIR AND EMISSIONS
All approved subcategories and/or analytes are listed below:

Metals I	
Lead, Total	NIOSH 7082
Miscellaneous	
Asbestos	40 CFR 763 APX A No. III
	YAMATE,AGARWAL GIBB
	NIOSH 7402
Fibers	NIOSH 7400 A RULES

Serial No.: 56046

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 486-5570 to verify the laboratory's accreditation status.

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

EMSL Analytical, Inc.
307 W. 38th Street
New York, NY 10018
Mr. Jim Hall
Phone: 212-290-0051 Fax: 212-290-0058
Email: jhall@emsl.com
http://www.emsl.com

ASBESTOS FIBER ANALYSIS — NVLAP LAB CODE 101048-9

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA 600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code	*Description*
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program

O'ROURKE INC



Appendix B - Analytical Data and Chain of Custody

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031724130
Customer ID: ORKE42
Customer PO:
Project ID:

Attention: Steve Tiffany
O'Rourke Incorporated
208 Front Street
Owego, NY 13827

Phone: (607) 687-1234
Fax:
Received Date: 08/03/2017 9:28 AM
Analysis Date: 08/05/2017 - 08/06/2017
Collected Date: 08/02/2017

Project: PRE-DEMO ASBESTOS SURVEY/ 158 FISHKILL AVE/ BEACON, NY

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 158-01 *031724130-0001*		**Description** SHOP - GYPSUM BOARD AT CEILING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/05/2017	Brown/ Gray	18.00% Cellulose	50.00% Gypsum 32.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 158-02 *031724130-0002*		**Description** SHOP - GYPSUM BOARD AT CEILING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/06/2017	Brown/ Gray	10.00% Cellulose	67.00% Gypsum 23.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 158-03 *031724130-0003*		**Description** SHOP - JOINT COMPOUND AT CEILING **Homogeneity** Heterogeneous			
PLM NYS 198.1 Friable	08/05/2017	White/ Black		55.00% Ca Carbonate 4.00% Mica 41.00% Non-fibrous (other)	**None Detected**
Inseparable paint / coating layer included in analysis					
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 158-04 *031724130-0004*		**Description** SHOP - JOINT COMPOUND AT CEILING **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/06/2017	Tan/ White	6.00% Cellulose	65.00% Ca Carbonate 29.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 158-05 *031724130-0005*		**Description** SHOP - CELLULOSE BLOWN-IN INSULATION **Homogeneity** Homogeneous			
PLM NYS 198.1 Friable	08/05/2017	Brown	98.00% Cellulose	2.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**

Initial Report From: 08/06/2017 06:13:41

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031724130
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 158-06		**Description**	SHOP - CELLULOSE BLOWN-IN INSULATION		
031724130-0006		**Homogeneity**	Homogeneous		
PLM NYS 198.1 Friable	08/06/2017	Gray	90.00% Cellulose	10.00% Non-fibrous (other)	**None Detected**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB					**Not Analyzed**
TEM NYS 198.4 NOB					**Not Analyzed**
Sample ID 158-07		**Description**	OFFICE - TEXTURED PAINT AT CEILING		
031724130-0007		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	White	None	100.00% Other	**Inconclusive : <1.00% Chrysotile**
TEM NYS 198.4 NOB	08/06/2017	White	None	100.00% Other	**<1.00% Chrysotile**
Sample ID 158-08		**Description**	OFFICE - TEXTURED PAINT AT CEILING		
031724130-0008		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	White		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	White		100.00% Other	**None Detected**
Sample ID 158-09		**Description**	EXTERIOR WINDOW - EXTERIOR WINDOW CAULK (BLACK)		
031724130-0009		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black	None	98.70% Other	**1.30% Chrysotile**
Sample ID 158-10		**Description**	EXTERIOR WINDOW - EXTERIOR WINDOW CAULK (BLACK)		
031724130-0010		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017				**Positive Stop (Not Analyzed)**
Sample ID 158-11		**Description**	ROOF - TOP LAYER - COMPOSITE: SILVER PAINTED ROLLED ROOFING/ICE SHIELD		
031724130-0011		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	Black	None	100.00% Other	**Inconclusive : <1.00% Chrysotile**
TEM NYS 198.4 NOB	08/06/2017	Black	None	100.00% Other	**<1.00% Chrysotile**

Initial Report From: 08/06/2017 06:13:41

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031724130
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos
Sample ID 158-12		**Description**	ROOF - TOP LAYER - COMPOSITE: SILVER PAINTED ROLLED ROOFING/ICE SHIELD		
031724130-0012		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	Black	None	100.00% Other	**Inconclusive : <1.00% Chrysotile**
Final Residue <1% of original subsample					
TEM NYS 198.4 NOB	08/06/2017	Black	None	100.00% Other	**<1.00% Chrysotile**
Sample ID 158-13		**Description**	ROOF - BOTTOM LAYER - COMPOSITE: TAR PAPER/ICE SHIELD/BIT. COATINGS		
031724130-0013		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	Black	None	100.00% Other	**Inconclusive : <1.00% Chrysotile**
TEM NYS 198.4 NOB	08/06/2017	Black	None	100.00% Other	**<1.00% Chrysotile**
Sample ID 158-14		**Description**	ROOF - BOTTOM LAYER - COMPOSITE: TAR PAPER/ICE SHIELD/BIT. COATINGS		
031724130-0014		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	Black		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Black		100.00% Other	**None Detected**
Sample ID 158-15		**Description**	ROOF - BITUMINOUS COATING AT CHIMNEY		
031724130-0015		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	Black	None	97.70% Other	**2.30% Chrysotile**
TEM NYS 198.4 NOB	08/06/2017				**Positive Stop (Not Analyzed)**
Sample ID 158-16		**Description**	ROOF - BITUMINOUS COATING AT CHIMNEY		
031724130-0016		**Homogeneity**			
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017				**Positive Stop (Not Analyzed)**
TEM NYS 198.4 NOB	08/06/2017				**Positive Stop (Not Analyzed)**
Sample ID 158-17		**Description**	EXTERIOR WALLS - TEXTURED PAINT/ PAVING AT BLOCKWELL		
031724130-0017		**Homogeneity**	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	Gray		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Gray		100.00% Other	**None Detected**

Initial Report From: 08/06/2017 06:13:41

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order: 031724130
Customer ID: ORKE42
Customer PO:
Project ID:

Test Report:Asbestos Analysis of Bulk Material

Test	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos
Sample ID 158-18 *031724130-0018*		**Description**	EXTERIOR WALLS - TEXTURED PAINT/ PAVING AT BLOCKWELL		
		Homogeneity	Heterogeneous		
PLM NYS 198.1 Friable					**Not Analyzed**
PLM NYS 198.6 VCM					**Not Analyzed**
PLM NYS 198.6 NOB	08/06/2017	Gray		100.00% Other	**Inconclusive: None Detected**
TEM NYS 198.4 NOB	08/06/2017	Gray		100.00% Other	**None Detected**

Initial Report From: 08/06/2017 06:13:41

EMSL Analytical, Inc.
307 West 38th Street New York, NY 10018
Tel/Fax: (212) 290-0051 / (212) 290-0058
http://www.EMSL.com / manhattanlab@emsl.com

EMSL Order:	031724130
Customer ID:	ORKE42
Customer PO:	
Project ID:	

Test Report:Asbestos Analysis of Bulk Material

The samples in this report were submitted to EMSL for analysis by Asbestos Analysis of Bulk Materials via NYS ELAP Approved Methods . The reference number for these samples is the EMSL Order ID above. Please use this reference number when calling about these samples.

Report Comments:

Sample Receipt Date:	8/3/2017	Sample Receipt Time:	9:28 AM
Analysis Completed Date:	8/5/2017	Analysis Completed Time:	4:41 PM

Analyst(s):

Ghaly Hemaya PLM NYS 198.1 Friable (3)

Jon Williams PLM NYS 198.1 Friable (3)

Ghaly Hemaya PLM NYS 198.6 NOB (11)

Sean Scales TEM NYS 198.4 NOB (9)

Samples reviewed and approved by:

James Hall, Laboratory Manager
or Other Approved Signatory

NOB = Non Friable Organically Bound N/A = Not Applicable VCM = Vermiculite Containing Material

-In New York State, TEM is currently the only method that can be used to determine if NOB materials can be considered or treated as non-asbestos containing. All samples examined for the presence of vermiculite when analyzed via NYS 198.1.

-NYS Guidelines for Vermiculite containing samples are available at http ://www.wadsworth.org/labcert/elapcert/forms/VermiculiteInterimGuidance_Rev070913.pdf EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations . Interpretation and use of test results are the responsibility of the client. Samples were received in good condition unless otherwise noted.

This report must not be used by the client to claim product certification , approval, or endorsement by NVLAP, NIST, or any agency of the federal government. This report may contain data that is not covered by the NVLAP accreditation .

Samples analyzed by EMSL Analytical, Inc. New York, NY NYS ELAP 11506

Initial Report From: 08/06/2017 06:13:41

0317241350

Client: Sterling Environmental

Bulk Sampling Chain of Custody

Page 1 of 2

O'Rourke Incorporated
208 Front Street
Owego, New York 13827
Phone: 607-687-7434 Fax: 607-687-7445

Project Number

Project Name: Pre-Demo Asbestos Survey

Project Location: 158 Fishkill Ave Beacon, NY

Project Supervisor:

Email Results to: stiffany@orourkeinc.com

Fax Results to:

Sampling Date: 8/2/17

Turn-Around Time: 3 day T.A.T.

Positive Stop for Homogenous Areas: [X]

Sample #	Material Discription	Location	Number of Containers	Analysis Requested 1	2	3	4	5
158-01	Gypsum Board @ Ceiling	Shop	1	X				
02	"	"	1	X				
03	Joint Compound @ Ceiling	"	1	X				
04	"	"	1	X				
05	Cellulose Blown-In Insulation	"	1	X				
06	"	"	1	X				
07	Textured Paint @ Ceiling	office	1		X			
08	"	"	1		X			
09	Exterior Window Caulk (Blank)	ext. Window	1		X			
10	"	"	1		X			
11	Composite: Silver Painted Rolled Roofing/Ice Shield	Roof-Top Layer	1		X		Analyze as Composite	
12	"	"	1		X			
13	Composite: Tar Paper/Ice Shield/Bit. Coatings	Roof-Bottom Layer	1		X		Analyze as Composite.	
14	"	"	1		X			

Analysis Requested	
1	Friable Asbestos-PLM
2	NOB-TEM
3	
4	
5	

Field Notes:
4L x 2 = 4

8/5/17 440

Technicians Name: S. Tiffany

Relinquished By:

Received By:

Certification #: 09-05847

Date/Time 8/2/17 → 17:00 UPS

Date/Time 8/3/17 9:28 AM

8-6-17

17 AUG 3 AM 9:28

OrderID: 031724130

Page 1 of 4

755

031724130

Client: Sterling Environmental

Bulk Sampling Chain of Custody

Page 2 of 2

O'Rourke Incorporated
208 Front Street
Owego, New York 13827
Phone: 607-687-7434 Fax: 607-687-7445

Project Number:

Project Name: Pre-Demo Asbestos Survey

Project Location: 158 Fishkill Ave Beacon, NY

Project Supervisor:

Email Results to: SH@orourkeinc.com

Fax Results to:

Sampling Date: 8/2/17

Turn-Around Time: 3 day TAT

Positive-Stop-for-Homogenous Areas: [X]

Sample #	Material Discription	Location	Number of Containers	Analysis Requested 1	2	3	4	5
158-15	Bituminous Coating @ Chimney	Roof	1		X			
16	"	"	1		X			
17	Textured Paint/Parging @ Block Wall	Exterior Walls	1	X	X			
18	"	"	1		X			

17 AUG -3 PM 5:20

Analysis Requested	
1	Friable Asbestos-PLM
2	NOB-TEM
3	
4	
5	

Field Notes:

Technicians Name: S. Tritten

Relinquished By:

Received By:

Certification #: 09-65867

Date/Time 8/2/17 @ 1700 hrs

Date/Time 8/3/17 @ 9:28 AM

Page 2 of 4

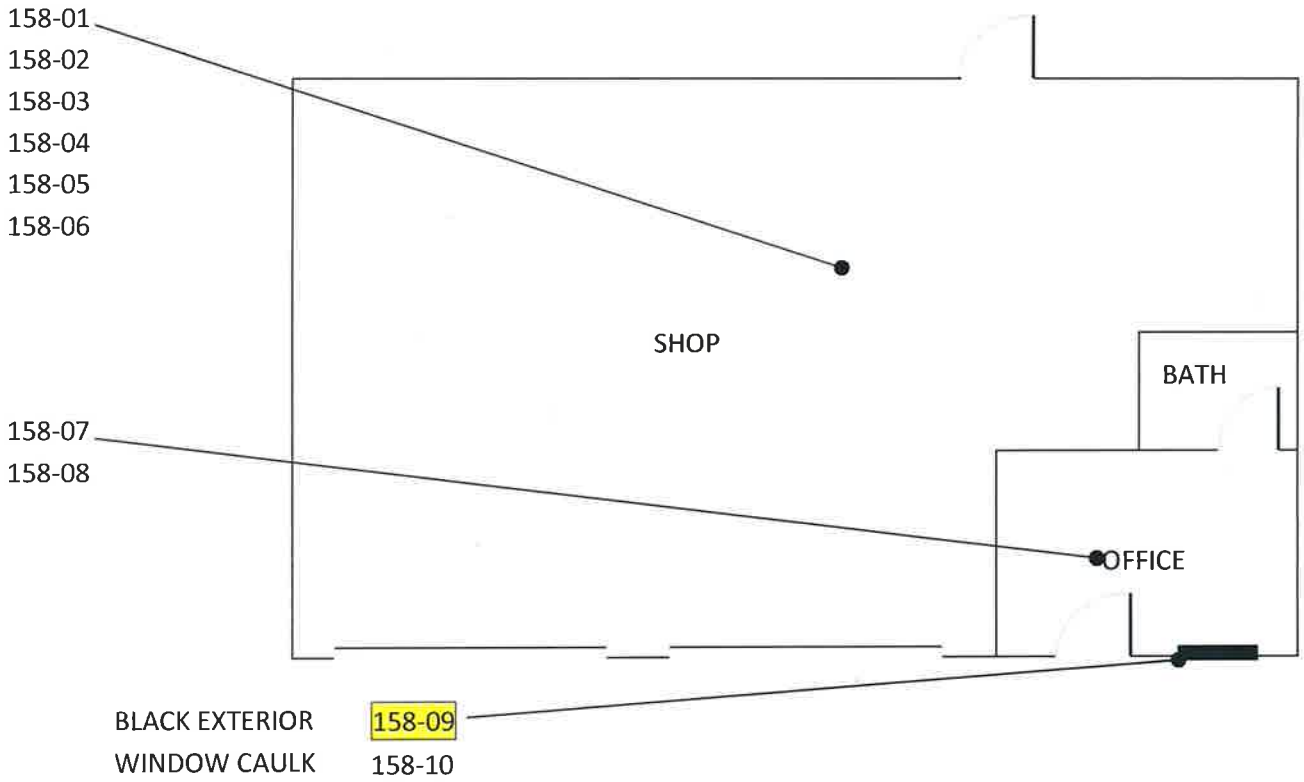
OrderID: 031724130

756

O'ROURKE INC

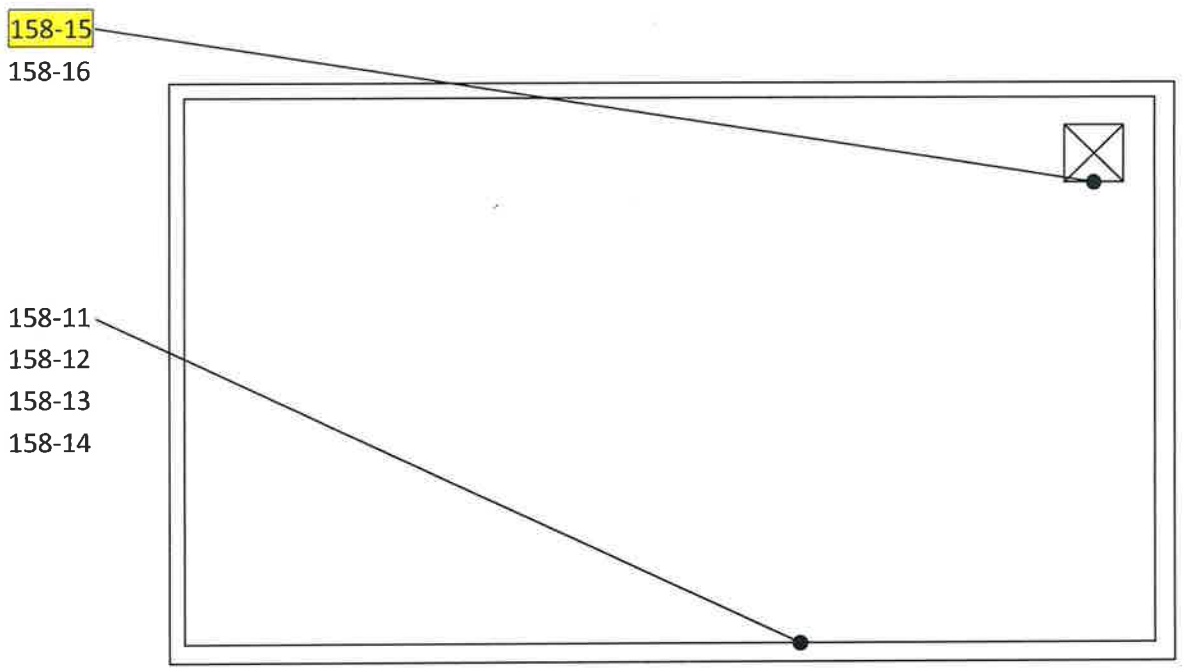


Appendix C – Sample Location & ACM Drawings



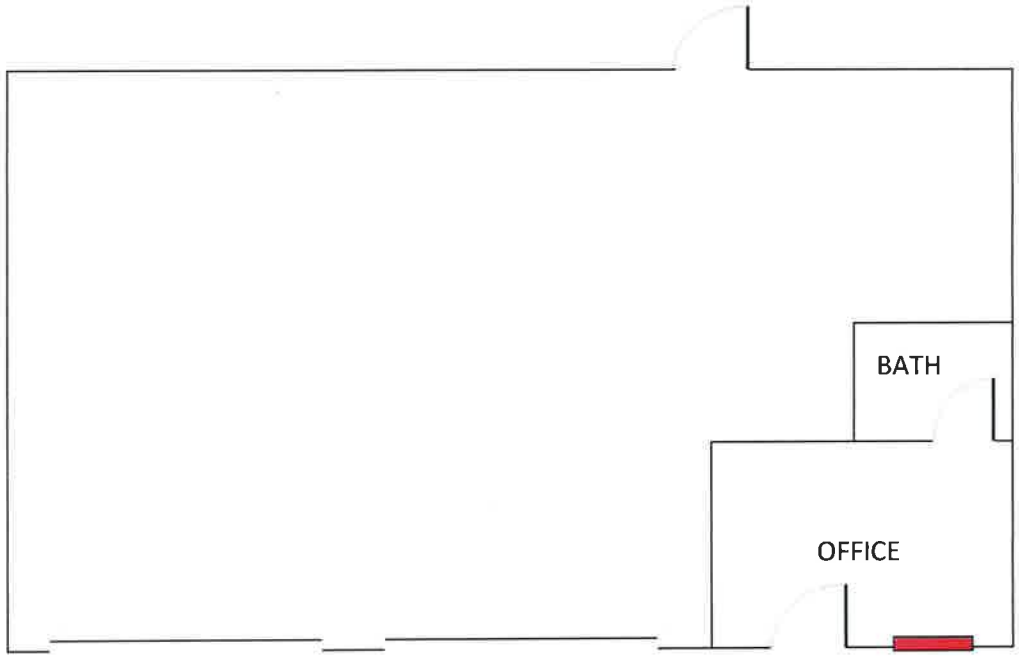
Pre-Demolition Asbestos Building Survey Building @ 158 Fishkill Ave – Beacon, NY	
GROUND FLOOR Sampling Locations	O'ROURKE INC
SAMPLED ON: AUGUST 2, 2017	
DRAWN ON: FEBRUARY 8, 2017	DRAWN BY: ST

Gray Bituminous
Coating @ Chimney



Pre-Demolition Asbestos Building Survey Building @ 158 Fishkill Ave – Beacon, NY	
ROOF Sample Locations	O'ROURKE INC
SAMPLED ON: AUGUST 2, 2017	
DRAWN ON: FEBRUARY 8, 2017	DRAWN BY: ST

759

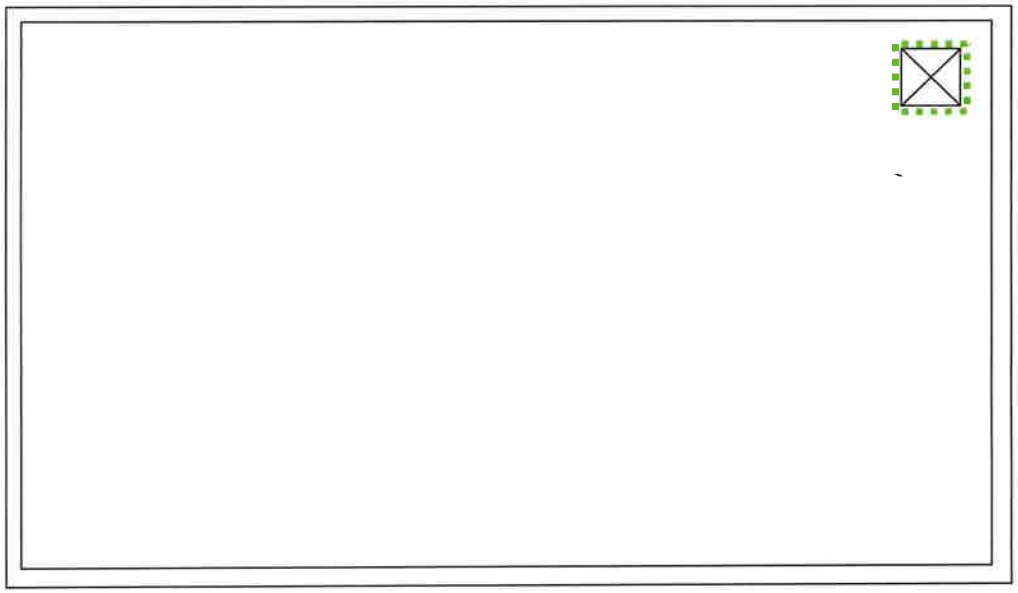


Pre-Demolition Asbestos Building Survey Building @ 158 Fishkill Ave – Beacon, NY	
GROUND FLOOR Location of ACM'S	O'ROURKE INC
SAMPLED ON: AUGUST 2, 2017	
DRAWN ON: FEBRUARY 8, 2017	DRAWN BY: ST

LEGEND:

WINDOW w/BLACK EXTERIOR CAULK

760



LEGEND:

Gray Bituminous Coating @ Chimney

Pre-Demolition Asbestos Building Survey Building @ 158 Fishkill Ave – Beacon, NY	
ROOF Location of ACM's	O'ROURKE INC
SAMPLED ON: AUGUST 2, 2017	
DRAWN ON: FEBRUARY 8, 2017	DRAWN BY: ST

761

APPENDIX E-4

ANALYTICAL REPORT (RADON GAS - PARCEL 1)

PC1707030175

RTCA RADON TESTING CORPORATION OF AMERICA

Site Radon Inspection Report

Date : 07/03/2017

Mr. Dimitria Santoro
HALO HOME INSPS., LLC
53 Sterling Street
Beacon, NY 12508-

Client: Unknown
Test Location: 152 Fishkill Avenue
Beacon, NY 12508-

Individual Canister Results

Canister ID# :	2580700	Test Start :	06/28/2017 @ 09:30
Canister Type :	Charcoal Canister 4 inch	Test Stop :	06/30/2017 @ 12:00
Location :	Basement	Received:	07/03/2017 @ 11:11
Radon Level :	1.1 pCi/L	Analyzed:	07/03/2017 @ 15:12

Error for Measurement is: ± 0.2 pCi/L

Canister ID# :	2580708	Test Start :	06/28/2017 @ 09:30
Canister Type :	Charcoal Canister 4 inch	Test Stop :	06/30/2017 @ 12:00
Location :	Basement	Received:	07/03/2017 @ 11:11
Radon Level :	1.0 pCi/L	Analyzed:	07/03/2017 @ 15:12

Average of Side by Side Canisters 1.1 pCi/L

Error for Measurement is: ± 0.2 pCi/L

The reported results indicate that radon levels in the building tested are below the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/L). The EPA recommends retesting if your living patterns change and you begin occupying a lower level of the building, such as a basement or if major remodeling is done.

General radon information may be obtained by consulting the EPA booklet: A Citizen's Guide to Radon (www.epa.gov/radon/pubs/citguide.html). To request a copy or for further information, please contact your state health department. The EPA maintains a radon information website, including copies of its publications, at www.epa.gov/iaq/radon.

For New Jersey clients: Please see the attached guidance document entitled Radon Testing and Mitigation: The Basics for further information.

For New York clients: If the radon level of one or more testing devices is equal to or exceeds 20 pCi/L please contact the New York State Department of Health, Bureau of Environmental Radiation Protection, for technical advice and assistance at 518-402-7556 or toll free1-800-458-1158.

PLEDGE OF ASSURED QUALITY

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of radon in air (EPA 402-R-92-004). The analytical results relate only to the samples tested, in the condition received by the lab, and that calculations were based upon the information supplied by client. RTCA and its personnel do not assume responsibility or liability, collectively and individually, for analysis results when detectors have been improperly handled or placed by the consumer, nor does RTCA and its personnel accept responsibility for any financial or health consequences of subsequent action or lack of action, taken by the customer or it's consultants based on RTCA-provided results.

National Radon Safety Board NRSB Certified Radon Professionals

Andreas C. George

Andreas C. George
Radon Measurement Specialist
NJ MES 11089

Dante Galan
Laboratory Director

NRSB ARL0001
NYS ELAP ID: 10806
PADEP ID: 0346
NJDEP ID: NY933
NJ MEB 90036
FL DOH RB1609
IL RNL2000201

(914)345-3380
FAX (914)345-8546

2 Hayes Street, Elmsford, NY 10523
www.rtca.com

APPENDIX F

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

STERLING ENVIRONMENTAL ENGINEERING, P.C.

Rodney L. Aldrich, P.E.
Director of Compliance

Education: MS Engineering, Environmental Engineering, Rensselaer Polytechnic Institute, 1979
BS Civil Engineering, Union College, 1977

Professional Registrations: Professional Engineer, New York

Experience: 1999 to present, Sterling Environmental Engineering, P.C.
1993 - 1999, Regional Hazardous Materials Engineer, New York State Department of Environmental Conservation (NYSDEC), Region 3, New Paltz, NY
1983 - 1993, Senior Engineer, NYSDEC, Civil Technology Section, 50 Wolf Road, Albany
1979 - 1983, Junior Engineer, then Assistant Engineer, NYSDEC Residuals Management Section

Mr. Aldrich, an environmental engineer licensed in the State of New York, is experienced in all areas of permitting of petroleum bulk facilities, spill remediation, tank closures, solid waste management, hazardous waste management corrective action/remedial investigation and remediation. Additionally, Mr. Aldrich is experienced in the investigation and design of petroleum storage facilities, solid waste transfer stations, wastewater treatment facilities and implementation of remedial and closure programs. Mr. Aldrich has prepared permit applications in the area of wastewater treatment, air pollution control, residuals management, automotive recycling facilities, metal recycling facilities, pesticides, septage, tire management facilities, and low level radioactive waste storage.

Remedial design efforts include groundwater pump and treat systems, vapor extraction systems and insitu chemical oxidation treatment systems. Mr. Aldrich has interpreted data, prepared reports, and evaluated Quality Assurance/Quality Control (QA/QC) data for petroleum spill sites and has prepared Spill Prevention Control and Countermeasure (SPCC) Plans and Storm Water Pollution Prevention Plans (SWPPP). Mr. Aldrich has prepared SPDES permit applications and modification requests for industrial wastewater treatment facilities and petroleum storage facilities.

Mr. Aldrich has assessed the adequacy of permit applications for commercial hazardous waste landfills, including geotechnical stability; construction quality assurance/quality control; and leachate and run-off handling. He assisted counsel in cross-examinations. He completed detailed technical assessment on applications by manufacturers, and waste management firms involving waste technologies (tanks, pipelines, and surface impoundments) and worked with these facilities to obtain a complete application.

In the remediation field, Mr. Aldrich has managed investigations, corrective measures studies, interim and final corrective measures necessary for inactive hazardous waste units and Brownfield sites at several

facilities. This included such areas as adequacy of pipeline assessment, leak testing, soil sampling, and groundwater sampling.

Mr. Aldrich has experience with pesticides inspections, investigation/enforcement, applicator certification, business registration, and negotiating short form consent orders.

Mr. Aldrich's management experience as supervisor of the NYSDEC's Region 3 Hazardous Waste, Pesticide, Solid Waste, and Low Level Radiation Programs and as a team coach and meeting facilitator, bring a breadth of experience and problem solving skills. Mr. Aldrich is a trained team coach in the NYSDEC Quality-Through-Participation Program overseen by Xerox Corporation's internal trainers from their total quality management program, and has extensive experience as a meeting facilitator and team coach.

Mr. Aldrich's responsibilities at Sterling Environmental Engineering, P.C. include marketing and various engineering projects involving solid and hazardous waste management, petroleum waste remediation, environmental impact assessment and permitting, water discharges and solid waste transfer station concrete floor repair and replacement.

STERLING ENVIRONMENTAL ENGINEERING, P.C.

Mark A. Williams, P.G.
Senior Geologist

Education:	Attended SUNY ESF, Completed Coursework in Waste Management and Environmental Policy, State University of NY Environmental Science and Forestry College, Syracuse, NY, 1990 BS Geology, East Carolina University, Greenville, NC, 1986
Professional Registrations:	Professional Geologist, Pennsylvania
Fields of Competence:	Site Development and Brownfields Environmental Permitting Hydrogeologic Services Solid/Hazardous Waste Site Services Mining Petroleum Spill Remediation Air Services and Indoor Air Quality Sampling
Experience:	2014 to present, Sterling Environmental Engineering, P.C. 2005 - 2014, H2H Associates, LLC 2003 - 2005, Lansing Hisert Group / Lansing Engineering, P.C. 1989 - 2003, Earth Tech, Inc.

Mr. Williams has over 24 years of experience as a professional geologist and environmental professional focused in geology, hydrology, hydrogeology, and environmental restoration, servicing a variety of clients in the environmental, mining, water supply, energy, property acquisition and development sectors. His responsibilities include client liaison, project planning and management, estimating, field data collection and analysis, site characterization, preparation of reports, regulatory negotiation, and project presentations.

Mr. Williams is experienced in investigating the feasibility of sand and gravel pits/quarries, proposed landfill sites, well fields, and power plants and has provided expert testimony. He has prepared over 500 environmental assessments for a variety of proposed and existing projects and facilities, including development projects, mining sites, power plants, service yards, and hazardous waste sites. He has prepared and coordinated a variety of environmental project documents, including State (SEQR) and Federal (NEPA) environmental impact statements (EISs) and environmental assessments (EAs). He is familiar with a wide variety of Federal and State environmental regulations and permitting issues regarding various media and regulatory processes. Mr. Williams has analyzed and prepared documentation related to project impacts on numerous environmental elements, including hydrogeology, water supply/groundwater resources, soil vapor/indoor air, wastewater, geology and soils, utilities, public services, noise, historic resources, safety and security, and natural resources.

Specific Project Experience:

Environmental Assessments and Site Characterization

United Development Corporation, Phase 1 Environmental Site Assessment – Carriage Hill Estates, Troy/Brunswick, NY. Project manager/senior assessor for a Phase 1 ESA of five parcels totaling 218-acres. Conducted ESA/reviewed regulations to identify and evaluate recognized environmental conditions (historic presence of tire dump, documented tire fires, and NYSDEC Consent Order). UDC intends to develop 19 estate homes, 82 carriage homes, and 7 apartment buildings with a total of 192 units. Conducted ESA/reviewed regulations to identify and evaluate recognized environmental conditions pursuant to a due diligence assessment for residential development project.

Trenton Road, LLC, Phase 1 Environmental Site Assessment/Environmental Permitting Services - Colonial Square, Utica, Oneida County, NY. Conducted ESA and reviewed regulations to identify and evaluate recognized environmental conditions pursuant to a due diligence assessment for a large residential development project. Client intends to develop 23 single-family homes, 47 carriage homes, 10 townhouses, and 3 apartment buildings with a total of 144 units on a 59 acre parcel. Managed the preparation and presentation of all SEQRA documentation. Served as expert during numerous meetings regarding various environmental issues pertaining to the proposed project. **The project was approved by the City of Utica.**

US General Services Administration, Drug Enforcement Administration (DEA), Environmental Assessment, Colonie, Albany County, NY. Project hydrogeologist for a NEPA environmental assessment for a proposed DEA 36,000-square-foot office building. Prepared the geology and hydrogeology sections for this document.

ST Paper, Inc., Phase 1 Environmental Site Assessment/Environmental Audit, Green Bay, WI. Project manager and senior assessor for a Phase 1 ESA and compliance evaluation of two manufacturing facilities (paper plant and corrugated cardboard plant) in Oconto Falls and De Pere, Wisconsin. Conducted Phase 1 ESA and reviewed regulations to identify and evaluate recognized environmental conditions and identify compliance issues pursuant to a due diligence assessment for an industrial property acquisition.

Peckham Industries, Inc., Environmental Assessment of William E. Dailey, Inc. (VT and NY). Conducted environmental due diligence assessments of twelve facilities in support of a successful acquisition by Peckham Industries, Inc.

Belmonte Builders, Inc., Phase 1 Environmental Site Assessment, Halfmoon, NY. Project manager/senior assessor for a Phase 1 ESA of a 134-acre parcel. Conducted ESA/reviewed regulations to identify and evaluate recognized environmental conditions pursuant to a due diligence assessment for a residential property acquisition.

DaimlerChrysler Corporation, Phase 1 Environmental Site Assessment - New Venture Gear Corporation, East Syracuse, NY. Project manager and senior assessor for a Phase 1 ESA/compliance evaluation of a 1.8-million-square-foot drivetrain component manufacturing facility that had been in operation for about 40 years. This due diligence assessment was performed to support divestiture of a non-core asset.

Third-Party Review, Downtown Haverstraw Waterfront Redevelopment EIS, Haverstraw, Rockland County, NY. Senior environmental geologist in the third-party review of this complex SEQR DEIS for the proposed private-public redevelopment of the village's waterfront. Responsible for issues relating to due diligence, environmental compliance, and hydrogeology. The analysis was prepared as a

report and submitted to the village as a comment letter on the DEIS by attorneys representing Tilcon of NY, Inc., a mining/quarrying company that owns industrial property within and adjacent to the proposed redevelopment.

Cascades, Inc., Phase 1 Environmental Site Assessments, Seven Sites, Upstate NY. Co-Project manager for a Phase 1 ESA of seven hydroelectric power generating facilities. Prepared two of the ESAs to identify and evaluate recognized environmental conditions pursuant to a due diligence assessment associated with an acquisition.

Curtiss-Wright Corporation, Phase 1 Environmental Site Assessments, Seven Sites, United States. Project manager for a Phase 1 ESA of seven industrial properties located in California (2), Connecticut, Florida, Illinois, Michigan, and Minnesota. Conducted/managed each ESA to identify and evaluate recognized environmental conditions pursuant to a due diligence assessment associated with an acquisition of a high-tech application company.

Carolina Sunrock Group, Phase 1 Environmental Site Assessment, Raleigh, NC. Project manager and senior assessor for a Phase 1 ESA and compliance evaluation of two industrial properties (asphalt plant and concrete plant) near Raleigh-Durham International Airport. Conducted ESA/reviewed regulations to identify and evaluate recognized environmental conditions and identify compliance issues pursuant to a due diligence assessment for an industrial property acquisition.

Dalrymple Sand & Gravel, Phase 1 Environmental Site Assessment, Campbell, NY. Project manager/senior assessor for a Phase 1 ESA and compliance evaluation of two industrial properties (permitted sand and gravel mine and portable asphalt plant). Conducted ESA/reviewed regulations to identify and evaluate recognized environmental conditions and identify compliance issues pursuant to a due diligence assessment for an industrial property acquisition.

Calpine Corp., Phase 1 Environmental Site Assessments, Brooklyn, Queens County, NY. Project manager for a Phase 1 ESA of two industrial properties (recycling station and tire distribution facility) in the Red Hook section of Brooklyn. Conducted each ESA to identify and evaluate recognized environmental conditions pursuant to a due diligence assessment for an industrial property acquisition.

Glenville Energy Park, Focused Environmental Site Assessment, Glenville, Schenectady County, NY. Site Coordinator for initial site engineering activities for a proposed 520-megawatt combined-cycle natural gas-fired power plant at a 21-acre site located over an impacted sole-source aquifer. Site manager for Phase 1 ESA and additional site characterization of the site. Phase 1 ESA was performed to identify and evaluate recognized environmental conditions pursuant to a due diligence assessment of this brownfield property (former federal Naval Depot), which is adjacent to an inactive hazardous waste site. Worked in close cooperation with NYSDEC and developed detailed work plans consisting of sampling existing monitoring wells, EM-31 and GPR geophysical surveying, passive soil gas measurements, test pitting, soil borings, installation of seven monitoring wells, water level measurements, and soil and groundwater sampling and analysis. Determined nature and on-site extent of VOC-contaminated groundwater (TCE), and evaluated its potential impacts on plant development and site classification. Worked with several technical experts from the NYSDEC, Defense National Stockpile Center / Defense Logistics Agency, General Services Administration, US Army Corps of Engineers, and Schenectady County Intermunicipal Watershed Board to identify the source(s) of trichloroethene and other volatile organic compounds in the Great Flats Aquifer.

Wilsonart International, Inc., Phase 1 Environmental Site Assessment, Temple, TX. Project manager for a Phase 1 ESA to identify and evaluate recognized environmental conditions pursuant to a due diligence assessment for a commercial property (PVC pipe and steel distribution facility) acquisition.

Maytag Corporation, Phase 1 Environmental Site Assessments, NH, PA, VT, and TX. Conducted environmental due diligence assessments of five appliance manufacturing facilities and managed the assessments of two other facilities in support of proposed acquisitions.

Tyco International, Inc., Phase II Environmental Site Investigation, Franklinville, Lancaster County, NY. Project manager for a Phase II environmental site investigation to further assess recognized environmental conditions at a commercial property that Tyco was to acquire through due diligence. The investigation involved test pitting, soil screening, sampling and analysis, temporary monitoring well installation, water level measurements, groundwater sampling and analysis, and surveying. Prepared the report which overviewed the scope of work, geologic and hydrogeologic setting, analytical results (soil and groundwater), regulatory setting and perspective, an estimate of potential remediation costs, outline of alternative approaches as well as conclusions and recommendations. Prepared the liability assessment focused on the level of current regulatory compliance, the possible effect of future regulations on the operating ability of the facility, and the condition of soil and groundwater quality at the site. After review of our report, the client did not pursue further acquisition efforts.

Confidential Client, Phase 1 Environmental Site Assessment, Quebec. Site manager for a Phase 1 environmental site assessment, limited-scope Phase II assessment, and compliance evaluation of a 500,000-square foot wallboard manufacturing facility located near Montreal that had been in operation for about 50 years.

Expert Evaluation & Testimony:

- Mr. Williams conducted independent evaluations of a private residence and provided a detailed deposition regarding the presence of dissolved methane in site groundwater, as well as professional opinion regarding the impact on water resources from pumping at the Village of Hunter's well field (*Inn at Hunter, Inc. v. Village of Hunter*). The Judge reviewed the deposition and summarily denied the plaintiffs petition.

- Mr. Williams provided technical support and professional opinion during depositions taken in connection with a 2005 dam collapse at Hadlock Pond *(Hadlock Pond Landowners v. Village of Fort Ann).*

Professional Societies:

- Air and Waste Management Association - Northeast Section
- Capital District Environmental Breakfast Club
- Hudson-Mohawk Professional Geologists' Association (President, 2004-2006)
- National Groundwater Association
- National Stone, Sand and Gravel Association
- NY Construction Materials Association
- NY State Business Council
- NY State Council of Professional Geologists (Director, 2005 to Present; President, 2007 to 2010)

Landscape Restorations
Practicing Ecological Landscape Design and Management Principles
P.O. Box 286 Beacon New York 12508

BRIEF LANDSCAPE NARRATIVE
Re:152-158 Fishkill Avenue Beacon New York

The inspiration behind this landscape design (both figuratively and literally!) is beautiful Mount Beacon. The front slope of the project, along Fishkill Avenue, features boulders, shrubs and small trees with spring ephemerals and sedges, echoing the plant community, textures and topography of the area. The warm palette harmonizes with the architecture and creates an inviting experience from the street and sidewalk.
The retaining walls are greened with Virginia Creeper and evergreen ferns, while the parking lot beds and bump-outs create shade with oaks, and color and movement with Little Bluestem grass.

This landscape design is still a work in progress. Thank you for your patience.



Aquilegia canadensis

COMMON NAME

Columbine

TYPE

Herbaceous

IMAGE





Aster divaricatus

COMMON NAME

White Wood Aster

TYPE

Herbaceous

IMAGE





Geranium maculatum

COMMON NAME

Wild Geranium

TYPE

Herbaceous

IMAGE





Aronia melanocarpa

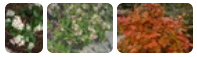
COMMON NAME

Black Chokeberry

TYPE

Shrub

IMAGE





Ilex verticillata 'Sparkle...

COMMON NAME

Winterberry 'Sparkleberry'

TYPE

Shrub

IMAGE





Rhus aromatica Lo Gro

COMMON NAME

Fragrant Sumac

TYPE

Shrub

IMAGE





Betula populifolia

COMMON NAME

Grey Birch

TYPE

Tree

IMAGE





Carpinus caroliniana

COMMON NAME

Ironwood

TYPE

Tree

IMAGE





Juniperus virginiana

COMMON NAME

Eastern Red Cedar

TYPE

Tree

IMAGE





Sassafras albidum

COMMON NAME

Sassafras

TYPE

Tree

IMAGE





Thuja occidentalis 'Eme...

COMMON NAME

American arborvitae 'Emerald ...

TYPE

Tree

IMAGE





Thuja occidentalis 'Nigra'

COMMON NAME

Arborvitae Nigra

TYPE

Tree

IMAGE





Viburnum prunifolium

COMMON NAME

Blackhaw

TYPE

Tree

IMAGE





Quercus coccinea

COMMON NAME

Scarlet Oak

TYPE

Tree

IMAGE





Parthenocissus quinque...

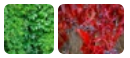
COMMON NAME

Virginia Creeper

TYPE

Vine

IMAGE





Schizachyrium scoparium

COMMON NAME

Little Blue Stem

TYPE

Grass

IMAGE





Polystichum acrostichoi...

COMMON NAME

Christmas fern

TYPE

Fern

IMAGE



	A	B	C	D	E	F	G
1	**SYMBOL**	**TYPE**	**BOTANICAL NAME**	**COMMON NAME**	**Size**	**Quantity**	**LOCATION**
2	T-Bp	Tree	Betula populifolia	Grey Birch	5-6'	tbd	
3	T-Cc	Tree	Carpinus caroliniana	Ironwood	6-7'	tbd	
4	T-Jv	Tree	Juniperus virginiana	Juniper	6-7'	tbd	
5	T-Qc	Tree	Quercus coccinea	Scarlet Oak	2"	tbd	
6	T-Sa	Tree	Sassafras albidum Single Stem	Sassafras	5-6'	tbd	
7	T-To	Tree	Thuja occidentalis 'Nigra'	Arborvitae	5-6'	tbd	
8	T-Vp	Tree	Viburnum prunifolium	Blackhaw	5-6'	tbd	
9							
10	S-Am	Shrub	Aronia melanocarpa	Red Chokeberry	5 gal	tbd	
11	S-Iv	Shrub	Ilex verticillata	Winterberry need male and female	3 gal	tbd	
12	S-Ra	Shrub	Rhus aromatica	Aromatic Lo Sumac	3 gal	tbd	
13							
14	V-Pq	Vine	Partenocissus quinquefolia	Virginia Creeper	2 gal	tbd	
15							
16	H-Ae	Wildflower	Aster ericoides	Heath Aster	plugs	tbd	
17	H-Ac	Wildflower	Aquilegia canadensis	Columbine	pint	tbd	
18	H-Gm	Wildflower	Geranium maculatum	Geranium	pint	tbd	
19							
20	G-Ss	Grass	Schizachyrium scoparium	Little Bluestem	gal	tbd	
21							
22	F-Pa	Fern	Polystichum acrostichoides	Christmas Fern	gal	tbd	
23							
24							
25							
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28							
29							
30							
31							
32							
33							

April 21, 2023

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

Re: Proposed Site Plan and 2 Lot Merger
152-158 Fishkill Avenue
City of Beacon, NY
SBL: 6054-29-042814 & 041801

Written Responses to Planning Board Consultant Comments

Dear Chairman Gunn & Planning Board Members:

We are providing this response letter on behalf of the Applicant, 152-158 Fishkill LLC, in order to address the latest comments in both John Clarke Planning and Design's April 7, 2023 and Lanc & Tully's March 9, 2023 letters.

Responses to John Clarke Planning & Design April 7, 2023 Comment Letter:

1. For Sheet 1, the Total Tract Area and the square footage on the adjacent plan should match.
   Response: The tract areas now 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.
   Response: Existing trees are now shown.

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.
   Response: Existing trees are now shown.

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?
   Response: It appears there is approximately 4' of existing clearance from the utility poles to the property line. One of the existing utility poles is proposed to be removed as shown on the Fishkill Avenue Rehabilitation Project plans.

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.
   Response: The parking spaces have been revised and six new spaces are now shown.

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.
Response: The tract areas now match.

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.
Response: The parking requirements are based off gross square footage, minus utility areas.

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.
Response: There is a note referencing shared parking and a note has also been added regarding land-banked parking.

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.
Response: The driveway aisle at the rear of the building has been reduced to 24' width. A 26' wide entrance is required to allow for larger vehicles such as garbage trucks and box trucks to access the site properly.

10. Area variances are requested for the height of the rear retaining wall and the height of the building.
Response: With the recent modifications to the proposal, the Applicant is in the process of confirming if any area variance is needed for the height of the structure. An area variance for the retaining wall height will be requested from the Zoning Board of Appeals. It is noted that the retaining wall in the northwest corner has been terraced into six-foot increments.

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.
Response: Comment duly noted.

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.
Response: Comment noted, and this information will be provided in a future submittal.

Responses to Lanc & Tully's April 4, 2023 Letter:

Subdivision Plat-Lot Line Consolidation Plan:

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).
   Response: This will be added to a future plan submission.

SEQRA Comments:

1. The calculations for the proposed water and sewer usage shall be provided.
   Response: A sewage flow calculation has been added to the site plan.

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.
   Response: We will contact the Superintendent to obtain this information.

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.
   Response: An environmental assessment has been completed by Sterling Environmental Engineering, P.C. dated December 27, 2018. A copy of this document has been included for review.

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".
   Response: The site grading has been revised and an average grade plane calculation has been prepared. The Applicant is in the process of working with the Building Department to confirm if a variance is needed for the height of the structure.

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.
   Response: An area variance for the retaining wall height will be requested from the Zoning Board of Appeals. It is noted that the retaining wall in the northwest corner has been terraced into six-foot increments.

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.
Response: Comment noted, and this study has been submitted for review.

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.
Response: A drainage study will be prepared and submitted shortly.

5. The engineering plans shall be updated to show Fishkill Avenue and the utilities running in and along Fishkill Avenue.
Response: This information has been added to the project plans.

6. The "Existing Conditions" plan shall be updated to include a note as to where the boundary survey information and topography were obtained.
Response: This information has been added to the Title Sheet as a note.

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.
Response: This information is now shown on the plans.

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.
Response: Recent stormwater test results yielded a depth of approximately 4' prior to encountering rock ledge in this vicinity. Additional tests can be conducted closer to the property line to confirm.

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.
Response: Comment noted, and this will be provided in a future submittal.

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.
Response: This information has been revised and added to the project plans.

11. The plans shall be updated to reflect how drainage at the site is to be handled.
Response: This will be provided in a future submittal; however, subsurface infiltration and detention is being considered beneath the parking lot.

12. The plans shall take into account snow storage areas for the proposed project.
Response: Comment noted.

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.
Response: The refuse location has been revised and relocated.

14. A landscape plan shall be prepared for the project.
Response: This will be provided in a future submittal.

15. A lighting plan shall be prepared for the project.
Response: This will be provided in a future submittal.

16. An erosion and sediment control plan shall be prepared for the project.
Response: This will be provided in a future submittal.

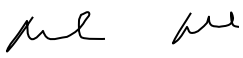
17. The plans shall be updated to include all relevant construction details necessary for the construction of the project.
Response: This will be provided in a future submittal.

We look forward being placed on the next available agenda.

Please do not hesitate to contact us if there are any questions or concerns.

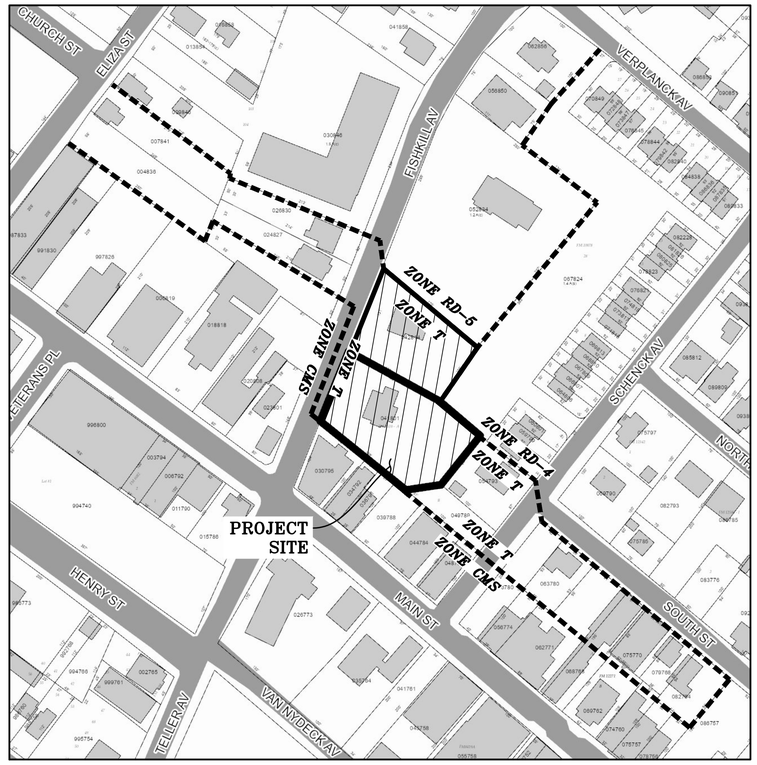
Sincerely,

Arden Consulting Engineers, PLLC

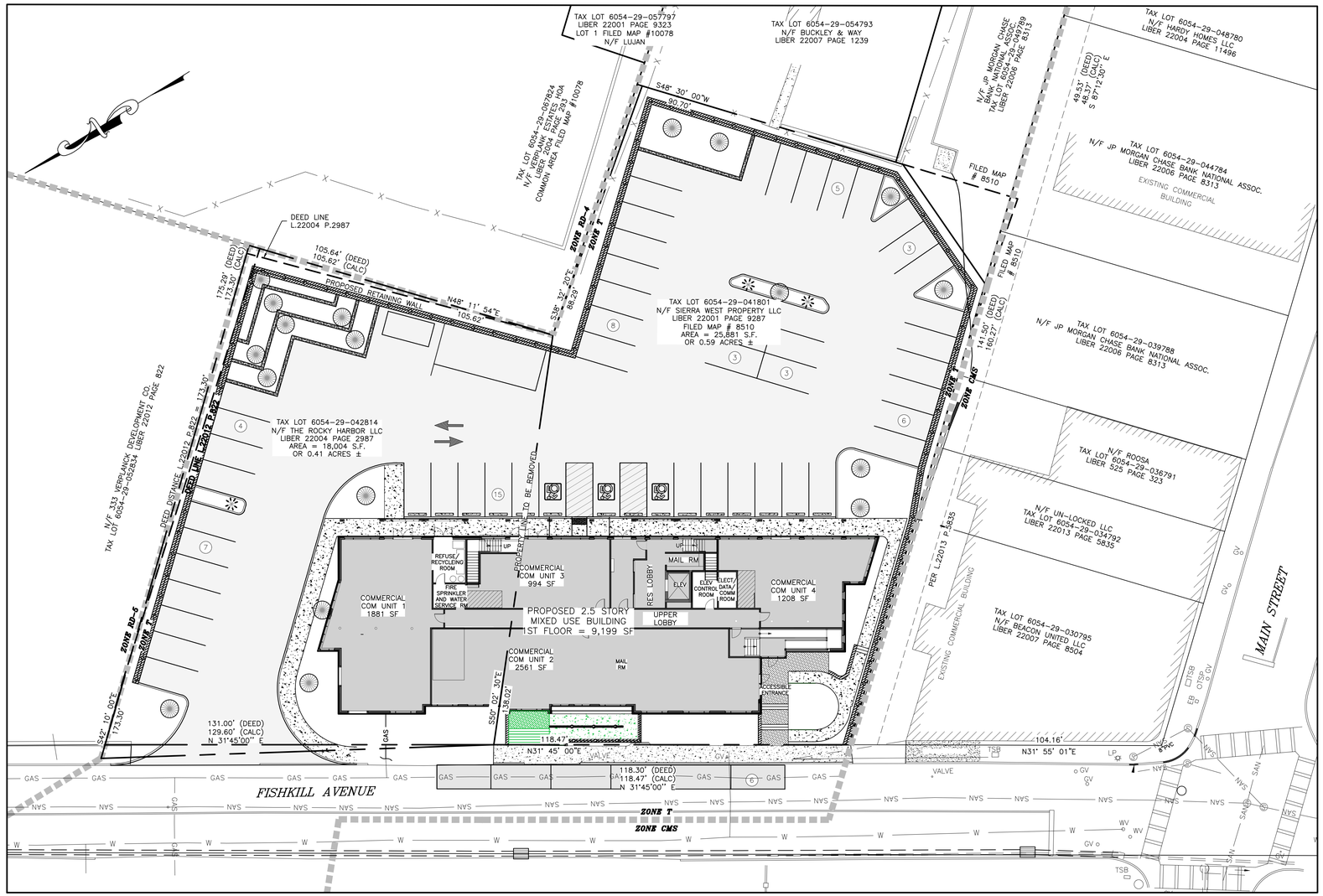


Michael A. Morgante, P.E.

SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON, DUTCHESS COUNTY, NY.



LOCATION MAP
SCALE: 1"=100'
SOURCE: DUTCHESS COUNTY GIS



TITLE SHEET
SCALE: 1"=20'

SCALE
20 0 10 20 40
SCALE FEET

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TAX MAP NUMBER

SECTION: 6054
BLOCK: 29
LOT: 041801, 042814

DEED REFERENCE

LIBER: 22017
PAGE: 3012

TOTAL TRACT AREA

LOT 041801: 25,881± S.F. 0.59± ACRES
LOT 042814: 18,004± S.F. 0.41± ACRES

OWNER & APPLICANT

152–158 FISHKILL AVENUE, LLC
316 MAIN STREET
STE 6
POUGHKEEPSIE, NY 12601

REFERENCES:

1. BOUNDARY, TOPOGRAPHIC & UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY CV ASSOCIATES NY, P.E., L.S., P.C., DATED MARCH 23, 2023.
2. PROPOSED UTILITY INFORMATION ON FISHKILL AVENUE HAS BEEN TAKEN FROM A PLAN ENTITLED "RESURFACING, RESTORATION AND REHABILITATION – TELLER AVENUE AND FISHKILL AVENUE, PREPARED BY WSP AND DATED JANUARY 2023.

DRAWING LIST

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 05	TITLE SHEET	02–27–2023/04–21–2023
02 OF 05	EXISTING CONDITIONS MAP	02–27–2023/04–21–2023
03 OF 05	DEMOLITION PLAN	02–27–2023/04–21–2023
04 OF 05	SITE PLAN	02–27–2023/04–21–2023
05 OF 05	GRADING PLAN	02–27–2023/04–21–2023

OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE OF OWNER(S) DATE

REVISION	BY	DATE	DESCRIPTION
1.	MM	04–21–23	PER PB COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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STATE OF NEW YORK
MICHAEL A. MORGANTE
LICENSED PROFESSIONAL ENGINEER
078577

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

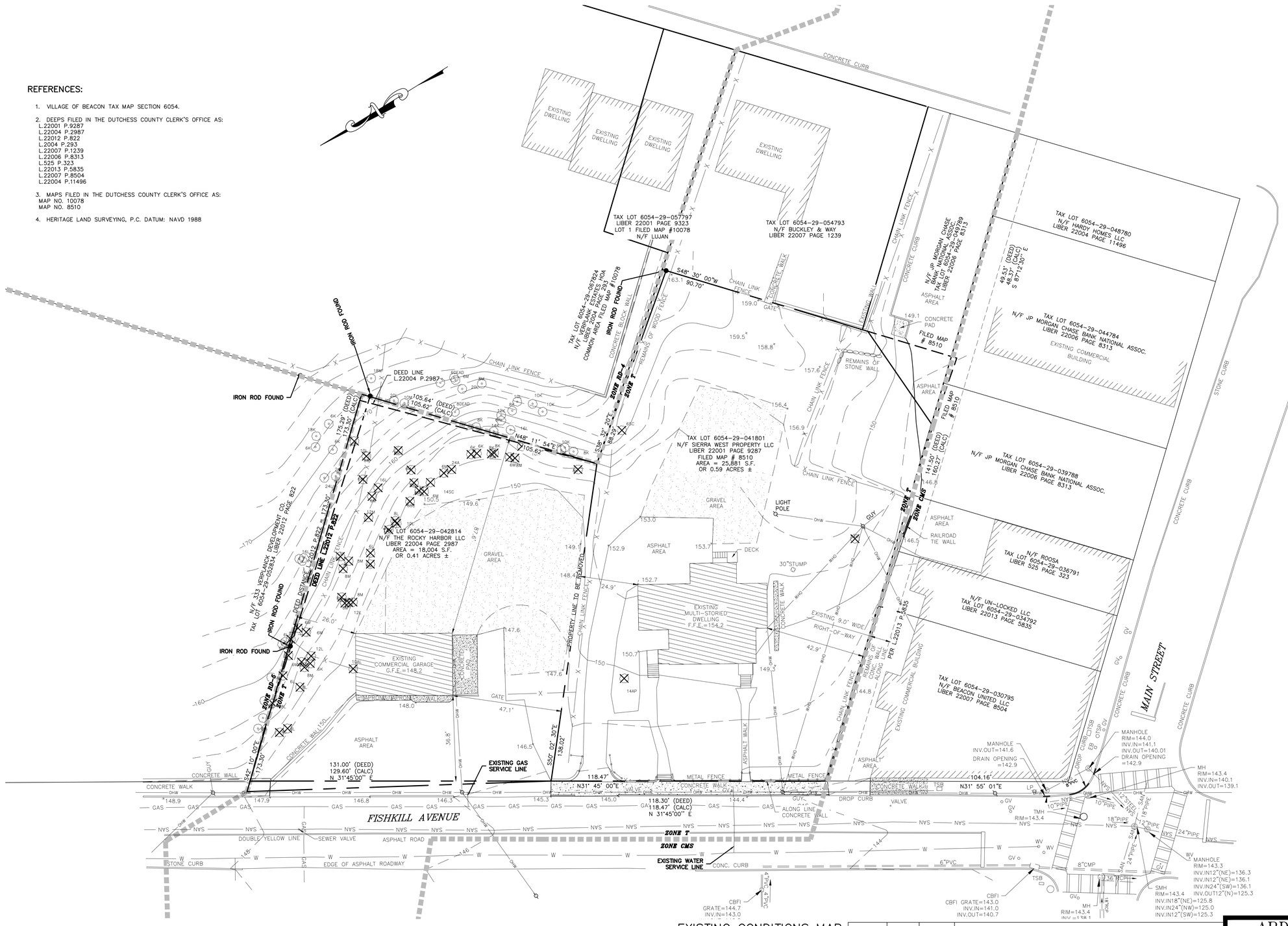
SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

TITLE SHEET

JOB#: 17–001
SCALE: AS NOTED
DATE: 02–27–2023
DRAWN: MM
CHECKED: MM
SHEET NO. 01 of 05

REFERENCES:

1. VILLAGE OF BEACON TAX MAP SECTION 6054.
2. DEEPS 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
4. HERITAGE LAND SURVEYING, P.C. DATUM: NAVD 1988



LEGEND:

- EXISTING MAJOR CONTOUR (490)
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE (OHW)
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING CHAINLINK FENCE
- EXISTING CONCRETE WALL
- ZONING DISTRICT BOUNDARIES
- EXISTING UTILITY POLE
- EXISTING TREE

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EXISTING CONDITIONS MAP

SCALE: 1"=20'

REVISION	BY	DATE	DESCRIPTION
1.	MM	04-21-23	PER PB COMMENTS

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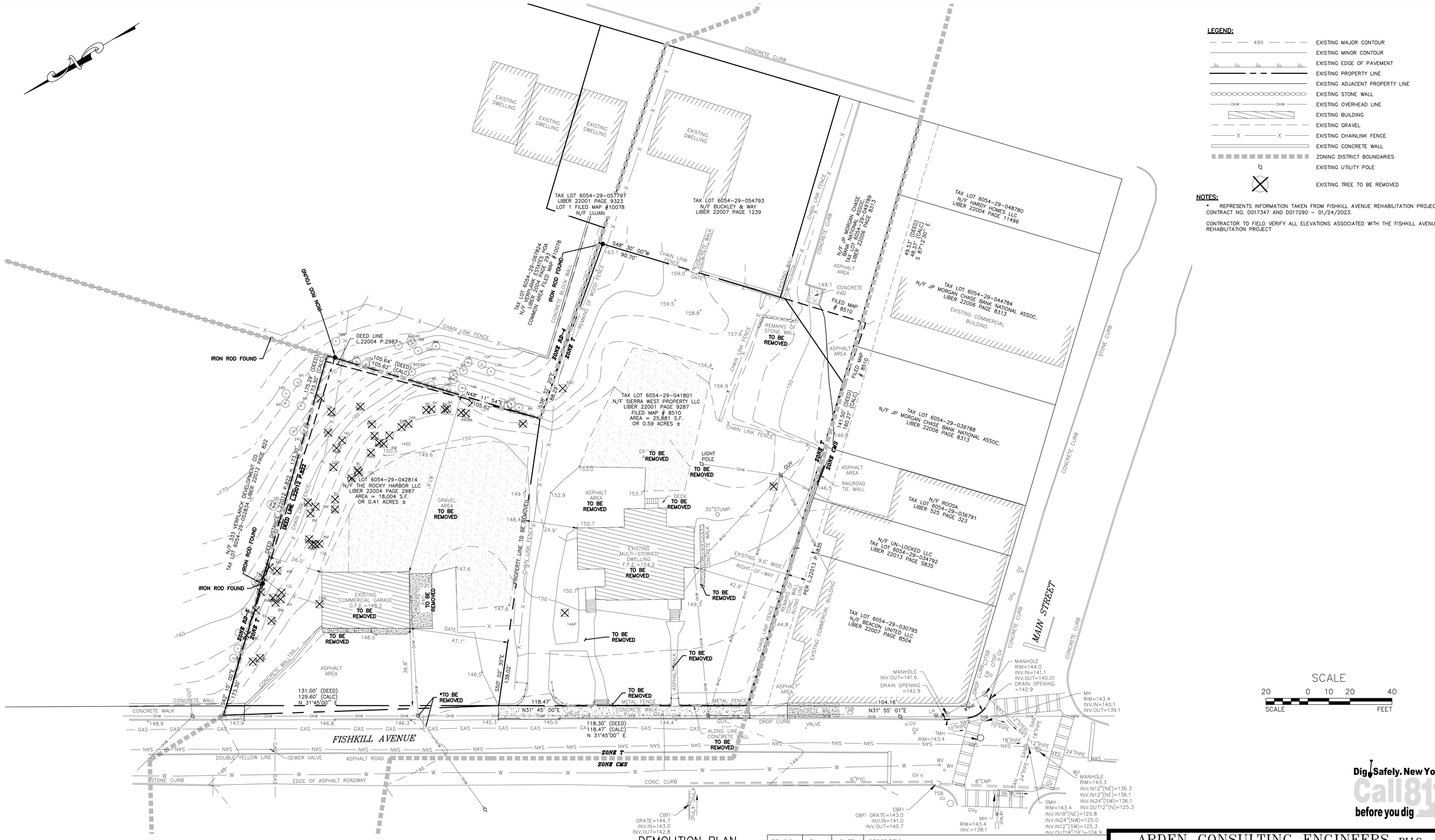
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

EXISTING CONDITIONS MAP

JOB#:	17-001
SCALE:	AS NOTED
DATE:	02-27-2023
DRAWN:	MM
CHECKED:	MM
SHEET NO.	02 of 05



LEGEND:

- 490 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- OHW — OHW — EXISTING OVERHEAD LINE
- EXISTING BUILDING
- EXISTING GRAVEL
- X — X — EXISTING CHAINLINK FENCE
- EXISTING CONCRETE WALL
- ZONING DISTRICT BOUNDARIES
- EXISTING UTILITY POLE
- EXISTING TREE TO BE REMOVED

NOTES:

* REPRESENTS INFORMATION TAKEN FROM FISHKILL AVENUE REHABILITATION PROJECT. CONTRACT NO. D017347 AND D017290 – 01/24/2023.

CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS ASSOCIATED WITH THE FISHKILL AVENUE REHABILITATION PROJECT

DEMOLITION PLAN

SCALE: 1"=20'

REVISION	BY	DATE	DESCRIPTION
1.	MM	04-21-23	PER PB COMMENTS

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SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

DEMOLITION PLAN

JOB#:	17-001
SCALE:	AS NOTED
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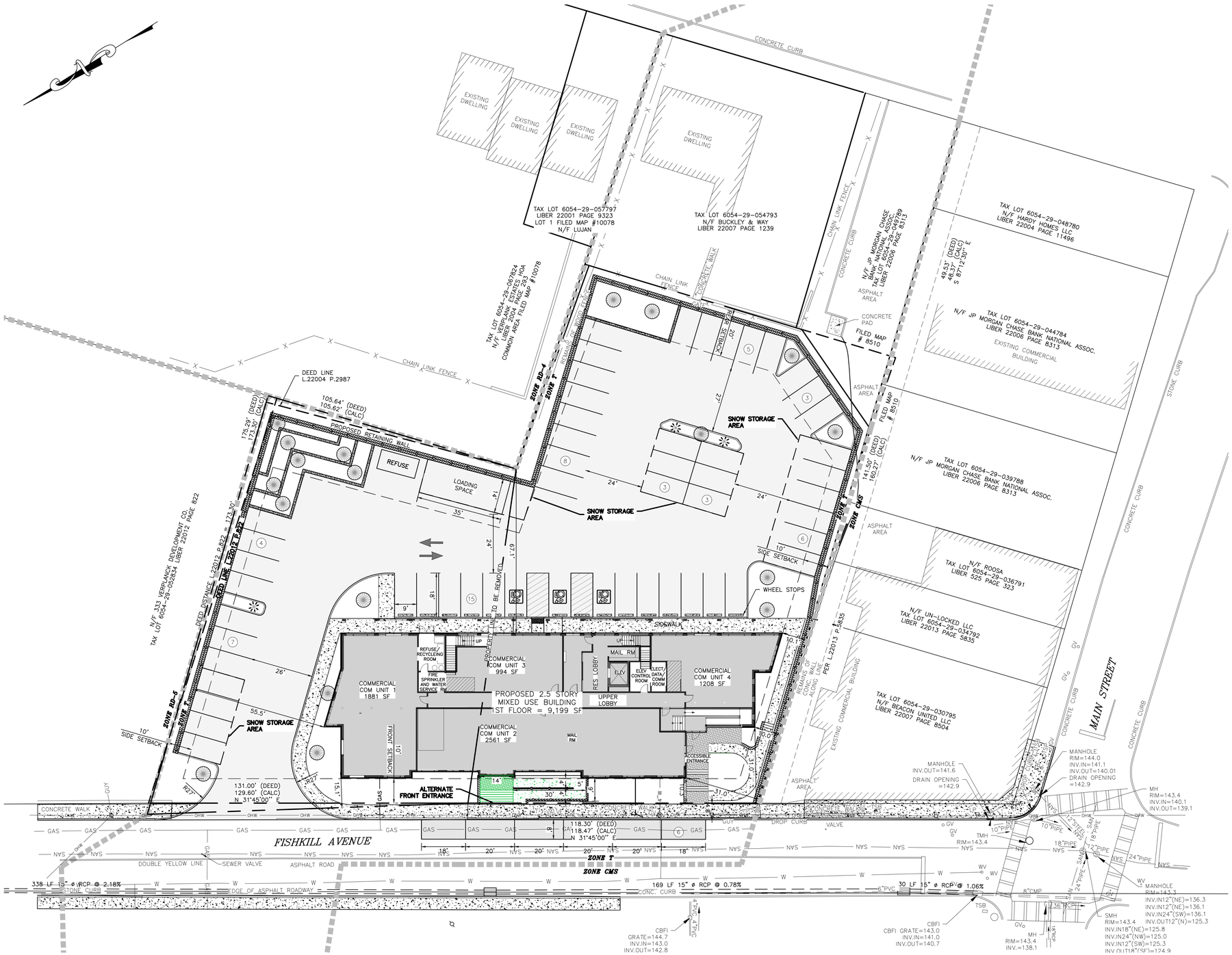
DRAWN:	MM
CHECKED:	MM
SHEET NO.	03 of 05



SITE PLAN
SCALE: 1"=20'

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:	2,000 SF [i]	LOT AREA PER DWELLING UNIT:	2,742.81 SF
LOT WIDTH:	50'	LOT WIDTH:	249'
LOT DEPTH:	100'	LOT DEPTH:	204'
FRONT YARD:	10'	FRONT YARD:	14.4'
SIDE YARD:	10'	SIDE YARD:	10.6'
TOTAL SIDE YARD:	20'	TOTAL SIDE YARD:	65.6'
REAR YARD:	20'	REAR YARD:	67.1'
BULK TABLE: (MAXIMUMS)		**BULK TABLE: (MAXIMUMS)**	
BUILDING HEIGHT	2.5 STORIES/35'	BUILDING HEIGHT	2.5 STORIES/37'*
MAXIMUM NUMBER OF UNITS:	21	MAXIMUM NUMBER OF UNITS:	16
RETAINING WALL:	6'	RETAINING WALL:	20.6'*
BUILDING COVERAGE:	40%	BUILDING COVERAGE:	20.9%

* VARIANCE IS REQUIRED TO PERMIT A 20.6' TALL RETAINING WALL IN THE WEST SIDE YARD (WITH FOUR FOOT FENCE ON TOP OF RETAINING WALL). THE APPLICANT IS DISCUSSING THE BUILDING HEIGHT MEASUREMENT AND THE NEED FOR A VARIANCE FOR SAME WITH THE BUILDING DEPARTMENT.

ZONING NOTES:

i: ONE-HALF THE MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT.

RD-4 ZONING DISTRICT IS THE LEAST RESTRICTIVE LOT SIZE AREA PER DWELLING UNIT.
RD-4 MINIMUM LOT SIZE AREA PER UNIT=4,000 SF
½ RD-4 MINIMUM LOT SIZE AREA PER UNIT=2,000 SF
43,885 SF / 2,000 SF PER UNIT = 21 UNITS

BUILDING COVERAGE CALCULATION:

BUILDING FOOTPRINT AREA = 9,199 SF
TOTAL LOT AREA = 43,885 SF

(9,199/43,885) X 100 = 20.9%

PARKING REQUIREMENTS:

MULTIFAMILY DWELLING AND/OR APARTMENT OR ARTIST LIVE/WORK SPACE:
1 SPACE FOR EACH DWELLING UNIT, PLUS ½ SPACE FOR EACH BEDROOM,
PLUS ½ SPACE FOR EACH LIVE/WORK SPACE CONTAINING RETAIL AREA.

16 UNITS x 1 SPACE/UNIT = 16 SPACES
24 BEDROOMS x 0.25 SPACE/BEDROOM = 6 SPACES

OFFICE FOR BUSINESS OR PROFESSIONAL USE (OTHER THAN ACCESSORY TO RESIDENTIAL USE):
[AMENDED 6-21-1999 BY L.L. NO. 14-1999]
1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA, EXCLUDING UTILITY AREAS.

GROSS OFFICE SPACE EXCLUDING UTILITY AREAS = 8,071 SF
8,071 SF / 1 SPACE/200 SF = 41 SPACES

63 TOTAL OFF-STREET PARKING SPACES ARE REQUIRED
54 OFF-STREET PARKING SPACES ARE PROVIDED
6 ON-STREET PARKING SPACES ARE PROVIDED ALONG THE FRONTAGE
SHARED PARKING DEDUCTION REQUIRED UNDER SECTION 223-26 C(6)
THERE IS POTENTIAL FOR LAND-BANKING OF 10 ADDITIONAL PARKING SPACES UNDER SECTION 223-26E.

SEWAGE FLOW:

24 BEDROOMS X 110 GPD/BEDROOM	= 2,640	GPD
50 EMPLOYEES @ 15 GPD/EMPLOYEE	= 750	GPD
TOTAL	= 3,390	GPD

LEGEND:

- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING CHAINLINK FENCE
- EXISTING CONCRETE WALL
- ZONING DISTRICT BOUNDARIES
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED REFUSE AREA
- PROPOSED SETBACK
- PROPOSED LANDSCAPING
- PROPOSED WALL
- PROPOSED TERRACED WALL
- PROPOSED FENCE

SCALE
20 0 10 20 40
SCALE FEET

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REVISION	BY	DATE	DESCRIPTION
1.	MM	04-21-23	PER PB COMMENTS

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STATE OF NEW YORK · MICHAEL A. MORGANTE · LICENSED PROFESSIONAL ENGINEER · 078577

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

SITE PLAN

JOB#:	17-001
SCALE:	AS NOTED
DATE:	02-27-2023
DRAWN:	MM
CHECKED:	MM
SHEET NO.	04 of 05



GRADING PLAN

SCALE: 1"=20'

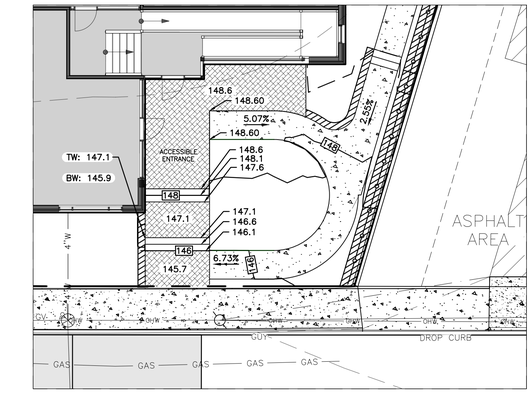
LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING CHAINLINK FENCE
- EXISTING CONCRETE WALL
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED REFUSE AREA
- PROPOSED SETBACK
- PROPOSED LANDSCAPING
- PROPOSED WALL
- PROPOSED CONTOURS MAJOR
- PROPOSED CONTOURS MINOR
- PROPOSED FENCE
- PROPOSED 4" D.I.P. WATER SERVICE LINE
- PROPOSED 6" SDR 35 SEWER LATERAL

NOTES:

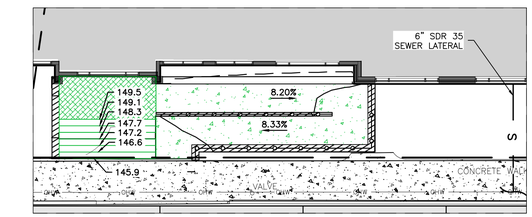
* REPRESENTS INFORMATION TAKEN FROM FISHKILL AVENUE REHABILITATION PROJECT. CONTRACT NO. D017347 AND D017290 – 01/24/2023.

CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS ASSOCIATED WITH THE FISHKILL AVENUE REHABILITATION PROJECT



DETAIL – 1

SCALE: 1"10'



DETAIL – 2

SCALE: 1"10'

SCALE

20 0 10 20 40

SCALE FEET

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REVISION	BY	DATE	DESCRIPTION
1.	MM	04-21-23	PER PB COMMENTS

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MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR

152–158 FISHKILL AVENUE

CITY OF BEACON – DUTCHESS COUNTY, N.Y.

GRADING PLAN

JOB#:	17–001
SCALE:	AS NOTED
DATE:	02–27–2023
DRAWN:	MM
CHECKED:	MM
SHEET NO.	05 of 05

REFERENCES:

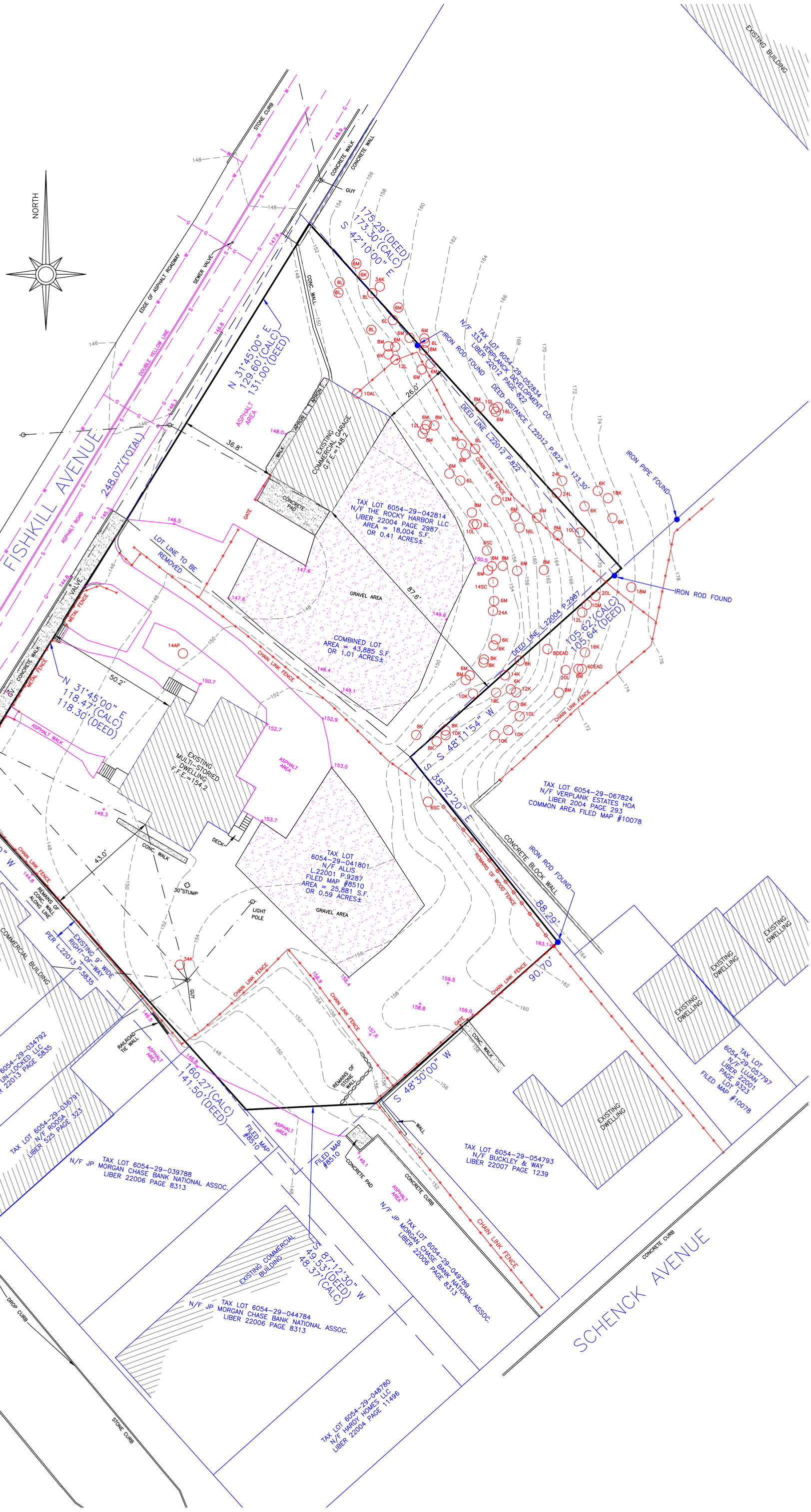
1. CITY OF BEACON TAX MAP SECTION 6054
2. DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   - L.22001 P.9287
   - L.22004 P.2987
   - L.22012 P.822
   - L.2004 P.293
   - L.22007 P.1239
   - L.22006 P.8313
   - L.525 P.323
   - L.22013 P.5835
   - L.22007 P.8504
   - L.22004 P.11496
3. MAPS FILED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

TREE LEGEND

M	DENOTES EXISTING MAPLE TREE
SC	DENOTES EXISTING SYCAMORE TREE
AP	DENOTES EXISTING APPLE TREE
L	DENOTES EXISTING LOCUST TREE
K	DENOTES EXISTING OAK TREE
DEAD	DENOTES EXISTING DEAD TREE
AL	DENOTES EXISTING AILANTIS TREE
A	DENOTES EXISTING ASH TREE

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
S	DENOTES EXISTING PAINTED SEWER LINE
W	DENOTES EXISTING PAINTED WATER LINE
G	DENOTES EXISTING PAINTED GAS LINE



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.
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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

CV ASSOCIATES NY, P.E., L.S., P.C.
148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926
TEL (845)774-1075 e-mail: surveyingcva@cvassociatesny.com

BOUNDARY & TOPOGRAPHIC SURVEY

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
3/23/23	1416-19	SURVEY-TOPO	1/1
Scale 1"= 20'			

LANC & TULLY
Engineering and Surveying, P.C.

May 3, 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 April 25, 2023, from Cuddy & Feder.
- Brief Landscape Narrative – 152-158 Fishkill Ave, as prepared by Landscape Restorations (Not Dated).
- Response correspondence from Arden Consulting Engineers, dated April 21, 2023.
- Updated Parking Analysis as prepared by Colliers Engineer & Design, dated April 25, 2023.
- Plan titled "Boundary & Topographic Survey – 152 & 158 Fishkill Avenue", dated March 23, 2023, as prepared by CV Associates NY.
- Architectural rendering plan SK1 – First Floor, with the latest revision date of April 25, 2023, as prepared by Nexus Architecture Planning Design.
- Plans titled "Site Plan & Lot Merger for 152-158 Fishkill Avenue", consisting of Sheets 1 of 5 thru 5 of 5, all having the latest revision date of April 21, 2023, as prepared by Arden Consulting Engineers.

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. Based upon the recently submitted documents, the applicant is requesting to be referred to the Zoning Board Appeals to seek an Area Variance for the proposed retaining wall(s), as Section 223-13G of the Code only allows for retaining walls to be no higher than 6-feet.

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

Boundary & Topographic Survey:

1. The plan shall be provided on a full-size sheet at scale. The submitted survey is at the 1" = 20' scale as noted on the plan.

2. The existing utilities shown along Fishkill Avenue shall be labeled as to there size and pipe material.

Subdivision Plat-Lot Line Consolidation Plan:

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). ***Applicant notes that this will be provided with a future submission.***

SEQRA Comments:

1. 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. ***Applicant notes that they will contact the Superintendent to obtain this information.***

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". ***Applicant notes that they have revised the average grade plan calculation and that they are working with the Building Department to confirm if a variance is needed for the height of the structure.***

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. ***Applicant notes that an Area Variance will be sought from the Zoning Board of Appeals.***

3. The project requires a total of 63 parking spaces but is currently only achieving a total of 54 spaces on the site. 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. Colliers Engineering has completed a Shared Parking Analysis for the proposed project in which they have concluded that 51 spaces would be sufficient enough to service the entire project. If the City's Traffic Engineer confers with this, then the Planning Board may wish to consider granting a waiver for 9 parking spaces since 54 of the required 63 spaces have been provided on the site.

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. ***The applicant notes that a study will be prepared and submitted with a future submission.***

5. The plans shall be updated to reflect the size and pipe material of the existing utilities located within Fishkill Avenue, now that they have been shown on the plans.

6. 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. ***The applicant notes that recent stormwater test results yielded a depth of approximately 4' prior to encountering rock ledge in this vicinity.*** The plans shall be updated to reflect where test pits were excavated, along with the depth to rock at that location. We further recommend that additional testing be conducted to determine the depth to rock along the north and north-east side of the project, and to allow for the quantification of rock that is to be removed.

7. 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. ***Applicant notes that this will be provided with a future submission.***

8. The engineer shall verify with the fire engineer that the 4" water service line will be of sufficient size for the proposed project.

9. The 6" sewer lateral shown on Sheet 5 shall extend to the existing sewer main to show its connection to the existing collection system.

10. The plans shall be updated to reflect how drainage at the site is to be handled. ***Applicant notes that this will be provided with a future submission.***

11. The plans shall take into account snow storage areas for the proposed project.

12. A landscape plan shall be prepared for the project. ***Applicant notes that this will be provided in a future submission.***

13. A lighting plan shall be prepared for the project. ***Applicant notes that this will be provided in a future submission.***

14. An erosion and sediment control plan shall be prepared for the project. ***Applicant notes that this will be provided in a future submission.***

15. The plans shall be updated to include all relevant construction details necessary for the construction of the project. ***Applicant notes that this will be provided in a future submission.***

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 /bmm

John Russo, P.E.

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

May 8, 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 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 Site Plan prepared by Arden Consulting Engineers, dated April 21, 2023. CM notes that the number of off-street parking spaces has been reduced from 62 to 54 along with six on-street parallel parking spaces on the east side of Fishkill Avenue. Based on the Shared Parking analysis prepared by Colliers Engineering and Design, which was reviewed by our office in March 2023, the revised number of off-street parking spaces should accommodate the demand of the development. This reduction in parking has allows for the refuse area to be placed in a more accessible location, which addresses a prior comment, and allows for a loading zone. CM also notes that there are not three ADA-accessible spaces provided.

At this time, CM has no further comments. If you have any questions, please do not hesitate to contact our office at (914) 800-9201.

Respectfully,
Creighton Manning Engineering, LLP

Frank A. Filiciotto, PE
Associate

Starke W. Hipp, PE
Project Engineer

N:\Projects\2023\123-016 Beacon - 2023 Traffic Reviews\Working\Correspondence\152-158 Fishkill Ave\20230508_152-158 Fishkill Rev3_123016.docx

City of Beacon
Planning Board Subcommittee on Architectural Review
Recommendation and Report

Description: Proposed 2 1/2-story mixed-use building in Transitional district with ground floor offices and 16 apartments on upper floors.

Project Name: _____

Project Address: 152-158 Fishkill Avenue

Date of Meeting(s) of ARB Subcommittee: April 28, 2023, 10:00 – 11:00 am

Attendees: Kevin Byrne, Len Warner, Bruce Flower, John Clarke

Jaclyn Tyler and John Fry, Project Architects

On the above-referenced dates, the Architectural Review Subcommittee reviewed the above-referenced project at which meeting the applicant and its representatives were provided an opportunity to be heard. The sole focus of the Committee was to review the architecture of the proposed building(s). The Committee reviewed the following plans and materials:

Color renderings of revised design from Fishkill Avenue looking southeast and northeast, along with Google Street Views.



The Architectural Review Committee offers the following specific comments, as applicable as indicted:

1) Doors and windows: New entrance design with shed roof, central stairs, and low-pitched ADA walkway. Large windows with dividers. Additional question: will the windows be flush to the siding or are they recessed with projecting sills?

2) Roof: Most criticism centered around the large roof plane and double-pitched gable ends. Need a creative way to break-up the monolithic roof, perhaps with dormer forms, rather than cut-outs for the apartment terraces.

3) Projections, such as rooftop elevators, stairwells, balconies, beams, etc.: _____

4) North elevation: Subcommittee suggested a different roof form to replace the double pitched gable ends.

5) South elevation: Not discussed in detail, other than the proposed roof.

6) West elevation: The 2-story brick ends work to break-up the length of the building. A strong central entrance would help as well. General agreement that the lowered front elevation, central stairs, and ADA walkway are welcome improvements.

7) East elevation: Not shown.

8) Signs: _____

9) Color and material type: Brick and vertical paneling. Additional question: will the brick be full dimension or thin brick?

In addition to the above specific comments, the Architectural Review Subcommittee offers the following general comments/recommendations:

Overall, the Subcommittee members present thought the design was not yet appropriate for this primary block so close to the Historic District and a gateway intersection. Most of the concern centered on the roof forms and several suggestions for changes were offered. For example, the Building Inspector thought that dormers combined with a sloping roof meeting a 2-foot side wall at the top level would be consistent with the half-story definition.

The Subcommittee will need another meeting to discuss changes to the architecture, based on the comments provided.

This Report was reviewed and adopted by the Architectural Review Subcommittee by vote of _____ to _____ at its meeting on _____.

****NOTE: Adoption of this Report does not constitute architectural review approval for the Project. Architectural review approval must be obtained from the Planning Board. It is recommended that any approval resolution by the Planning Board reference the final elevations and any other relevant plans relied upon in the architectural review of the Project.**

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 8, 2023
Re: **152-158 Fishkill Avenue Site Plan and Subdivision**

I have reviewed the April 25, 2023 cover letter from Cuddy+Feder, Brief Landscape Narrative by Landscape Restorations, April 21, 2023 response letter from Arden Consulting Engineers, April 25, 2023 parking analysis by Colliers Engineering and Design, March 23, 2023 survey by CV Associates, 5-sheet Site Plan set by Arden Consulting Engineers, dated April 21, 2023, and Sheet 2 of a 9-sheet architectural set by Nexus Architecture, dated April 25, 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. The project consultants have been working to lower the height of the building, to reduce the grade change between the Fishkill Avenue sidewalk and the proposed first floor, and to provide ADA accessibility to the front entrance. Two potential ramp configurations are shown on the Site Plan and a third option was shown at the April 28, 2023 Architectural Subcommittee meeting.

2. The applicant is requesting a shared parking deduction under Section 223-26C(6) and the possible land-banking of additional parking spaces under Section 223-26E. Only 53 spaces are shown on the Site Plan, not 54, but a waiver request appears reasonable. If additional land-banking is granted, I suggest that spaces nearest Fishkill Avenue be the first considered.

3. The parking aisles seem wider than necessary for truck turning, especially near the terraced retaining wall and west of the six central parking spaces.

4. An area variance is being requested for the height of the rear retaining wall. The height of the building may also need a variance. The Board should provide a recommendation to the ZBA on any variance.

5. The Architectural Review Subcommittee provided comments on the building design at an April 28, 2023 meeting. Another meeting of the Subcommittee on this project was suggested. The meeting report will be available on the City's website. Proposed materials and colors should be noted on the building elevations for future submissions.

6. 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

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

Colliers
Engineering
& Design

April 25, 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:

Colliers Engineering & Design has reviewed the latest Site Plan for the 152-158 Fishkill Avenue Project as prepared by Arden Consulting Engineers, PLLC dated April 21, 2023, to confirm the parking needs for the Project. Based on the latest plans the parking requirements for the Project per the City of Beacon Code are as identified in the table below.

Use	Size	Code Minimum Off-Street Parking Requirement	Required Spaces
Residential (Units)	16 Units	1 space per dwelling unit	16 spaces
Residential (Bedrooms)	24 Bedrooms	+ 1/4 space per bedroom	6 spaces
Office	8,071 sq. ft.	1 space per 200 sq. ft of gross floor area	41 spaces
		Total	**63 spaces**

Based on the above a revised Shared Parking Analysis has been conducted, pursuant to City Code Section 223-26.C.(6), for a typical weekday. The resulting Shared Parking Analysis is summarized in Tables P-1R (attached) for typical weekday conditions. As indicated in the tables, the peak parking demand for the Project when accounting for the shared use of parking between the office and residential uses will result in a total parking demand of 51 parking spaces on a weekday, occurring between 10AM – 11AM. Therefore, it is anticipated that the 54 proposed on-site parking spaces will satisfy the total anticipate parking demand for the Project.

It should also be noted that the Site Plan indicates an additional six (6) on-street parking spaces, available for public use, will be provided along the Fishkill Avenue site frontage matching into the proposed on-street parking to be implemented as part of the City's Fishkill Avenue/Teller Avenue Rehabilitation project improvements in this area.

Colliers Engineering & Design

Based on the above summarized analysis and as permitted by City Code Section 223-26.C.(6) the Applicant is requesting that the Planning Board consider approval of the joint use of parking spaces for the Project and grant a waiver of twelve (12) parking spaces for a total parking requirement of 51 parking spaces. It is our opinion that this request is appropriate given the above summarized analysis, which indicates that sufficient parking capacity is provided on the site as a result of the variation in the times of the maximum parking utilization of the different uses proposed as part of the Project.

Sincerely,

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



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

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TABLE NO. P-1R
SHARED PARKING ANALYSIS
WEEKDAY

Use		Office		Residential		Residential		
Size		8,071 Sq. Ft.		16 Units		24 Bedrooms		Total Peak
Demand Factor		1 /200 Sq. Ft.		1 /Unit		0 /Bedroom		Demand Per
Peak Hour Demand		41 Spaces		16 Spaces		6 Spaces		Hour
Time of Day		% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	0%	-	100%	16	100%	6	22
1:00 AM	2:00 AM	0%	-	100%	16	100%	6	22
2:00 AM	3:00 AM	0%	-	100%	16	100%	6	22
3:00 AM	4:00 AM	0%	-	100%	16	100%	6	22
4:00 AM	5:00 AM	0%	-	100%	16	100%	6	22
5:00 AM	6:00 AM	0%	-	97%	16	97%	6	22
6:00 AM	7:00 AM	0%	-	90%	15	90%	6	21
7:00 AM	8:00 AM	13%	6	77%	13	77%	5	24
8:00 AM	9:00 AM	48%	20	56%	9	56%	4	33
9:00 AM	10:00 AM	88%	37	45%	8	45%	3	48
10:00 AM	11:00 AM	100%	41	40%	7	40%	3	51
11:00 AM	12:00 PM	100%	41	37%	6	37%	3	50
12:00 PM	1:00 PM	85%	35	36%	6	36%	3	44
1:00 PM	2:00 PM	84%	35	36%	6	36%	3	44
2:00 PM	3:00 PM	93%	39	37%	6	37%	3	48
3:00 PM	4:00 PM	94%	39	43%	7	43%	3	49
4:00 PM	5:00 PM	85%	35	45%	8	45%	3	46
5:00 PM	6:00 PM	56%	23	55%	9	55%	4	36
6:00 PM	7:00 PM	20%	9	66%	11	66%	4	24
7:00 PM	8:00 PM	11%	5	73%	12	73%	5	22
8:00 PM	9:00 PM	0%	-	77%	13	77%	5	18
9:00 PM	10:00 PM	0%	-	86%	14	86%	6	20
10:00 PM	11:00 PM	0%	-	92%	15	92%	6	21
11:00 PM	12:00 AM	0%	-	97%	16	97%	6	22
						Peak Parking Demand		51

Notes:

1) Parking Demand Factors based on City of Beacon Code Section 223-26. Hourly "% of Peak Demand" based on Insitute of Transportation Engineers Parking Generation Manual, 5th Edition for Land Use 220 - Multifamily Housing (Low-Rise) and Land Use 710 - General Office Building.

City of Beacon Planning Board Agenda
05/09/2023

Title:

Continue review of application for Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC and referred to Planning Board by City Council

ATTACHMENTS

City of Beacon_HIP HLD Response Letter_2023-0425.pdf

Sheet 5_GRADING & UTILITY PLAN_6_230425.pdf

Sheet 6-E & SC PLAN_6_230425.pdf

Sheet 7-SITE DETAILS_6_230425.pdf

Sheet 8-STORM DETAILS_6_230425.pdf

Sheet 9-WATER DETAILS_6_230425.pdf

Sheet 10-SEWER DETAILS_6_230425.pdf

Sheet 11-E&SC DETAILS_6_230425.pdf

Sheet 12-PROFILES_6_230425.pdf

Printing Set_Beacon HIP_Planning Board Submission_7_230425.pdf

Sheet 1_Site Plan_Beacon HIP_Planning Board Submission_7_230425.pdf

Sheet 2_Existing Conditions_Survey_Beacon HIP_Planning Board Submission_7_230425.pdf

Sheet 3_Building Plans_Beacon HIP_Planning Board Submission_7_230425.pdf

Sheet 4_Landscape Plan_Beacon HIP_Planning Board Submission_7_230425.pdf

Engineer review Beacon HIP Lofts & Studios 05-03-23.pdf

Planner Comments HIP Lofts Concept Plan 5.8.23.pdf

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

April 25, 2023

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

Re: Beacon Lofts & Studios (Vacant Parcel)
Front Street
Tax Parcel: 6055-04-535128, ±3.5 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's (L&T) March 8, 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 Aryeh Siegel has responded to both comment letters under separate cover. Below is a point-by-point response to the comments received.

Lanc & Tully March 8, 2023 Comment Letter

General Comments

1. Comment noted. A Flood Development Permit will be applied for at building permit.
2. Comment noted.
3. Comment noted. A sewer transportation corporation will be formed. The Applicant will retain their own attorney to consult with the City attorney in forming the document.
4. Comment noted. An application to the DCDBCH for their approval will be submitted once a SEQR determination has been made.
5. We met with the Building Inspector and Fire Chief on the site. They requested that the access aisles be widened to 26 feet along the front and south side of the building. The entrance drive from the north has also been widened to 26 feet.
6. The Applicant met with the adjacent property owner on the site on March 30, 2023, and the adjacent property owner verbally agreed to allow widening and repairing/re-paving or Front Street, as well as removal of the chain link fence between the two properties. The formal agreement will be provided to the City once it is finalized and executed.
7. Comment noted. See response 6.

8. Comment noted. We spoke with the Water & Sewer Department regarding water and sewer capacity. The water plant has excess capacity. We will perform hydrant flow tests on site to confirm that adequate flows and pressures exist for sprinkler systems within the building. Regarding sewer, the Water and Sewer Superintendent recommends that the Applicant provide escrow for the City's sewer system modeling consultant to update the sewer model to include the additional flows from the site. The Applicant will provide escrow once an amount has been established by the City's consultant. It is noted that the sewer flows from the site can be controlled since all sewer is pumped offsite to the City sewer system. For instance, if the downstream sewer system experiences capacity issues during peak flow conditions, the pump controls can be set to only pump during off-peak times.
9. Comment noted.
10. Sheet 1 now shows the signage and striping with labels to reduce the clutter on sheet 5.
11. Aryeh Siegel has added lighting to sheet 1 of the plan set.

Water & Sewer Engineer's Report:

1. The Applicant's site superintendent is currently looking into available odor control options. The chosen option will be added to the Engineer's Report.
2. The Applicant is hiring a pipe inspection company to televise the force main so that it can be properly evaluated. The water and sewer report will be updated accordingly once the results are obtained.
3. Hydrant flow testing will be conducted on the water system and the results added to the report in a future submission.

Sheet 1 of 12 (Site Plan)

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

Sheet 3 of 12 (Landscape 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.
5. Aryeh Siegel has responded to this comment under separate cover.

Sheet 4 of 12 (Building Plan & Images)

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

Sheet 5 of 12 (Grading & Utility Plan)

1. The proposed landscaping has been set to a scaled back gray color so that it doesn't blend in with the proposed sewer infrastructure.
2. The proposed landscaping has been updated to match Sheet 3.
3. The proposed grading has been updated to include elevations on the proposed landscape berms.

4. Top and bottom of wall elevations have been added to the plans.

Sheet 6 of 12 (Erosion and Sediment Control Plan)

1. The limit of disturbance line has been extended to include the road widening work on Front Street.
2. A concrete washout area has been added to the plan.

Sheet 11 of 12 (Erosion & Sediment Control Details)

1. A concrete washout detail has been added to this sheet.
2. A stone outlet sediment trap detail is provided on this sheet.

Stormwater Pollution Prevention Plan (SWPPP)

1. Soil testing will be conducted and coordinated with the City Engineer's office now that the weather is favorable. It is noted that the soil types on this parcel are same as what is on the adjacent developed parcel. Infiltration testing was conducted previously on the developed parcel which revealed very good infiltration rates. We expect similar results on the project site.

John Clarke Planning & Design March 10, 2023 Comment Memorandum

1. Aryeh Siegel has responded to this comment under separate cover.
2. See General Comment response #6 above. The adjacent owner has agreed to remove the chain link fence. It has been removed from sheets 5 and 6.
3. Aryeh Siegel has responded to this comment under separate cover.
4. The proposed hydrant has been moved out of the greenway trail crosswalk. See sheet 5.

The following items submitted for continued review:

- Five (5) copies of a full set of plan sheets 1 through 12.

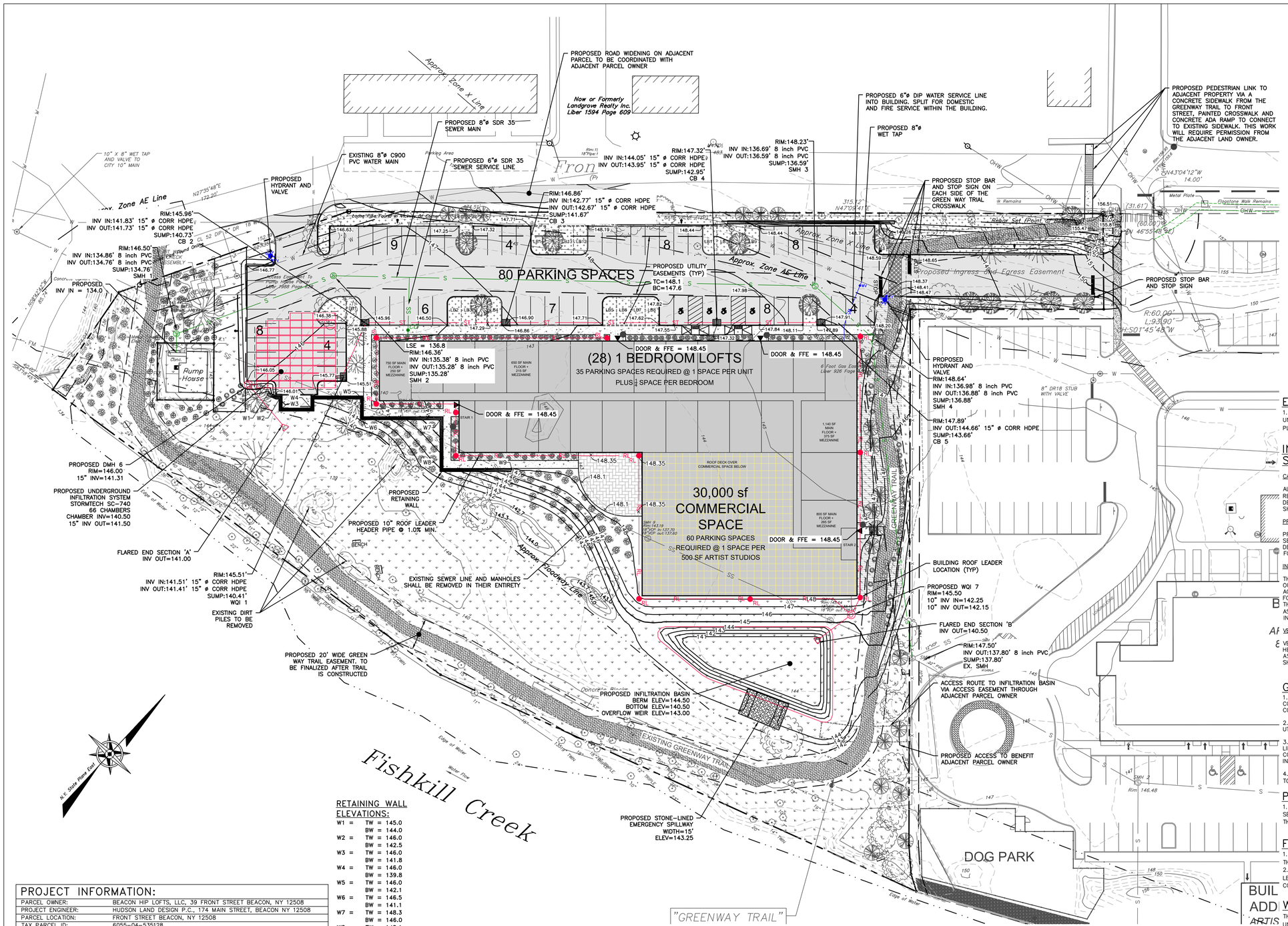
We look forward to discussing this project at your May 9, 2023 planning board meeting. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Beacon HIP Lofts and Storage
Aryeh Siegel, AIA
Rich D'Andrea, P.E., PTOE
Daniel G. Koehler, P.E. (HLD file)



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

EXISTING UNDERGROUND UTILITY NOTES:

1. CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

PRE-TREATMENT FOREBAYS AND PLUNGE POOLS:

PRE-TREATMENT FOREBAYS OR PLUNGE POOLS SHALL BE INSPECTED ANNUALLY FOR OVERALL PERFORMANCE AND SEDIMENT ACCUMULATION. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE DESIGN CAPACITY VOLUME. INSPECTION CHECKLISTS FOR INFILTRATION, PEA-GRAVEL DIAPHRAGMS AND SEDIMENT FOREBAYS ARE INCLUDED IN APPENDIX O.

INFILTRATION BASIN:

THE INFILTRATION BASIN SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. INFLOW PIPES, OUTLET STRUCTURES AND SPILLWAYS SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILIZER, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BASIN FLOOR SHALL BE MOWED AS REQUIRED; HOWEVER, THE GRASS HEIGHT SHALL NOT EXCEED 18". SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

VEGETATED SWALES:

VEGETATED SWALES SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION, COVERAGE AND HEALTH OF VEGETATION, AND EVIDENCE OF EROSION. ANY ACCUMULATED SEDIMENT AND DEBRIS SHOULD BE REMOVED AS NECESSARY. GRASS SHOULD BE KEPT NO SHORTER THAN 4"HIGH. ANY ERODED AREAS OF DEAD VEGETATION SHALL BE REPAIRED AS NECESSARY. DEWATERING SHALL BE MONITORED ON A MONTHLY BASIS.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

POST CONSTRUCTION NOTES:

1. UPON COMPLETION OF CONSTRUCTION OF THE STORMWATER FACILITIES, AS-BUILT DRAWINGS OF ALL WATER, SEWER AND STORMWATER PRACTICES AND AN OPERATION AND MAINTENANCE PLAN MANUAL SHALL BE PROVIDED TO THE APPLICANT AND THE CITY OF BEACON.

FLOODPLAIN NOTES:

1. THE PARCEL LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY A 2012 FLOOD STUDY PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. THE 100-YEAR FLOOD ELEVATION AT THE NORTH END OF THE PARCEL IS AT 146.2 FEET ABOVE MEAN SEA LEVEL (AMSL). THE FIRST FLOOR ELEVATION IS SET AT 148.2 IN ACCORDANCE WITH CHAPTER 123 OF THE BEACON CODE.

WATER METER NOTES:

THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.

RETAINING WALL ELEVATIONS:

W1 =	TW = 145.0	BW = 144.0
W2 =	TW = 146.0	BW = 142.5
W3 =	TW = 146.0	BW = 141.8
W4 =	TW = 146.0	BW = 139.8
W5 =	TW = 146.0	BW = 142.1
W6 =	TW = 146.5	BW = 141.1
W7 =	TW = 148.3	BW = 146.0
W8 =	TW = 148.1	BW = 142.7
W9 =	TW = 148.1	BW = 147.0

PROJECT INFORMATION:

PARCEL OWNER:	BEACON HIP LOFTS, LLC, 39 FRONT STREET BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	FRONT STREET BEACON, NY 12508
TAX PARCEL ID:	6055-04-535128
PARCEL AREA:	±3.5-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

GRADING & UTILITY PLAN

SCALE: 1" = 30'

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	1/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	2/28/23	PER PLANNING BOARD COMMENTS	CMB				
5	4/25/23	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

GRADING & UTILITY PLAN

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	5/21/22
SCALE:	1" = 30'
TITLE:	GU-1
SHEET:	5 OF 12

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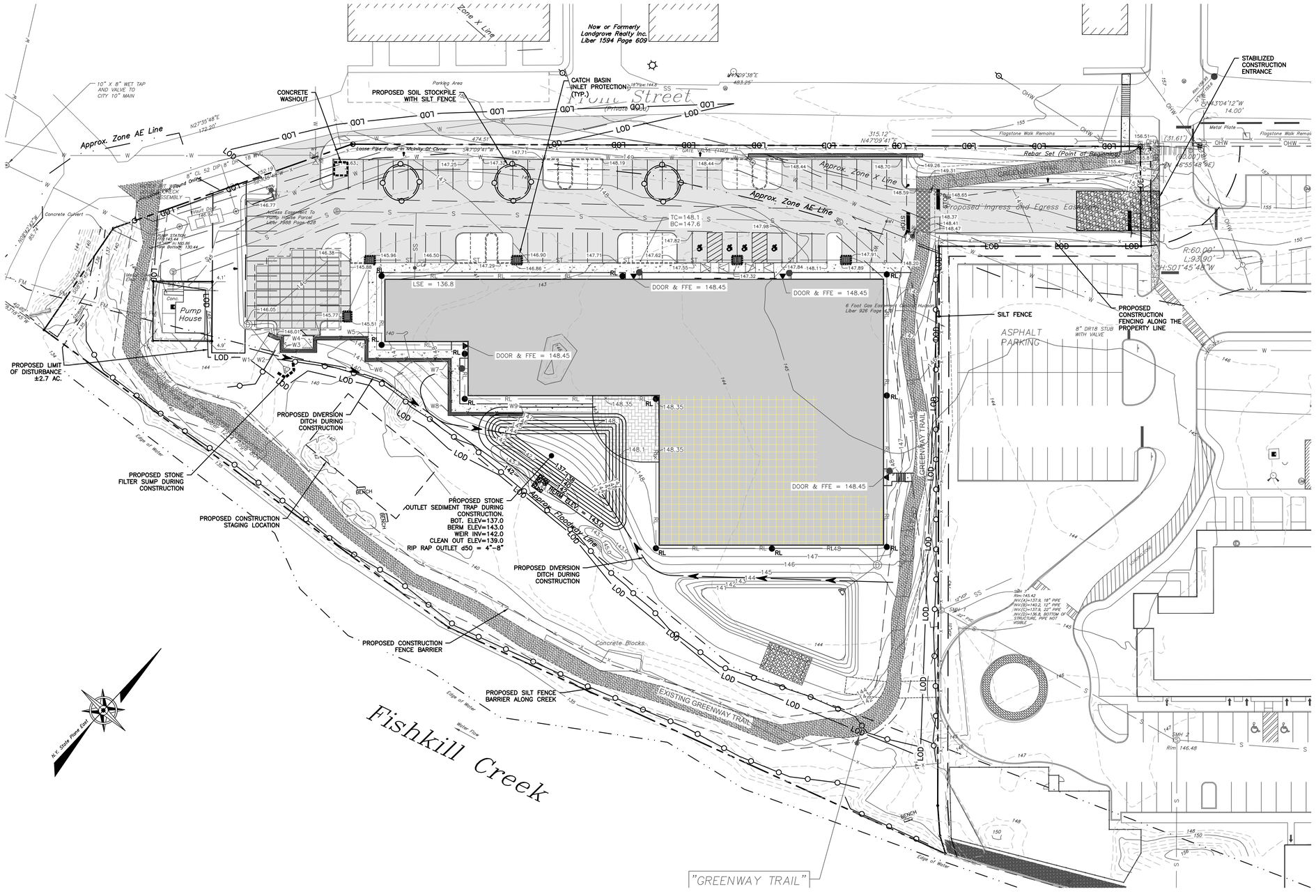

LEGEND:

- 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
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- 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 WATER VALVE
- LOD PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

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

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	1/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	2/28/23	PER PLANNING BOARD COMMENTS	CMB				
5	4/25/23	PER PLANNING BOARD COMMENTS	CMB				

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

EROSION & SEDIMENT CONTROL PLAN

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	5/21/22
SCALE:	1" = 30'
TITLE:	ESC-1
SHEET:	6 OF 12

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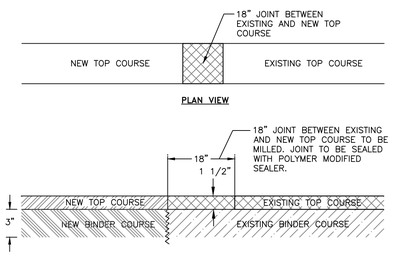
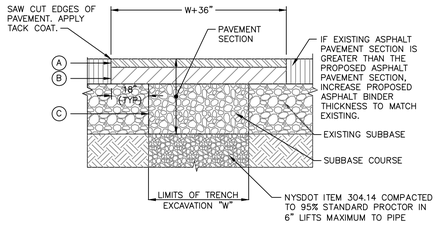
SITE DETAILS



NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

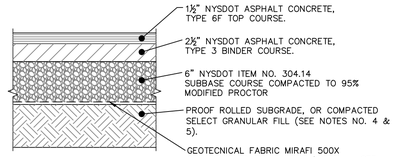
MILLED KEYWAY DETAIL
NOT TO SCALE



LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2 1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 6" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

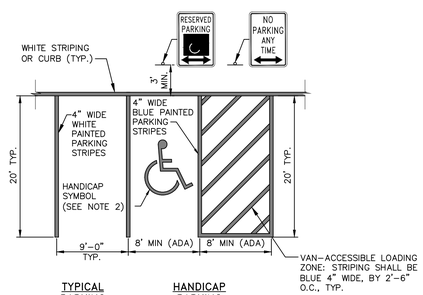
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



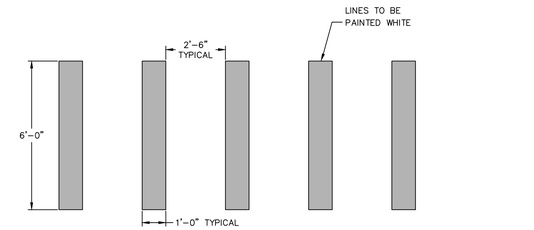
NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES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

PAVEMENT SECTION DETAIL
NOT TO SCALE

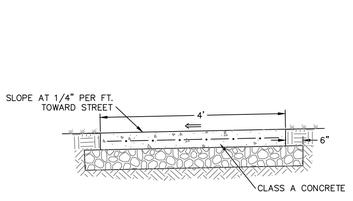


NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

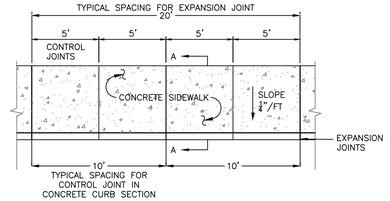
PARKING AND STRIPING DETAIL
NOT TO SCALE



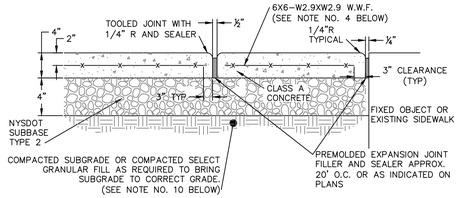
PAINTED CROSSWALK DETAIL
NOT TO SCALE



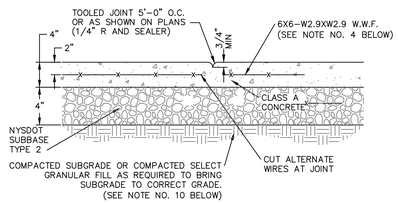
SECTION A–A



PLAN

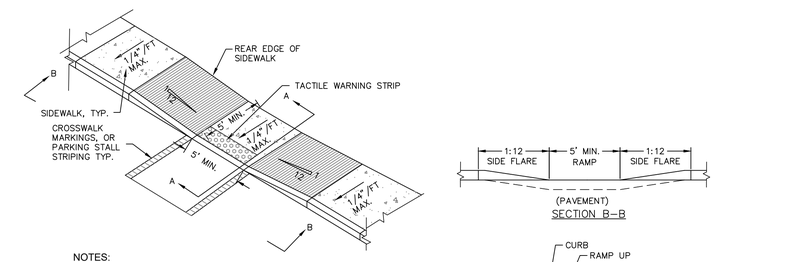


EXPANSION JOINT



CONTROL JOINT

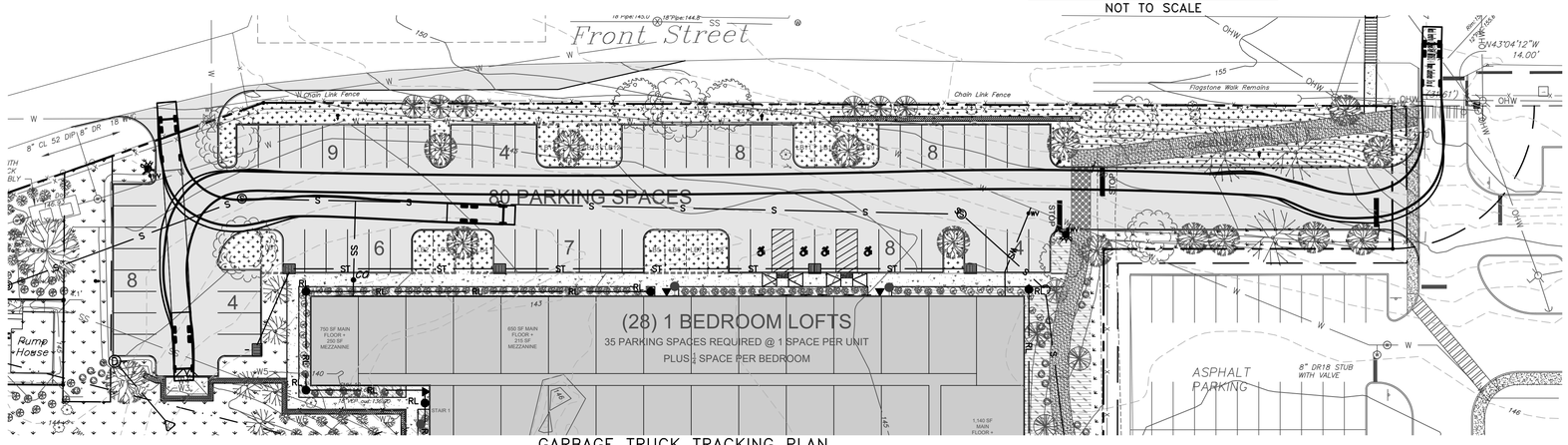
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL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



CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, JANUARY 2, 2002 AND ALL ADDENDA THERETO; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

ACCESSIBLE PEDESTRIAN RAMP DROP CURB DETAIL
NOT TO SCALE



GARBAGE TRUCK TRACKING PLAN
SCALE: 1"=30'

DESIGN VEHICLE: MACK TERRAPRO CABOVER 6X4 MRU 613 + WAYNE CURBTENDER 31 CUYD

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				
2	12/27/22	NO CHANGE THIS SHEET	CMB				
3	1/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	2/28/23	PER PLANNING BOARD COMMENTS	CMB				
5	4/25/23	PER PLANNING BOARD COMMENTS	CMB				

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SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST, NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

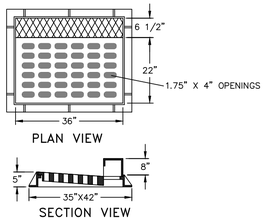
SITE DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–04–535128

JOB #:	2013:003
DATE:	5/21/22
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 12

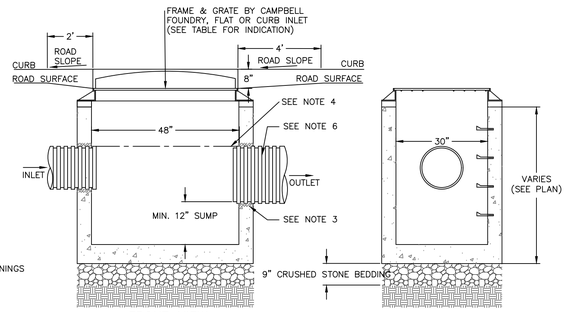
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

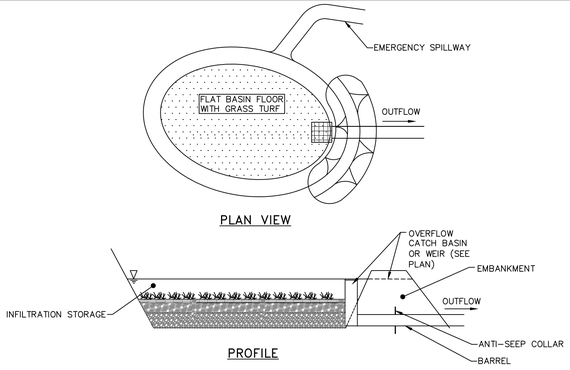
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:

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

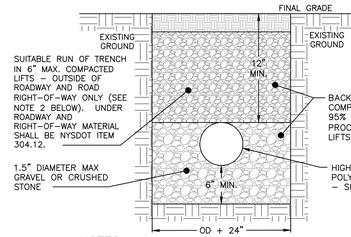
CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

1. THE INFILTRATION BASIN SHALL NOT SERVE AS A SEDIMENT TRAP DURING CONSTRUCTION AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
2. RELATIVELY LIGHT TRACKED EQUIPMENT IS RECOMMENDED FOR CONSTRUCTION PURPOSES TO AVOID COMPACTION OF THE BASIN FLOOR.
3. A HIGHLY POROUS SURFACE TEXTURE SHALL BE RETAINED ALONG THE BASIN FLOOR, ESPECIALLY WITHIN THE AREA IDENTIFIED AS BEING USED FOR INFILTRATION.
4. ESTABLISH DENSE VEGETATION ON THE BASIN SIDE SLOPES AND FLOOR TO PREVENT EROSION AND SLOUGHING AND TO PROVIDE A NATURAL MEANS OF MAINTAINING RELATIVELY HIGH INFILTRATION RATES. GRASSES OF THE FESCUE FAMILY (ALTAI FESCUE, WESTERN FESCUE OR RED FESCUE) ARE SPECIFIED ON THIS PLAN, PRIMARILY DUE TO THEIR ADAPTABILITY TO DRY SANDY SOILS, DROUGHT RESISTANCE, HARDINESS, AND ABILITY TO WITHSTAND BRIEF INUNDATIONS. FESCUE WILL ALSO ALLOW FOR LONG INTERVALS BETWEEN MOWINGS, WHICH SHALL OCCUR TWICE PER YEAR MINIMUM, TYPICALLY IN JUNE AND SEPTEMBER IS SATISFACTORY.
5. THE BERMS SHALL BE SUFFICIENTLY COMPACTED AND OF SUCH MATERIAL TO PREVENT SEEPAGE.

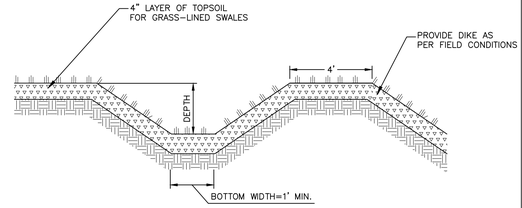
TYPICAL INFILTRATION BASIN DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



SECTION VIEW

NOTES:

1. MINIMUM 1' DEPTH AND 1' WIDTH FOR ALL SWALES.
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE

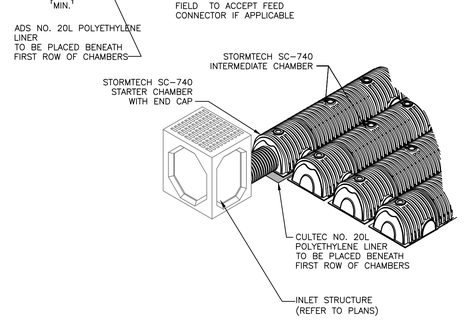


SECTION VIEW

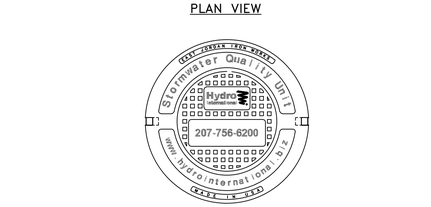
NOTES:

1. STORMTECH SC-740 CHAMBERS BY ADS, INC. OF HILLIARD, OH. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH ADS INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY STORMTECH OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. REFER TO THE INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES NOTES ON THE GRADING SHEET.

BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
140.0	140.5	143.5	2,403 S.F.	81.94'X30.0'	66

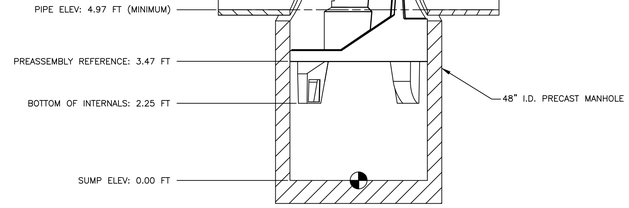


UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE



PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)



SECTION A–A

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 18.0 CFS.
2. MINIMUM SEDIMENT STORAGE CAPACITY: 0.7 CUBIC YARD.
3. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24".
4. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUN OFF.
5. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT HTTPS://HYDRO-INT.COM/EN/PRODUCTS/FIRST-DEFENSE

GENERAL NOTES:

1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS.
2. THE DIAMETER OF THE INLET AND OUTLET PIPES MAY BE NO MORE THAN 24".
3. MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLAN).
4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
6. LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.
7. SEE PLAN FOR PIPE SIZES AND INVERTS.

WATER QUALITY UNIT DETAIL
HYDRO INTERNATIONAL MODEL FDHC-4
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	1/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	2/28/23	NO CHANGE THIS SHEET	CMB				
5	4/25/23	NO CHANGE THIS SHEET	CMB				

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PROFESSIONAL ENGINEERING P.C.
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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

STORMWATER DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	5/21/22
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	8 OF 12

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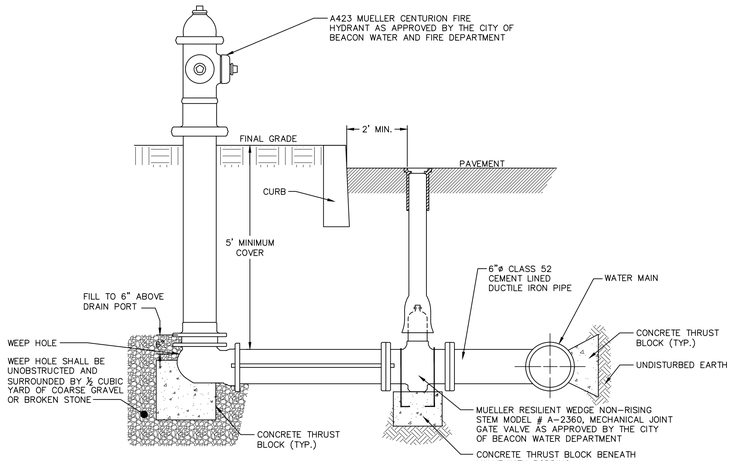
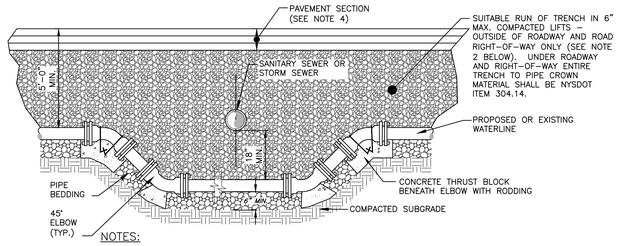


NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ¾" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.
3. ALL HYDRANTS SHALL BE PAINTED RED IN ACCORDANCE WITH NFPA AND CITY OF BEACON SPECIFICATIONS.

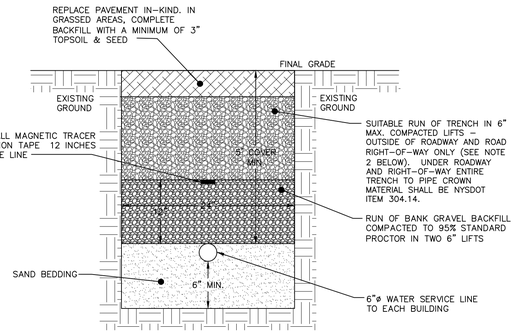
HYDRANT DETAIL
NOT TO SCALE



NOTES:

1. 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.

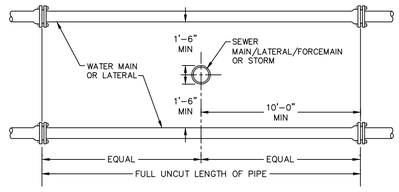
WATER LINE OFFSET DETAIL
NOT TO SCALE



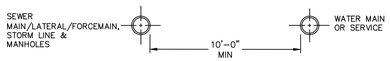
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



VERTICAL SEPARATION

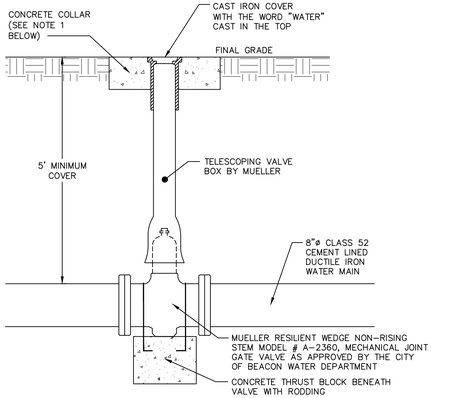


HORIZONTAL SEPARATION

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.

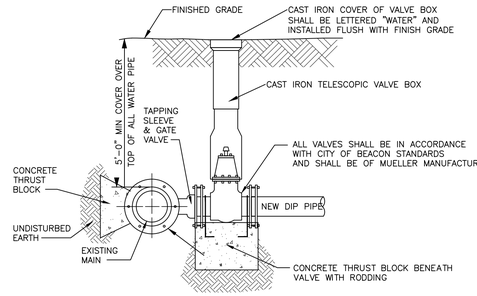
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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. 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

WATER NOTES:

1. THE PROPOSED APARTMENT BUILDINGS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 219.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE WATER MAIN SHALL BE INSTALLED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C600 (SEE NOTES BELOW).
4. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON WATER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WATER MAIN INSTALLATION.
5. THE WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651 (SEE NOTES BELOW).
6. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51.
7. MEGALUG RESTRAINING SYSTEMS SHALL BE USED AT ALL FITTINGS, VALVES AND HYDRANTS (SEE SCHEDULE ON SHEET 14).
8. GATE VALVES SHALL BE MUELLER RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT.
9. HYDRANTS SHALL BE A-423 MUELLER CENTURION, WITH A MUELLER GATE VALVE BEFORE THE HYDRANT.
10. SERVICE LINES SHALL BE 6"ø CL 52 DIP, UNLESS OTHERWISE NOTED ON THE PLAN.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN MATERIAL AND BE PREPARED TO PROVIDE A SPECIAL COUPLING FOR CONNECTION OF THE PROPOSED DUCTILE IRON WATER MAIN.
12. A PRESSURE REDUCING VALVE SHALL BE INSTALLED FOR EACH NEW TOWNHOME, WATTS MODEL 25AUB-Z3 OR EQUAL AS APPROVED BY THE CITY OF BEACON WATER DEPARTMENT.
13. THE CITY OF BEACON SHALL OWN, OPERATE AND MAINTAIN THE WATER MAIN THROUGHOUT THE SITE, INCLUDING ALL APPURTENANCES.
14. THE HOA OR OWNER SHALL ANNUALLY EXERCISE ALL WATER VALVES.

WATER MAIN PRESSURE & LEAKAGE TESTING

GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. EQUIPMENT WILL BE SUCH THAT THE ENGINEER MAY INSTALL HIS OWN PRESSURE GAUGE.
2. A PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR ALL PIPE.
3. TESTING TO BE PERFORMED ONLY AFTER PARTIAL OR COMPLETE BACKFILL AND RESTRAINT BLOCKING (USING HIGH EARLY CEMENT) HAS HAD 36 HOURS TO CURE OR BLOCKING USING STANDARD CEMENT HAS HAD 7 DAYS TO CURE.
4. THE MAIN SHALL BE PARTIALLY BACKFILLED OR BRACED AGAINST MOVEMENT DURING THE TEST. ALL AIR MUST BE BLED OUT OF THE SECTION TO BE TESTED. IF NECESSARY, CONTRACTOR SHALL INSTALL CORPORATION STOPS AT THE HIGH POINTS, FOR BLOW-OFFS. AFTER ALL AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE PRESSURE TEST APPLIED. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE SHALL BE INCREASED TO 1 1/2 TIMES THE NORMAL PRESSURE, BASED UPON THE ELEVATION OF THE LOWEST POINT IN THE LINE OR SECTION UNDER THE TEST, BUT SUCH PRESSURE SHALL NOT BE LESS THAN 150 PSI NOR MORE THAN 200 PSI, AND EXPOSED PARTS AGAIN EXAMINED. THE MINIMUM DURATION OF THE LEAKAGE TEST SHALL BE TWO (2) HOURS.
5. ALLOWABLE SYSTEM LEAKAGE AS SPECIFIED IN THE REFERENCED STANDARDS. IF LEAKAGE IN SYSTEM IS GREATER THAN ALLOWABLE, CONTRACTOR WILL LOCATE AND REPAIR SYSTEM AT HIS EXPENSE AND RETEST, CONTINUE TO TEST AND REPAIR THE SYSTEM UNTIL LEAKAGE IS WITHIN ACCEPTABLE LIMITS.
6. NO DUCTILE IRON PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\,P}{148{,}000}$$

WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)

WATERMAIN DISINFECTION & TESTING

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO TESTING AND SHALL ALSO COORDINATE HIS ACTIONS WITH THE CITY ENGINEER SO AS TO AVOID UNDUE DISTURBANCE OF THE WATER SUPPLY TO ANY EXISTING USERS.
2. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER'S AND CITY ENGINEER'S OFFICE A MINIMUM OF 24 HOURS PRIOR TO TESTING SUCH THAT WITNESSING CAN TAKE PLACE AND PROPER CERTIFICATIONS CAN BE ISSUED.
3. ALL NEWLY INSTALLED WATER MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SECOND BEFORE AND AFTER DISINFECTION.
4. ALL WATER LINES SHALL BE DISINFECTED USING THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF AWWA C651 SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). WATER ENTERING THE NEW MAIN SHALL RECEIVE A DOSE OF CHLORINE FED AT A CONSTANT RATE SUCH THAT THE WATER WILL HAVE NOT LESS THAN 25 MG/L FREE CHLORINE. CHLORINE APPLICATION SHALL NOT CEASE UNTIL THE ENTIRE MAIN IS FILLED WITH HEAVILY CHLORINATED WATER.
5. DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED WATER LINE FOR A MINIMUM OF 24 HOURS. AFTER THIS RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW A CONCENTRATION IN THE WATER LEAVING THE MAIN HAS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. AT SUCH TIME, BACTERIOLOGICAL SAMPLING FOR SUBMITTAL TO STATE HEALTH LABORATORIES SHALL BE PERFORMED BY THE CONTRACTOR.
6. WATER SAMPLES SHALL BE TESTED FOR TOTAL COLIFORM, TPC (HETEROTROPHIC PLATE COUNT), TURBIDITY & COLOR.
7. CONTRACTOR WILL CONTINUE FLUSHING AND DISINFECTION OPERATION UNTIL ACCEPTABLE BACTERIOLOGICAL RESULTS ARE OBTAINED. TWO (2) SUCCESSIVE SAMPLES ARE TO BE TAKEN AT TWENTY-FOUR (24) HOUR INTERVALS.
8. THE ENVIRONMENT INTO WHICH THE HEAVILY CHLORINATED WATER IS TO BE DISCHARGED SHALL BE INSPECTED, AND IF THERE IS ANY LIKELIHOOD THAT THE CHLORINATED DISCHARGE WILL CAUSE DAMAGE, THEN A REDUCING AGENT SHALL BE APPLIED TO THE WATER TO BE WASTED TO THOROUGHLY NEUTRALIZE THE CHLORINE RESIDUAL IN THE WATER. PERMITS MAY BE REQUIRED. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO DISPOSAL OF HIGHLY CHLORINATED WATER.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	1/31/23	NO CHANGE THIS SHEET	CMB				
4	2/28/23	NO CHANGE THIS SHEET	CMB				
5	4/25/23	NO CHANGE THIS SHEET	CMB				

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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
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WATER DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #: 2013:003
DATE: 5/21/22
SCALE: AS SHOWN
TITLE: CD-3
SHEET: 9 OF 12

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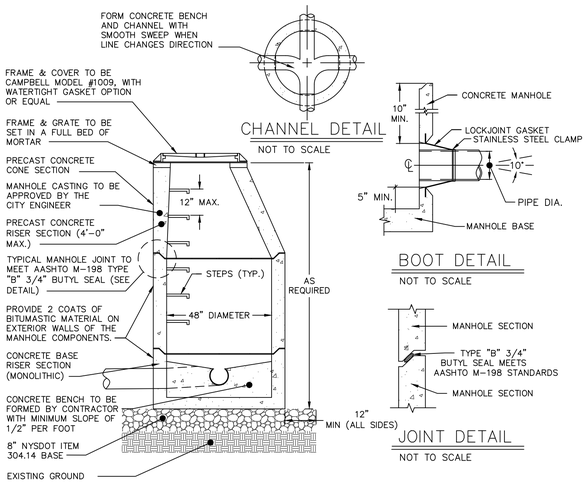


NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).

2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.

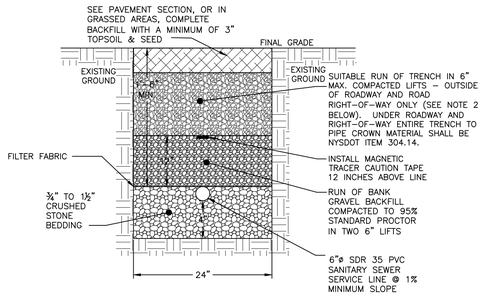
3. STEEL REINFORCMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.

4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.

5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.

6. 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE

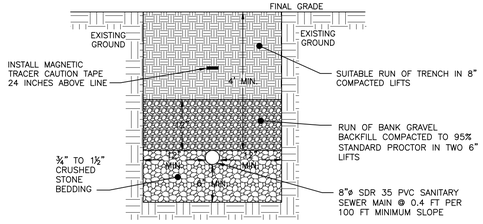


NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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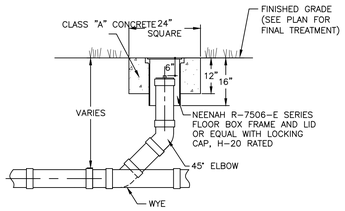
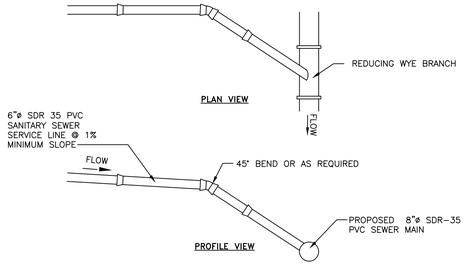
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

3. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



NOTES:

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SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

SANITARY SEWER NOTES:

1. THE PROPOSED APARTMENTS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 179.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON CHIEF SEWER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE SEWER MAIN INSTALLATION.
4. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-35 OR SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
5. SEWER MAIN SHALL BE LAID IN STRAIGHT ALIGNMENT. MANHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN SLOPE, ALIGNMENT OR AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. STRAIGHT ALIGNMENT SHALL BE VERIFIED BY DEFLECTION TESTING.
6. THE SEWER MAIN SHALL BE INSTALLED AND TESTED FOR EXFILTRATION PRIOR TO BEING PERMITTED TO OPERATE. ALL NEW SANITARY SEWER GRAVITY LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM C-828 AT A PRESSURE OF 3.5 PSI.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244. IF PRESSURE DROP EXCEEDS THE SPECIFIED AMOUNT, THE NECESSARY REPAIRS OR REPLACEMENTS REQUIRED SHALL BE MADE TO REDUCE THE PRESSURE DROP TO WITHIN THE SPECIFIED LIMIT, AND THE TESTS SHALL BE REPEATED UNTIL THE REQUIREMENT IS MET.
8. SERVICE LATERALS SHALL BE 6" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 1%, UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL SANITARY SEWER MAINS AND MANHOLES UP TO, BUT NOT INCLUDING, THE EXISTING CONNECTION MANHOLE ON BRANCH STREET SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				
2	12/27/22	NO CHANGE THIS SHEET	CMB				
3	1/31/23	NO CHANGE THIS SHEET	CMB				
4	2/28/23	NO CHANGE THIS SHEET	CMB				
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SEWER DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	5/21/22
SCALE:	AS SHOWN
TITLE:	CD-4
SHEET:	10 OF 12

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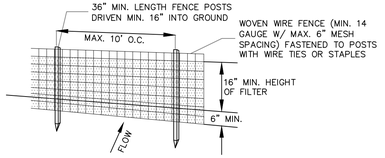
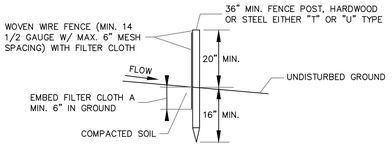


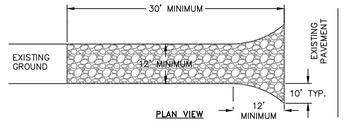
PERSPECTIVE VIEW



SECTION VIEW

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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1) STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.

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

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

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

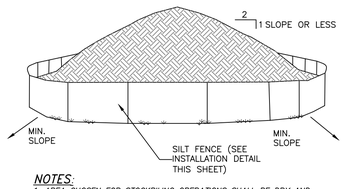
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

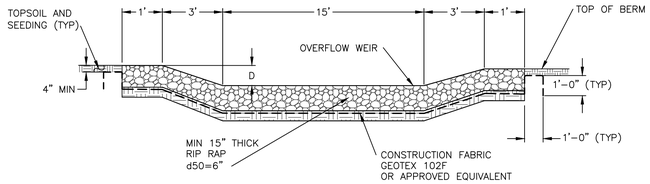
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



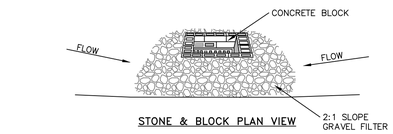
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

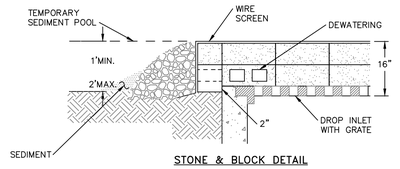


NOTES:
1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

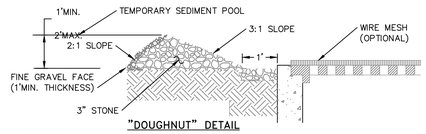
INFILTRATION BASIN EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



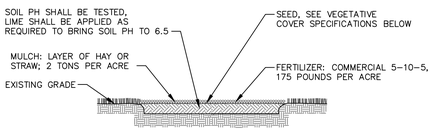
STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



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

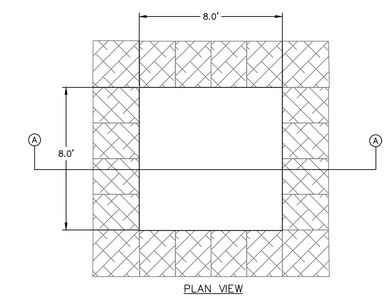
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

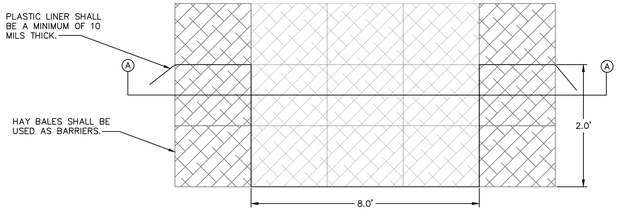
80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



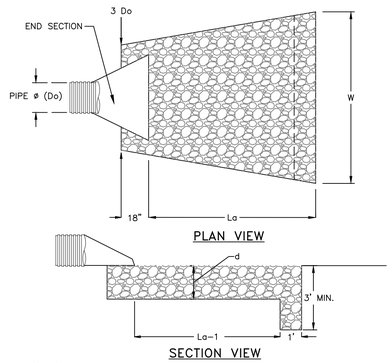
PLAN VIEW



SECTION VIEW

NOTES:
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



PLAN VIEW

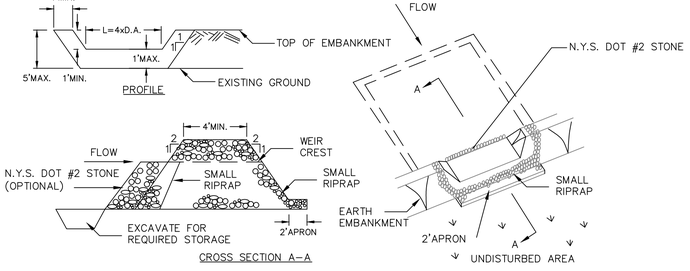
SECTION VIEW

NOTES:
1. SIZING INFORMATION TAKEN FROM FIGURE 5B.12 (PAGE 5B.25) AND/OR FIGURE 5B.13 (PAGE 5B.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2005 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED d50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES d50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR d50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR d50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS, SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEEMS.

ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE

OUTLET PIPE ID	PIPE ø	3Do	W	La	d	d50 RIPRAP SIZE
FES A	15 INCHES	3.75 FEET	9.5 FEET	8 FEET	14 INCHES	6 INCHES
FES B	15 INCHES	3.75 FEET	9.5 FEET	8 FEET	14 INCHES	6 INCHES

ROCK OUTLET PROTECTION TABLE
NOT TO SCALE



CROSS SECTION A-A

OPTION: A ONE FOOT LAYER OF N.Y.S. DOT #2 STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP INPLACE OF THE EMBEDDED FILTER CLOTH.

CONSTRUCTION SPECIFICATIONS

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

MAXIMUM DRAINAGE AREA 5 ACRES

BASIN I.D.	CONTRIBUTING AREA (AC)	BERM ELEVATION (FT)	BOTTOM ELEVATION (FT)	WEIR CREST INVERT (FT)	BERM WIDTH (FT)	STORAGE REQUIRED (CUFT)	STORAGE PROVIDED (CUFT)	CLEANOUT ELEVATION (FT)
A	2.60	143.0	137.0	142.0	4'	9,360	11,263	139.0

STONE OUTLET SEDIMENT TRAP DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				
2	12/27/22	PER PLANNING BOARD COMMENTS	CMB				
3	1/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	2/28/23	NO CHANGE THIS SHEET	CMB				
5	4/25/23	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York. Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

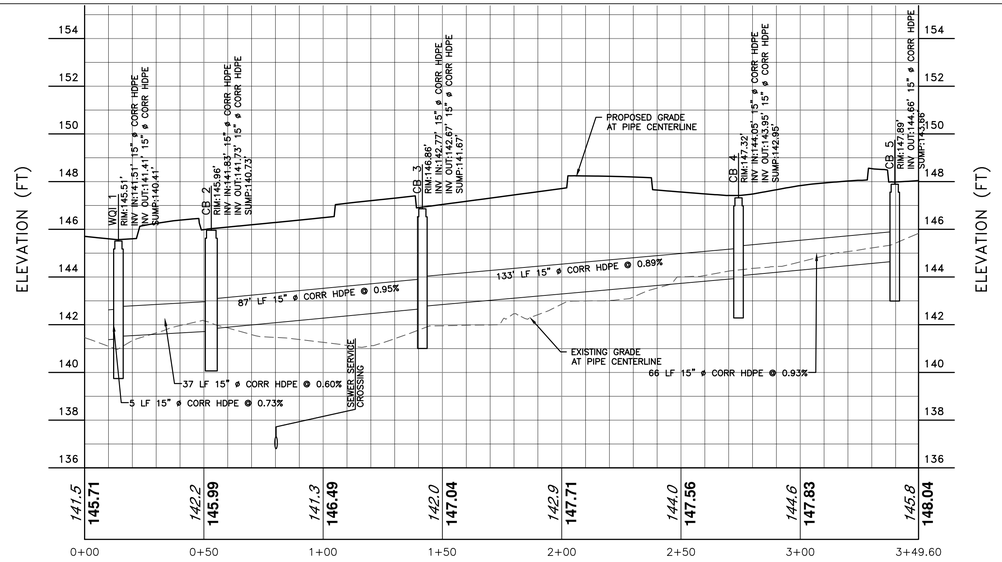
EROSION & SEDIMENT CONTROL DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

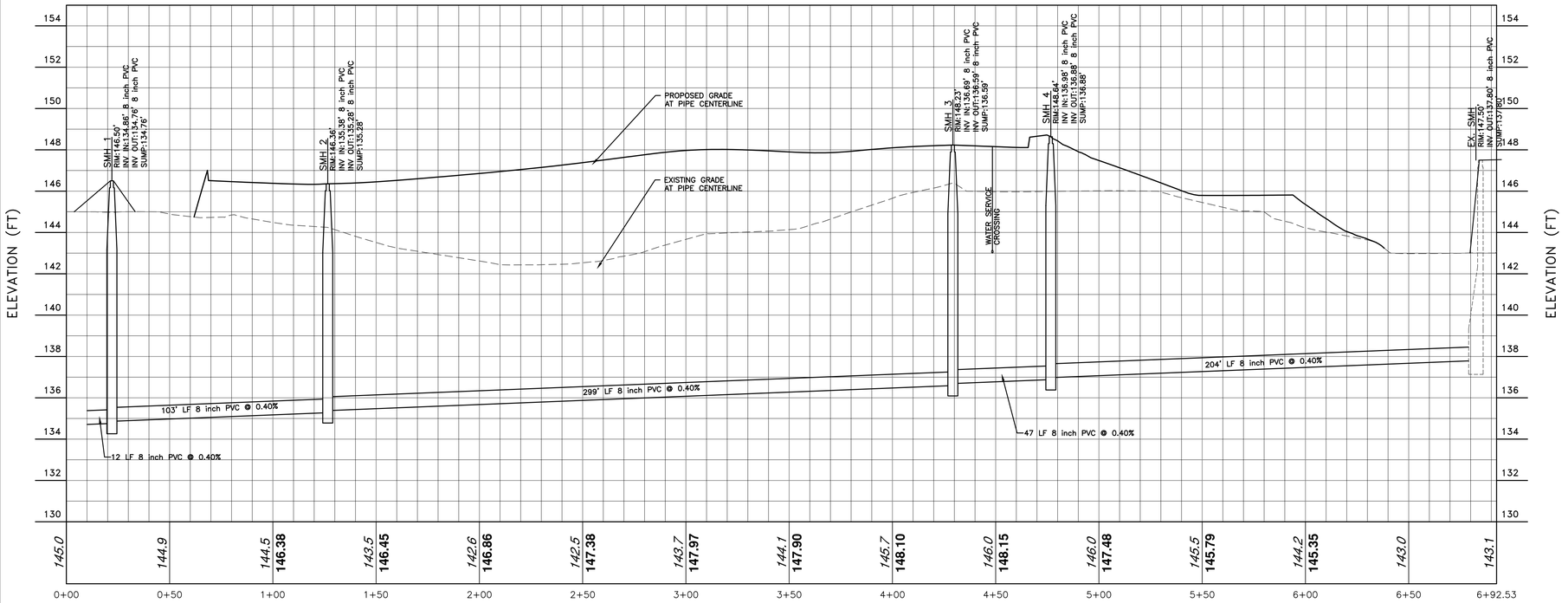
JOB #:	2013:003
DATE:	5/21/22
SCALE:	AS SHOWN
TITLE:	CD-5
SHEET:	11 OF 12

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



PROPOSED STORM PROFILE

SCALE H: 1" = 30'
V: 1" = 3'



PROPOSED SANITARY SEWER PROFILE

SCALE H: 1" = 30'
V: 1" = 3'

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/31/23	ADDED SHEET	CMB				
2	2/28/23	REVISED SEWER PROFILE	CMB				
3	4/25/23	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK · ANDREW A. BIEDERMAN · LICENSED PROFESSIONAL ENGINEER · 084466

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

PROFILES

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

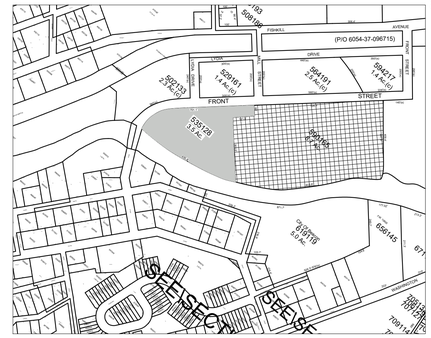
JOB #:	2013:003
DATE:	5/21/22
SCALE:	1" = 30'
TITLE:	P-1
SHEET:	12 OF 12

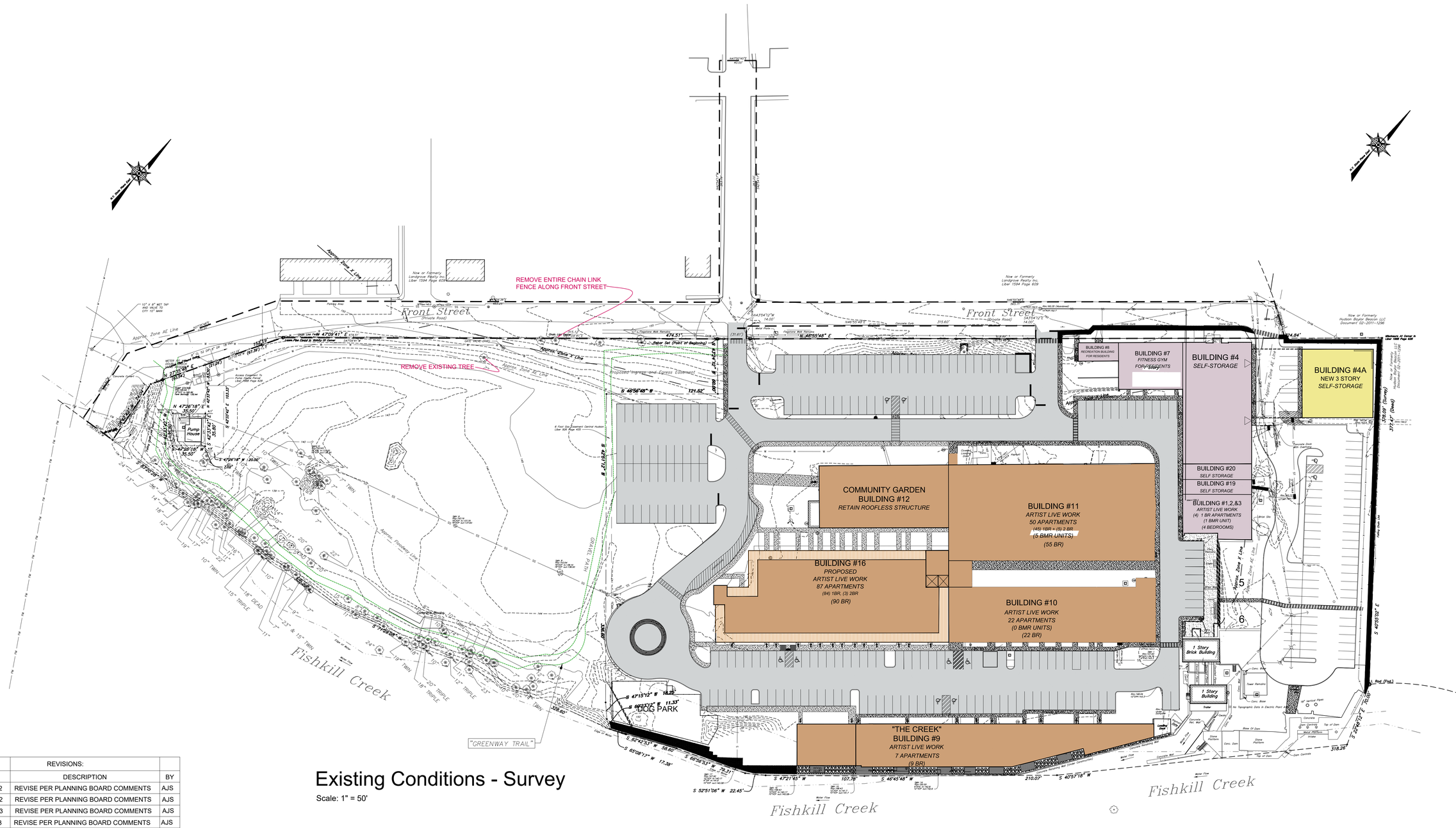
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

NO.	DATE	REVISIONS: DESCRIPTION	BY
1	10/25/22	REVISE PER PLANNING BOARD COMMENTS	AJS
2	12/27/22	REVISE PER PLANNING BOARD COMMENTS	AJS
3	01/31/23	REVISE PER PLANNING BOARD COMMENTS	AJS
4	02/28/23	REVISE PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	REVISE PER PLANNING BOARD COMMENTS	AJS
6	04/25/23	REVISE PER PLANNING BOARD COMMENTS	AJS

Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum frontage on public street right-of-way	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Required Commercial Space	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Proposed Open Space	Maximum Building Height	Proposed Building Height	Minimum setback from and buffer width along Fishkill Creek	Proposed setback from and buffer width along Fishkill Creek
	Front	Side	Rear	Front	Side	Rear																		
Zoning District																								
FCD	12'	12'	12'	75.5'	33.4'	102.2'	50 feet	507.5 feet	2 acres	3.55 acres	28	28	25%	58%	2,000 sf	1,055 sf max	35%	20%	30%	80%	3 stories / 40'	2 stories / 40'	An average of 50 feet, but not less than 25 feet at any point	102' minimum




REMOVE ENTIRE CHAIN LINK FENCE ALONG FRONT STREET
REMOVE EXISTING TREE
Front Street
(Private Road)
Front Street
(Bryde Road)
Approx. Zone AE Line
Approx. Zone X Line
Approx. Floodplain Line
Fishkill Creek
Fishkill Creek
Fishkill Creek
Now or Formerly Landgrove Realty Inc. Liber 1594 Page 609
Now or Formerly Hudson Bryter Beacon, LLC Document 02-2011-1296
Whitehorse Yd. Corner Pt Liber 1900 Page 638
Exposed Ingress and Egress Easement
6 Foot Gas Easement Central Hudson Liber 928 Page 435
Access Easement To Central Hudson Liber 2668 Page 623
Pump House
Concrete Dock with Overhang
Concrete Dock
Concrete Deck
Concrete Pad
Gravel Path
Paved Path
Fence Line
Edge of Water
Water Flow
Top of Bank
Toe of Slope
Rock Outcrop
Stone Wall
Stone Platform
Stone Steps
Concrete Wall
Conc. Base
Conc. Dam
Tower Remains
Top of Dam
Base Of Dam
Concrete Retaining Wall (Under Construction)
Concrete Retaining Wall
Concrete Wall
Concrete Pad
Concrete Slab
Gravel Slab
Trailer
Shed
Overhead Wires
Utility Pole
Light Pole
Guy Wire
Fire Hydrant
Water Valve
Gas Valve
Gas Meter
Sewer Manhole
Drain Manhole
Catch Basin
Electric Manhole
Electric Meter
Electric Box
Telephone Manhole
Telephone Pedestal
Cable TV Pedestal
Cable TV Box
Cable TV Manhole
Fiber Optic Manhole
Fiber Optic Box
Fiber Optic Pedestal
Fiber Optic Vault
Fiber Optic Control
Fiber Optic Marker
Fiber Optic Pull Box
Fiber Optic Handhole
Fiber Optic Cabinet
Fiber Optic Riser
Fiber Optic Splice
Fiber Optic Junction
Fiber Optic Transformer
Fiber Optic Meter
Fiber Optic Generator
Fiber Optic Tank
Fiber Optic Valve
Fiber Optic Well
Fiber Optic Monitoring Well
Fiber Optic Test Well
Fiber Optic Observation Well
Fiber Optic Recovery Well
Fiber Optic Injection Well
Fiber Optic Soil Boring
Fiber Optic Groundwater Monitoring Well
Fiber Optic Groundwater Recovery Well
Fiber Optic Groundwater Injection Well
Fiber Optic Groundwater

		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
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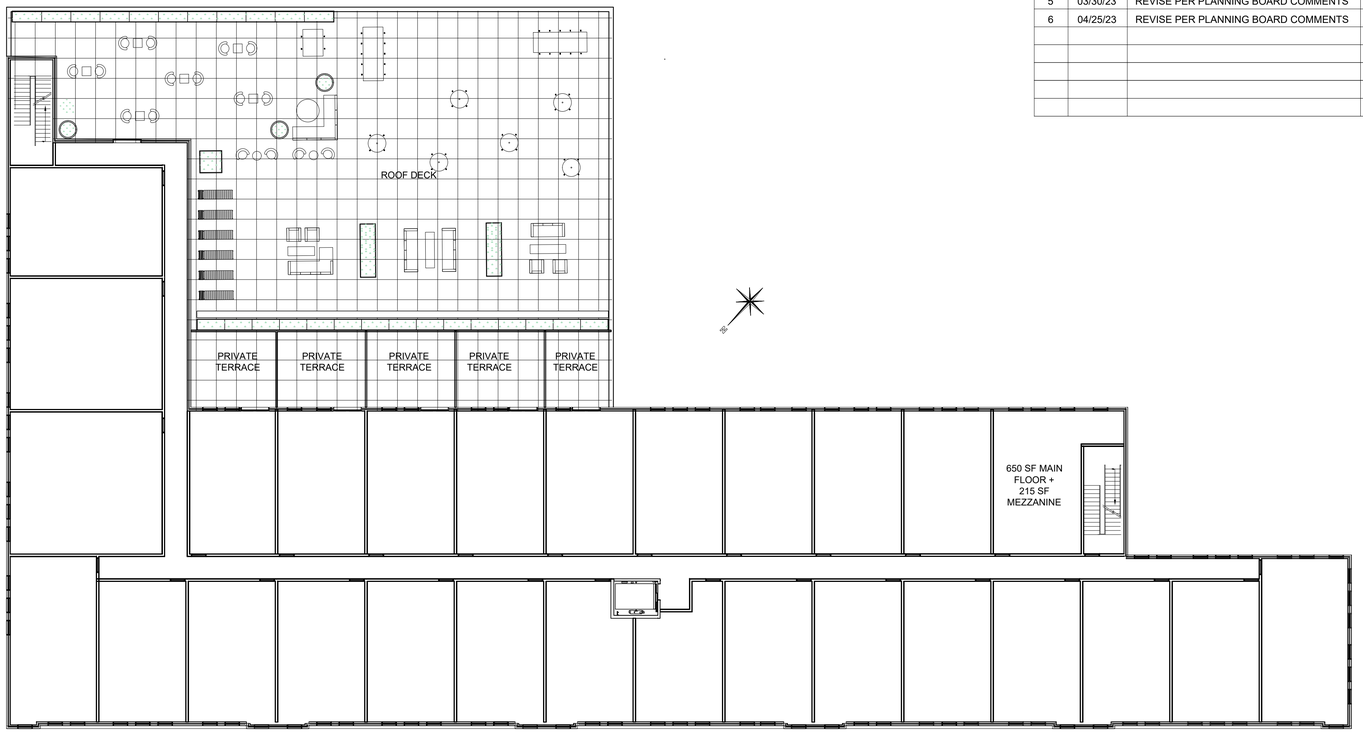
3	01/31/23	REVISE PER PLANNING BOARD COMMENTS	AJS
4	02/28/23	NO CHANGE	AJS
5	03/30/23	REVISE PER PLANNING BOARD COMMENTS	AJS
6	04/25/23	REVISE PER PLANNING BOARD COMMENTS	AJS



View



2nd Floor Plan - Residential - 22,624 Gross Square Feet

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



1st Floor Plan - Commercial - 32,014 Gross Square Feet

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



View

Site Plan Application

Sheet 4 of 12 - Building Plans & Images

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

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

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

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

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

Beacon HIP Lofts and Studios
Beacon, New York
Scale: 1" = 20'
May 21, 2022

		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
1	10/25/22	REVISE PER PLANNING BOARD COMMENTS	AJS
2	12/27/22	REVISE PER PLANNING BOARD COMMENTS	AJS
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5	03/30/23	REVISE PER PLANNING BOARD COMMENTS	AJS
6	04/25/23	REVISE PER PLANNING BOARD COMMENTS	AJS

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL COMPLY WITH BEACON ZONING CODE REQUIREMENTS, AND 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 (L1)

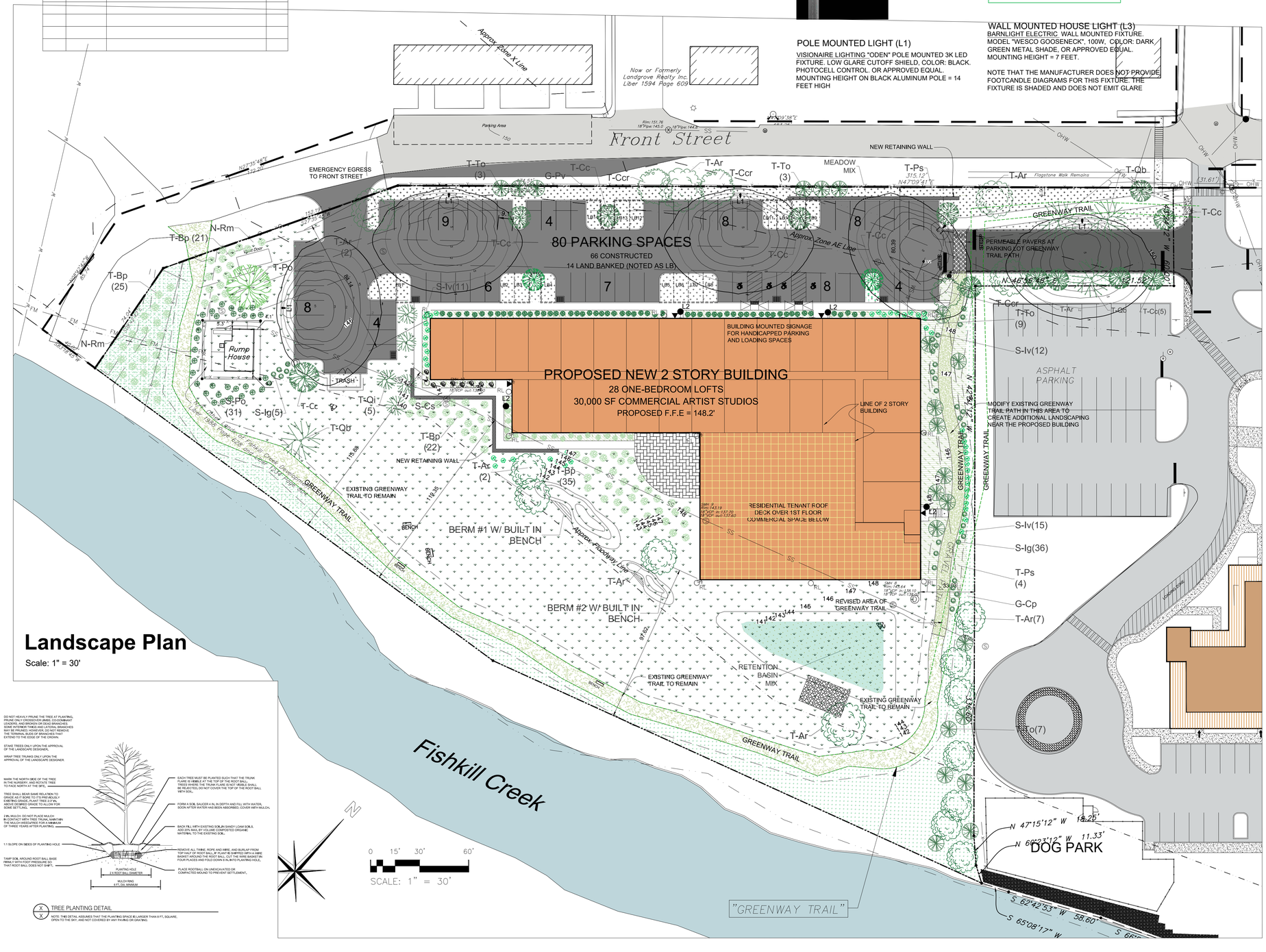
VISIONAIRE LIGHTING "ODEN" POLE MOUNTED 3K LED FIXTURE. LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BLACK ALUMINUM POLE = 14 FEET HIGH



WALL MOUNTED HOUSE LIGHT (L3)

BARNLIGHT ELECTRIC WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W, COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

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


Approx. Zone X Line
Now or Formerly
Landgrove Realty Inc.
Liber 1594 Page 609
Front Street
NEW RETAINING WALL
EMERGENCY EGRESS
TO FRONT STREET
80 PARKING SPACES
66 CONSTRUCTED
14 LAND BANKED (NOTED AS LB)
Approx. Zone AE Line
PERMEABLE PAVERS AT
PARKING LOT GREENWAY
TRAIL PATH
GREENWAY TRAIL
BUILDING MOUNTED SIGNAGE
FOR HANDICAPPED PARKING
AND LOADING SPACES
PROPOSED NEW 2 STORY BUILDING
28 ONE-BEDROOM LOFTS
30,000 SF COMMERCIAL ARTIST STUDIOS
PROPOSED F.F.E = 148.2'
LINE OF 2 STORY
BUILDING
RESIDENTIAL TENANT ROOF
DECK OVER 1ST FLOOR
COMMERCIAL SPACE BELOW
ASPHALT
PARKING
MODIFY EXISTING GREENWAY
TRAIL PATH IN THIS AREA TO
CREATE ADDITIONAL LANDSCAPING
NEAR THE PROPOSED BUILDING
Pump
House
TRASH
NEW RETAINING WALL
EXISTING GREENWAY
TRAIL TO REMAIN
BENCH
BERM #1 W/ BUILT IN
BENCH
BERM #2 W/ BUILT IN
BENCH
Approx. Floodway Line
REVISED AREA OF
GREENWAY TRAIL
RETENTION
+ BASIN
MIX
Flagstone Walk Remains
Parking Area
DOG PARK
Fishkill Creek
"GREENWAY TRAIL"
N 47°15'12" W 18.26'
N 66°03'12" W 11.33'
S 62°42'53" W 58.60'
S 65°08'17" W
T-To (3)
T-Cc
T-Ar
T-Ccr
T-Pv
MEADOW MIX
T-Ps 315.12' N42°10'41"E
T-Qb
T-Bp (21)
T-Bp (25)
N-Rm
T-Po (31)
S-Ig(5)
T-Qi (5)
T-Qb
T-Bp (22)
T-Ar (2)
T-Bp (35)
S-Cs
S-Iv(11)
T-Cc(5)
S-Iv(12)
T-To (9)
S-Iv(15)
S-Ig(36)
T-Ps (4)
G-Cp
T-Ar(7)
To(7)
N 47°38'43" E 21.52'
N 42°21'17" W 80.00'
S 42°21'17" E 80.30'
S 47°38'43" W 21.52'
N 42°21'17" W 80.00'
Rim:151.76
18"Pipe:145.0
48"Pipe:144.8
SMH
Rim:145.64
18"SW: in 140.16
18"SW: out 139.96
SMH
Rim:143.19
12"SW: in 137.70
12"SW: out 137.50
SMH
Rim:148.64
12"SE: in 140.16
12"SE: out 139.96
N 42°21'17" W 119.98'
S 42°21'17" E 119.98'
N 47°15'45" E 122.29'
S 47°15'45" W 122.29'
S 42°29'38" E 144.74'
(31.61')
OHW
SS
SMH
TRASH
BENCH
RL
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
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L40

NO.	DATE	REVISIONS: DESCRIPTION	BY
1	10/25/22	REVISE PER PLANNING BOARD COMMENTS	AJS
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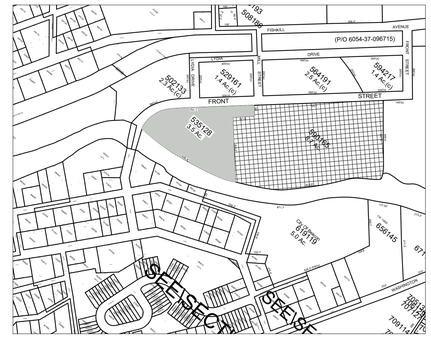
6	04/25/23	REVISE PER PLANNING BOARD COMMENTS	AJS

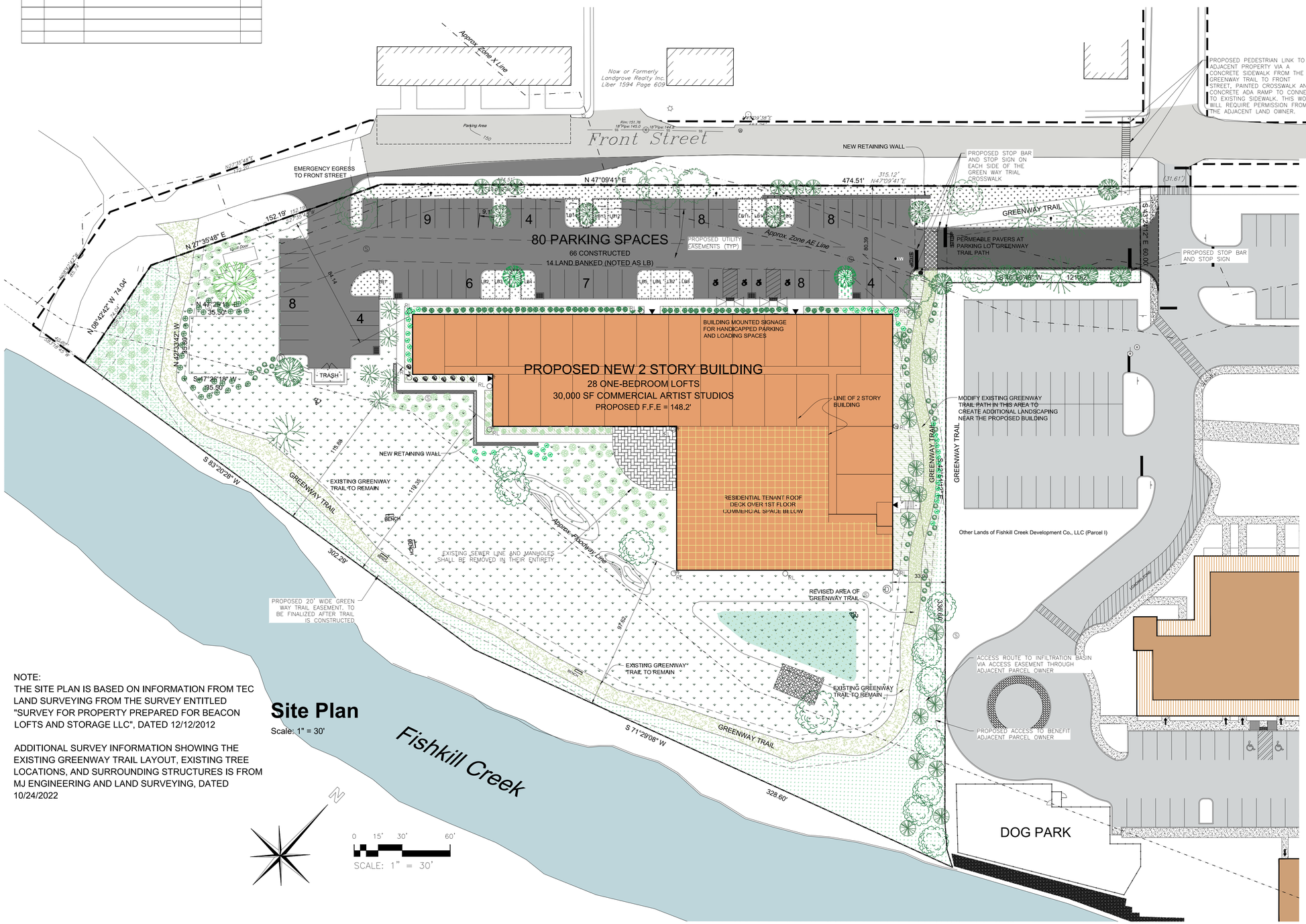
Zoning Regulations Table

	Required Setbacks Front	Side	Rear	Proposed Setbacks Front	Side	Rear	Minimum frontage on public street right-of-way	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Required Commercial Space	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Proposed Open Space	Maximum Building Height	Proposed Building Height	Minimum setback from and buffer width along Fishkill Creek	Proposed setback from and buffer width along Fishkill Creek
Zoning District																								
FCD	12'	12'	12'	75.5'	33.4'	102.2'	50 feet	507.5 feet	2 acres	3.55 acres	28	28	25%	58%	2,000 sf	1,055 sf max	35%	20%	30%	80%	3 stories / 40'	2 stories / 40'	An average of 50 feet, but not less than 25 feet at any point	102' minimum



Location Map

Scale: 1" = 400'



Site Plan

Scale: 1" = 30'

NOTE:
THE SITE PLAN IS BASED ON INFORMATION FROM TEC LAND SURVEYING FROM THE SURVEY ENTITLED "SURVEY FOR PROPERTY PREPARED FOR BEACON LOFTS AND STORAGE LLC", DATED 12/12/2012

ADDITIONAL SURVEY INFORMATION SHOWING THE EXISTING GREENWAY TRAIL LAYOUT, EXISTING TREE LOCATIONS, AND SURROUNDING STRUCTURES IS FROM MJ ENGINEERING AND LAND SURVEYING, DATED 10/24/2022

Zoning Summary

Zoning District:	FCD (FISHKILL CREEK DEVELOPMENT)
Tax Map No.:	6055-04-535128
Lot Area:	154,737 sf
Building Area:	52,447 square feet (30,000 sf commercial + 22,447 sf Residential)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Industrial (Vacant)
Proposed Uses:	Commercial (Artist Studio / Residential)

Land Use Compliance

Use	Permitted / Required	Proposed
Commercial	25% of building area	58% of building area
Residential *Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11.*	28 Dwelling Units	28 Dwelling Units

Parking & Loading

Residential *1 space for each dwelling unit plus 1/4 space per bedroom*	28 apartments + 28 bedrooms	35 spaces
Artist Studio *1 space for each 500 square feet*	30,000 sf	60 spaces
Total Required Parking Spaces		***95 spaces required***
Total Proposed Parking Spaces		**66 spaces proposed** NOTE 1

Notes:

1. The Planning Board, at its February 2023 meeting, determined that 15 of the 95 required off-street parking spaces can be waived based on the Applicant's analysis of shared parking per Beacon Zoning Code Section 223-26 (C) (6).
2. The Applicant proposes to land bank 14 additional spaces based on interest expressed by tenants of the neighboring developed parcel in renting art studio space in the new building. The 14 land banked spaces can be built if required by the Building Inspector per the requirements of the Beacon Zoning Code Section 223-26 (E). Therefore, the number of parking spaces proposed to be constructed is 66.
3. The Fishkill Creek Development Zone requires that a minimum of 25% of the building area be an approved non-residential use. This project proposes 58% approved non-residential use.
4. The proposed section of Greenway Trail traversing the property follows the standard requirements for materials, dimensions, proximity to the Creek, screening from the proposed building. Due to the steep grades the trail has stairs in sections. Where practicable, the Trail and public park are accessible, as are the parking spaces and gate associated with the Trail. This is in accordance with the Greenway Trail Design Recommendations: *Design the trail to provide accessibility to outdoor enjoyment and education for users of all abilities.*
5. Signage will comply with the City of Beacon Zoning Code
6. Commercial Hours of Operation: 7am to 10pm

Index of Drawings

Sheet 1 of 12	Site Plan
Sheet 2 of 12	Existing Conditions / Survey
Sheet 3 of 12	Landscape Plan
Sheet 4 of 12	Building Plans and Images
Sheet 5 of 12	Grading & Utility Plan
Sheet 6 of 12	Erosion & Sediment Control Plan
Sheet 7 of 12	Site Details
Sheet 8 of 12	Stormwater Details
Sheet 9 of 12	Water Details
Sheet 10 of 12	Sewer Details
Sheet 11 of 12	Erosion & Sediment Control Details
Sheet 12 of 12	Profiles

Site Plan Application

Sheet 1 of 12 - Site Plan

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

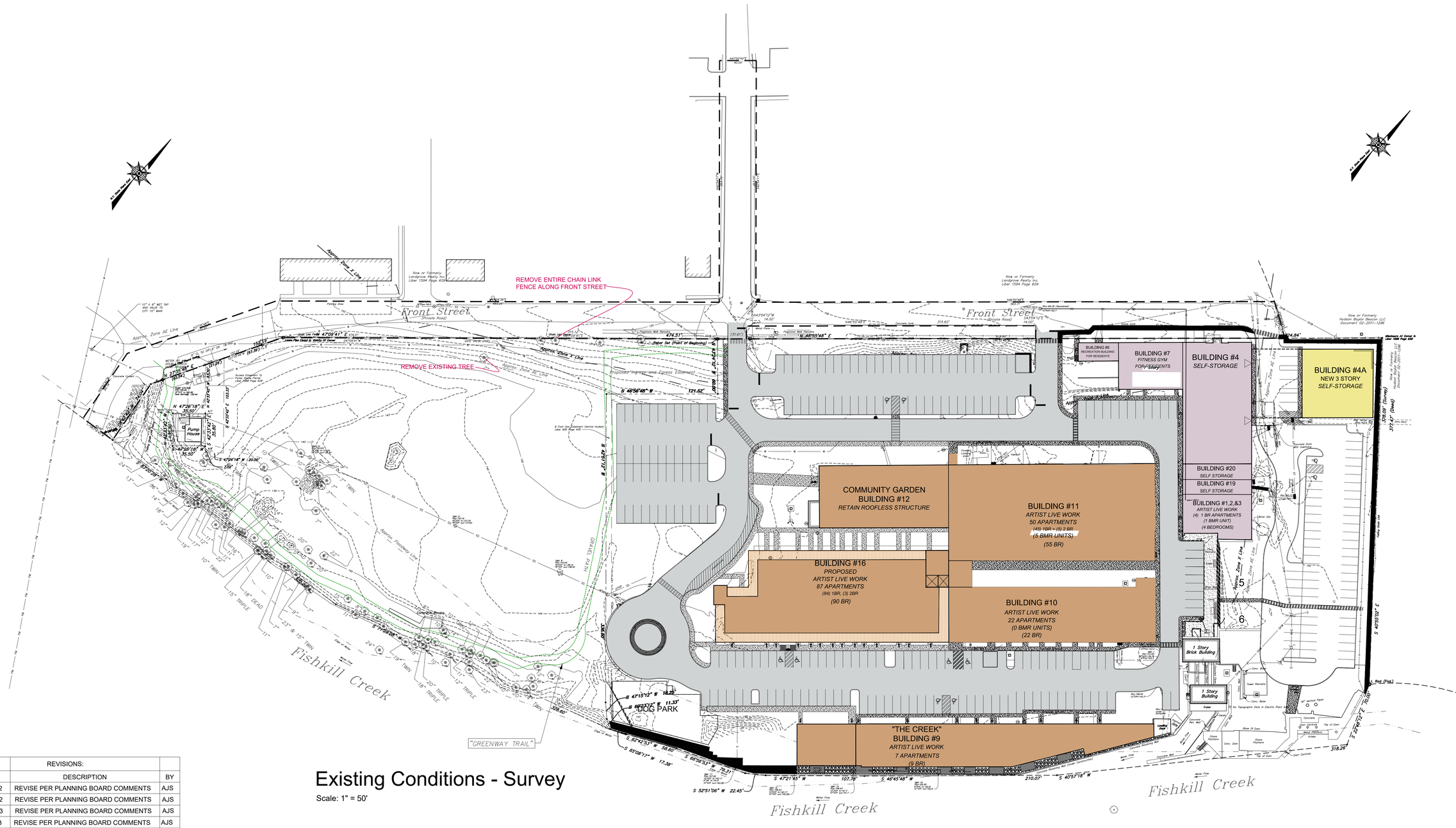
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

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

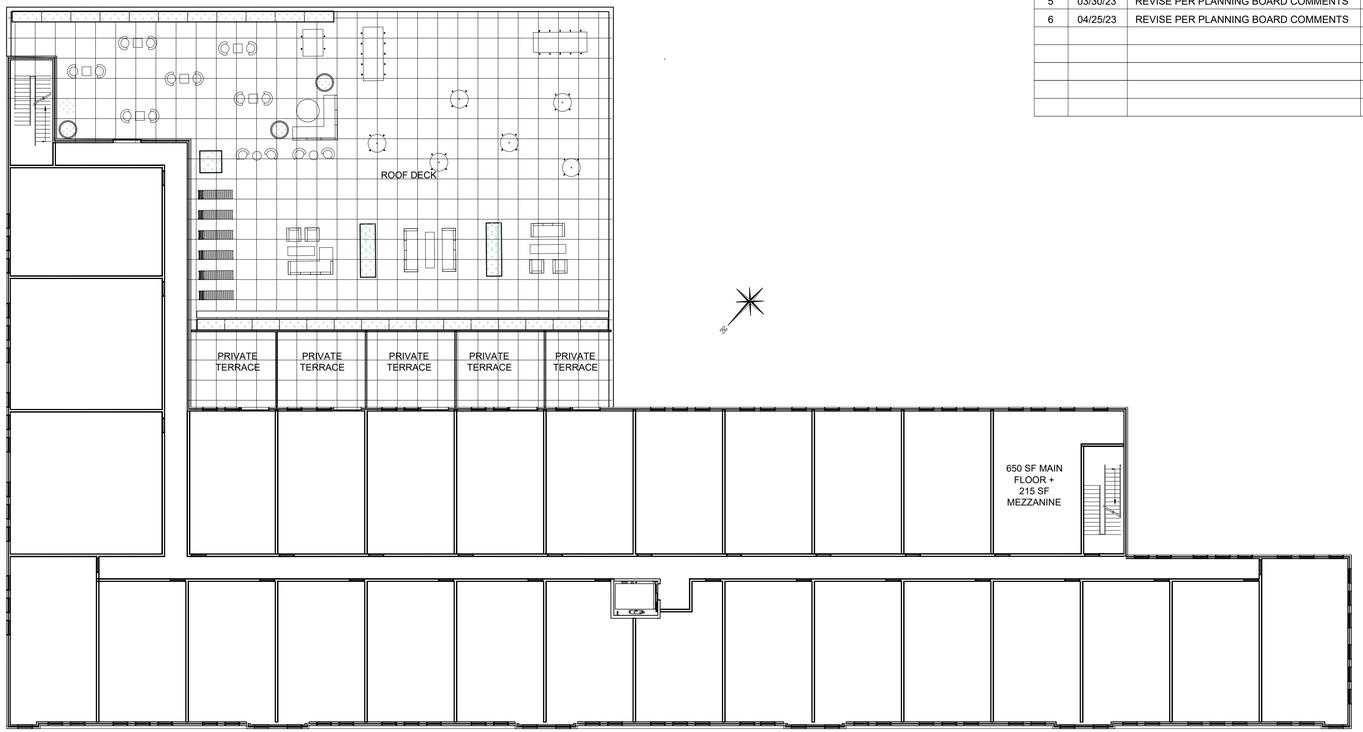
Beacon HIP Lofts and Studios
Beacon, New York
Scale: 1" = 30'
May 21, 2022


REMOVE ENTIRE CHAIN LINK FENCE ALONG FRONT STREET
REMOVE EXISTING TREE
Front Street
(Private Road)
Front Street
(Bryde Road)
Approx. Zone AE Line
Approx. Floodplain Line
Approx. Zone X Line
Proposed Ingress and Egress Easement
Now or Formerly Landgrove Realty Inc. Liber 1594 Page 609
Now or Formerly Hudson Bryter Beacon, LLC Document 02-2011-1296
Whitehouse, N. Comer, P. Liber 1900 Page 628
Now or Formerly Hudson Bryter Beacon, LLC Document 02-2011-1296
Pump House
DOG PARK
"GREENWAY TRAIL"
Fishkill Creek
Fishkill Creek
COMMUNITY GARDEN
BUILDING #12
RETAIN ROOFLESS STRUCTURE
BUILDING #11
ARTIST LIVE WORK
50 APARTMENTS
(45) 1BR + (5) 2 BR
(5 BMR UNITS)
(55 BR)
BUILDING #16
PROPOSED
ARTIST LIVE WORK
87 APARTMENTS
(84) 1BR, (3) 2BR
(90 BR)
BUILDING #10
ARTIST LIVE WORK
22 APARTMENTS
(0 BMR UNITS)
(22 BR)
"THE CREEK"
BUILDING #9
ARTIST LIVE WORK
7 APARTMENTS
(9 BR)
BUILDING #8
RECREATION BUILDING FOR RESIDENTS
BUILDING #7
FITNESS GYM FOR RESIDENTS
BUILDING #4
SELF-STORAGE
BUILDING #4A
NEW 3 STORY
SELF-STORAGE
BUILDING #20
SELF STORAGE
BUILDING #19
SELF STORAGE
BUILDING #1,2,&3
ARTIST LIVE WORK
(4) 1 BR APARTMENTS
(1 BMR UNIT)
(4 BEDROOMS)
1 Story Brick Building
1 Story Building
Trailer
Loading Dock
Concrete Deck
Concrete Wall
Stone Platform
Conc. Dam
Top of Dam
Base Of Dam
Conc. Base
Tower Remains
24" Vertical Pipe
Concrete Inlet with Overflow
Leave Up
Water Flow
Concrete Retaining Wall (Under Construction)
Approx. Zone A Line
Approx. Zone AE Line
Approx. Zone X Line
Approx. Floodplain Line
Fishkill Creek
Fishkill Creek
Parking Area
Top of Bank
Edge of Water
Edge of Woods
Tree Line
Chain Link Fence
Concrete Curb
Concrete Steps
Gravel Drive
Gravel Parking
Asphalt Drive
Asphalt Parking
Concrete Walk
Stone Walk
Stone Steps
Retaining Wall
Guide Rail
Fence Post
Utility Pole
Light Pole
Guy Wire
Sign
Hydrant
Water Valve
Gas Valve
Gas Line
Water Line
Sewer Line
Storm Drain
Sanitary Sewer
Overhead Wires
Underground Electric
Underground Telephone
Underground Cable TV
Underground Gas
Underground Water
Underground Sewer
Underground Storm
Underground Electric
Underground Telephone
Underground Cable TV
Underground Gas
Underground Water
Underground Sewer
Underground Storm
Existing Tree
Proposed Tree
Shrub
Bush
Rock
Rock Outcrop
Boulder
Stone Wall
Fence
Gate
Mailbox
Sign
Flagpole
Bench
Table
Chair
Umbrella
Trash Can
Recycling Can
Bike Rack
Bollard
Light
Flood Light
Spot Light
Wall Light
Ceiling Light
Recessed Light
Track Light
Pendant Light
Chandelier
Ceiling Fan
Exhaust Fan
Vent
Duct
Pipe
Valve
Meter
Gauge
Thermostat
Switch
Outlet
Junction Box
Conduit
Wire
Cable
Antenna
Satellite Dish
Solar Panel
Wind Turbine
Generator
Transformer
Substation
Power Line
Telephone Line
Cable TV Line
Gas Line
Water Line
Sewer Line
Storm Drain
Sanitary Sewer
Overhead Wires

		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
1	10/25/22	REVISE PER PLANNING BOARD COMMENTS	AJS
2	12/27/22	REVISE PER PLANNING BOARD COMMENTS	AJS
3	01/31/23	REVISE PER PLANNING BOARD COMMENTS	AJS
4	02/28/23	NO CHANGE	AJS
5	03/30/23	REVISE PER PLANNING BOARD COMMENTS	AJS
6	04/25/23	REVISE PER PLANNING BOARD COMMENTS	AJS



View



2nd Floor Plan - Residential - 22,624 Gross Square Feet

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



1st Floor Plan - Commercial - 32,014 Gross Square Feet

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



View

Site Plan Application

Sheet 4 of 12 - Building Plans & Images

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

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

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

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

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

Beacon HIP Lofts and Studios
Beacon, New York
Scale: 1" = 20'
May 21, 2022

		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
1	10/25/22	REVISE PER PLANNING BOARD COMMENTS	AJS
2	12/27/22	REVISE PER PLANNING BOARD COMMENTS	AJS
3	01/31/23	REVISE PER PLANNING BOARD COMMENTS	AJS
4	02/28/23	REVISE PER PLANNING BOARD COMMENTS	AJS
5	03/30/23	REVISE PER PLANNING BOARD COMMENTS	AJS
6	04/25/23	REVISE PER PLANNING BOARD COMMENTS	AJS

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL COMPLY WITH BEACON ZONING CODE REQUIREMENTS, AND 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 (L1)

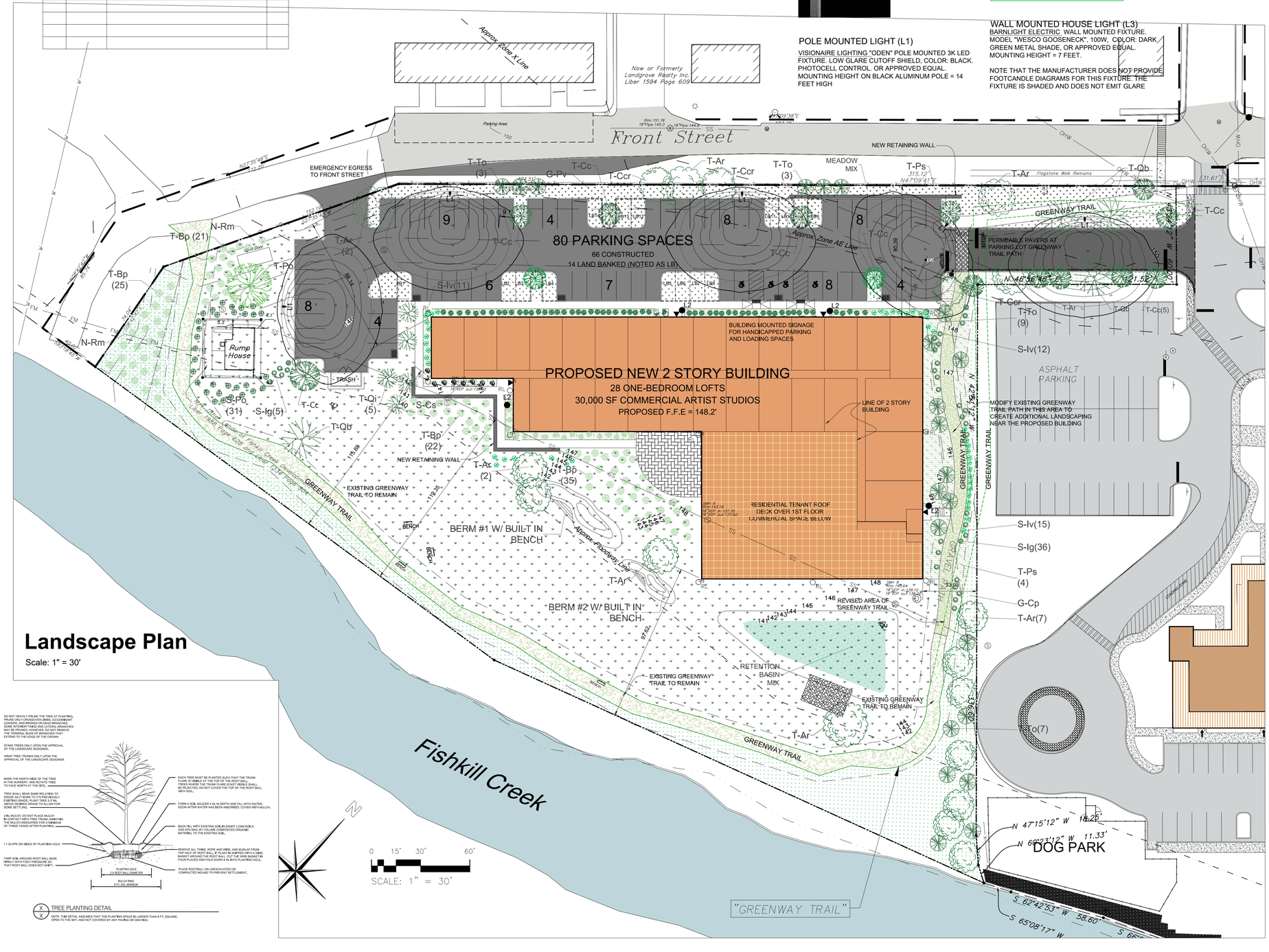
VISIONAIRE LIGHTING "ODEN" POLE MOUNTED 3K LED FIXTURE. LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BLACK ALUMINUM POLE = 14 FEET HIGH



WALL MOUNTED HOUSE LIGHT (L3)

BARNLIGHT ELECTRIC WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W, COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

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



Landscape Plan

Scale: 1" = 30'

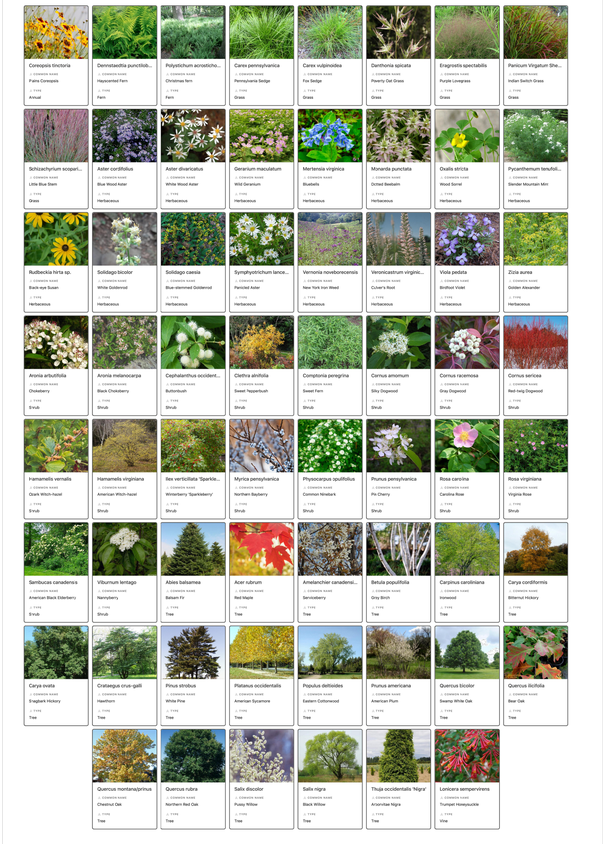
TREE PLANTING DETAIL

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 5 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR DECKING.

Planting Schedule

Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time
S-Aa	58	Shrub	Aronia arbutifolia	Chokeberry	3 gal	Spring/Fall
S-Iv	48	Shrub	Ilex verticillata 'Sparkleberry'	Winterberry 'Sparkleberry'	3 gal	Spring/Fall
S-Po	31	Shrub	Physocarpus opulifolius	Common Ninebark	5 gal	Spring/Fall
T-Ar	16	Tree	Acer rubrum	Red Maple	2"	Spring/Fall
T-Bp	75	Tree	Betula populifolia	Grey Birch	4'	Spring/Fall
T-Cc	13	Tree	Carpinus caroliniana	Ironwood	2"	Spring/Fall
T-Ccr	3	Tree	Crataegus crus-galli	Hawthorn	1"	Spring/Fall
T-Ps	5	Tree	Pinus strobus	White Pine	6-7'	Spring/Fall
T-Po	1	Tree	Platanus occidentalis	American Sycamore	2"	Spring/Fall
T-Qb	4	Tree	Quercus bicolor	Swamp White Oak	2"	Spring/Fall
T-Qi	5	Tree	Quercus ilicifolia	Bear Oak	1.5"	Spring/Fall
T-Ar	14	Tree	Quercus rubra	Northern Red Oak	2"	Spring/Fall
T=Sd		Tree	Salix discolor	Pussy Willow	5 gal	Spring/Fall
T=To	28	Tree	Thuja occidentalis	Arborvitae	5-6'	Spring/Fall
NRM	pounds	Herb	Natural Roadside Mix	Golden Rod,Aster, Sedge, Coreop	tbd	Spring/Fall/Sum
DRMM	pounds	Herb	Deer Resistant Meadow Mix		tbd	Spring/Fall/Sum
BM	pounds	Herb	Bioretention Mix		tbd	Spring/Fall/Sum
CBRM	pounds	Herb	Creek Bank Restoration Mix		tbd	Spring/Fall/Sum
	plugs	Grass		Poverty Oats	tbd	
G-Ss	plugs	Grass		Little Bluestem	tbd	
G-Cv	plugs	Grass	Carex vulpinoides	Fox Sedge	tbd	
G-Cp	plugs	Grass	Carex pensylvanica	Oak Sedge	tbd	
H-Sc	plugs	Herb	Solidago caesia		tbd	
H-A	plugs	Herb	Amsonia	White wood Aster	tbd	
H-Ct	pounds	Annual	Coreopsis tinctoria	Plains Coreopsis	tbd	
F-Dp	plugs	Fern		Hay Scented	tbd	

Illustrated Plant List



Site Plan Application

Sheet 3 of 12 - Landscape & Lighting Plan

Beacon HIP Lofts and Studios

Beacon, New York
Scale: 1" = 30'
May 21, 2022

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

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

Site / Civil Engineer:
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Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

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

LANC & TULLY
Engineering and Surveying, P.C.

May 3, 2023

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

RE: Beacon HIP Lofts & Studios
Multi-Use Building
Tax No. 6055-04-535128
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a multi-family residential and commercial artist/artisan studio units located along Front Street:

- Correspondence dated April 25, 2023, from Aryeh Siegel, Architect.
- Correspondence dated April 25, 2023, from Hudson Land Design.
- Plan set titled "Beacon HIP Lofts & Studios", consisting of sheets 1 of 12 through 12, with the latest revision date of April 25, 2023, as prepared by Aryeh Seigel, Architect and Hudson Land Design.

The proposed project entails the construction of a building consisting of 30,000 square feet of artist/artisan studios and 28 1-bedroom loft apartments on the 2nd story on a 3.5± acre parcel located along the Fishkill Creek, with the southern portion of the parcel being located within the Floodway, and a majority of the parcel being located within the 100-year flood plain. The project is located in the FCD (Fishkill Creek Development) Zone and is also within the HDLO (Historic District and Landmark Overlay) Zone.

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

General Comments:

1. As the project site is located within the floodplain, the applicant will need to secure a Floodplain Development Permit in accordance with Section 123-12 of the City of Beacon Code. ***Applicant notes that a Flood Development Permit will be applied for at building permit.***

2. The applicant will need to form a sewer transportation corporation, as a sewer system that collects sewage from multiple parcels is required to be either owned and operated by a municipality or by a sewer transportation corporation in accordance with NYSDEC standards. ***Applicant notes that a sewer transportation corporation will be formed, and that the applicant will retain their attorney to consult with the City attorney in forming the required documents.***

3. Except for direct connection service lines, new water distribution piping, sewer collection piping and modifications to the sewage pump station will require approval from the Dutchess County Department of Health. ***Applicant notes that application to the Dutchess County Department of Health will be made once a SEQR determination has been made.***

4. The access aisles should be verified that they are 26-foot in width. The plans presently scale 25.5 feet in width for the access aisles. Further adjustments to the parking lots may be required to ensure a full 26-foot wide clear aisle is provided.

5. The plans shall be updated to note that Front Street is to be repaired and re-paved. Once a formal agreement with the adjacent parcel owner has been executed for the proposed widening and re-paving of Front Street, it shall be provided to the Planning Board for review.

6. The applicant should confirm with the City of Beacon Water & Sewer Department that they have sufficient water to service the proposed project and have sufficient capacity within the sewer system to accept the flows from the proposed project. ***The applicant has noted that they have spoken with the Superintendent and that they will be performing fire flow tests to confirm adequate flows and pressures, and will also establish an escrow account for modeling of the sewer system once the City's consultant establishes the cost for this modeling.***

7. The plan should be referred to the Greenway Trail Committee for their review and input. ***The applicant's architect has met with members of the Greenway Trail Committee and has agreed to allow the committee to provide input for portions of the trail as the project design moves forwards.***

8. It is recommended that a separate sheet be prepared for the proposed signage and striping of the project to reduce the clutter on the Sheet 5 of the plan set.

Water & Sewer Engineer's Report:

1. To further improve odor issues, the applicant should also consider the installation of an odor control system as previously noted in our correspondence of November 23, 2022. ***The project engineer has stated that the applicant's site superintendent is currently looking into available odor control options.*** Once the options have been reviewed by the applicant and project engineer, the information shall be presented in the Engineer's Report.

2. The existing sanitary force main, from the pump station to Liberty Street, shall be evaluated as to its condition. The results of this evaluation shall be provided in the report. ***Applicant notes that they are hiring a pipe inspection company to televise the force main to properly evaluate the condition of the pipe line.***

3. Section 5.0, Water Supply, should be updated to reflect existing pressures and fire flows within the existing system in the area, as well as expected fire flows at the proposed hydrants for the project. This information will also be required for the design of the fire sprinkler system to be installed within the building. ***Applicant's engineer states that hydrant flow testing will be conducted on the water system and the results added to the report in the future.***

Sheet 1 of 12 (Site Plan):

1. The first-floor elevation is noted as 148.2 on Sheet 1, whereas Sheet 5 notes the first-floor elevation as 148.45, as presented to the Planning Board at the last meeting. The elevation on Sheet 1 should be revised to reflect an elevation of 148.45 for consistency with the other plans. ***Applicant's consultant notes that the plan has been revised to reflect 148.45 for the first-floor elevation.*** Sheets 1 and 3 still reflect a first-floor elevation of 148.2. We again request that the plans be revised to reflect the correct first-floor elevation of 148.45.

Sheet 3 of 12 (Landscape Plan):

1. As previously noted, proposed landscaping on the east side of the building shall be adjusted to ensure that trees are not planted over or in close proximity to the proposed sewer line to be routed along the side of the building. The Red Maple proposed near the existing sewer manhole on the adjacent parcel should be shifted further to the west, as it is currently within 5 feet of the proposed sewer main. The Arborvitae in the north corner of the building will be in direct conflict with the proposed sewer manhole in this corner of the site. The tree should be relocated to the other side of the greenway trail or to an alternate location.

2. As previously requested, the landscape plan should not show the existing sewer line as it is to be removed as part of the project.

Sheet 5 of 12 (Grading & Utility Plan):

1. Top and bottom of wall elevations shall be provided for the proposed retaining wall located across from the building, along the Front Street side of the parking lot. It should be further noted that construction details shall be added to the plans for the proposed retaining walls, and that the wall(s) will be required to be designed by a licensed professional engineer registered in NY State, as they exceed 4 feet in height.

Stormwater Pollution Prevention Plan (SWPPP):

1. As the applicant is proposing infiltration systems on site to handle water quality and runoff reduction from the site, soil testing will need to be performed for these proposed systems. The applicant's engineer should contact the City Engineer's office to set up a joint site meeting to allow for witnessing of soil testing. ***Applicant's consultant notes that this will be coordinated with the City Engineer's office.***

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 / bmr

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: May 8, 2023
Re: **Beacon HIP Lofts, Concept Plan SEQRA Review and Recommendation to the City Council**

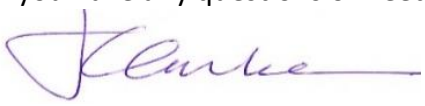
I have reviewed response letters from Aryeh Siegel and Hudson Land Design and a 12-sheet Site Plan set, all dated April 25, 2023.

Proposal
The applicant is proposing to construct a multi-use building with a total of 30,000 square feet of 1st-floor artist/artisan studios and 28 loft apartments on the 2nd floor. The proposed project is on a 3.5-acre undeveloped parcel in the Fishkill Creek Development (FCD) district and within the Historic District and Landmark Overlay (HDLO) zone. An existing Greenway Trail is also on the parcel.

Comments and Recommendations
The FCD district requires City Council approval of the Concept Plan. The Council has referred the plans to the Planning Board for a SEQRA analysis and an advisory recommendation on the Concept Plan. More specific architectural, landscaping, lighting, and engineering details should be covered by the Planning Board during a subsequent Site Plan and Architectural Review process.

All my previous comments have been addressed. From a planning perspective, the Concept Plan is sufficiently complete to return to the City Council.

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



John Clarke, Beacon Planning Consultant

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

City of Beacon Planning Board Agenda
05/09/2023

Title:

Review application for Site Plan Amendment, 511 Fishkill Avenue, submitted by Diamond Properties

ATTACHMENTS

511 Fishkill Ave Entity Disclosure Form.pdf

511 Fishkill Ave Project Narrative.pdf

511 Fishkill Ave Site Plan Amendment Application.pdf

Sheet 1_Site Plan[4470]-Planning 1.pdf

Sheet 2_Existing Conditions Plan[4471]-Planning 1.pdf

Sheet 3_OutdoorSeatingPlan-Planning 1.pdf

Engineer Review 511 Fishkill 05-04-23.pdf

Planner Comments HIP Lofts Concept Plan 5.8.23.pdf

PB 511 Fishkill Av 5.5.23.pdf

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

Name of Entity	Address of Entity
· DP108, LLC	333 North Bedford Road, Mount Kisco, NY 10549
Place where such business entity was created New York	Official Registrar's or Clerk's office where the documents and papers creating entity were filed Online Filing, Dutchess County
Date such business entity or partnership was created 5/1/2018	Telephone Contact Information 914-773-6219

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Bill Diamond	63 High Ridge Ave, Ridgefield, CT 06877	914-438-4438	Owner, Diamond Properties
Jim Diamond	401 Pea Pond Road, Katonah, NY	914-773-6220	Owner, Diamond Properties

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Diamond Properties LLC	333 North Bedford Road Mount Kisco, NY 10549	914-773-6220	8/13/2018, property acquisition	8/13/2018, NY

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

☐ YES ☒ NO

Name	Employer	Position

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

☐ **YES** ☒ **NO**

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

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

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

☐ **YES** ☒ **NO**

Current Name	Other Names

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

Name	Address

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

_____

_____

_____

_____

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

SECTION J.

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

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

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

Name	Residence or business address	Telephone number

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

☐ YES ☒ NO

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

Name	Address

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

☐ YES ☐ NO

I, Bill Diamond being first duly sworn, according to law, deposes and says that I am (Title) Manager, an active and qualified member of the DP108 LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Bill Diamond

(Signature) 

ARYEH SIEGEL
ARCHITECT

Project Narrative

April 25, 2023

511 Fishkill Avenue is an existing building in the HI zoning district. The project received Site Plan approvals in 2019 and an approval for a Site Plan amendment in 2020 for new uses including a brewery, event space, arcade, offices, and warehouse space. Additionally, new construction of previously approved land banked parking was engineered and approved. Construction of the new parking lot, and associated site work, is complete.

The Owner is proposing to add an exterior food service container in a fenced area at the front of the building for the Arcade use, and a separate exterior food service container for the Industrial Arts Brewery use.

The fenced food service area is considered a non-simultaneous occupancy with the interior space seasonally when the weather allows.

No other changes are proposed apart from the two exterior food service containers and the fenced seating area.

This is a Type 2 action, and no EAF is submitted for this application.

Aryeh Siegel
Aryeh Siegel, Architect

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

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Diamond Properties

Address: 333 N Bedford Road, Suite 145
Mount Kisco, NY 10549

Signature: SIGN HERE

Date: April 25, 2023

Phone: (914) 773-6248

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect

Address: 84 Mason Circle
Beacon NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 511 Fishkill Avenue

Tax Map Designation: Section 6055 Block 04 Lot(s) 580285

Land Area: 9.787

Zoning District(s) HI (Heavy Industry)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Add exterior food trucks to Existing Warehouse, Brewery, Accessory Office, Arcade, Event Space

Gross Non-Residential Floor Space: Existing 144,002 sf - existing building area Proposed 2,126 sf proposed exterior

TOTAL: 144,002 sf building area (no change to building area)

Dwelling Units (by type): Existing 0 Proposed 0

TOTAL: 0

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION FEES

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

$500 + $500 ($250 X 2,126 exterior area sf)
$1,000 - TOTAL APPLICATION FEE

ESCROW FEES

$2500
$2,500- TOTAL ESCROW

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Diamond Properties

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

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

Applicant Address: 333 N Bedford Road, Suite 145 Mount Kisco, NY 10549

Project Address: 511 Fishkill Avenue

Project Tax Grid # 6055-04-580285

Type of Application Site Plan

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

I, Bill Diamond, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon ☑
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 within the City of Beacon ☐
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon ☐
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ☑

SIGN HERE

Signature of Owner

Manager

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 511 Fishkill Avenue Site Plan Amendment

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	☑	☐
LEGAL DATA		
Name and address of the owner of record.	☑	☐
Name and address of the applicant (if other than the owner).	☑	☐
Name and address of person, firm or organization preparing the plan.	☑	☐
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	☑	☐
Approximate boundaries of any areas subject to flooding or stormwater overflows.	☑	☐
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	☑	☐
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	☑	☐
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	☑	☐
Other existing development, including fences, retaining walls, landscaping, and screening.	☑	☐
Sufficient description or information to define precisely the boundaries of the property.	☑	☐
The owners of all adjoining lands as shown on the latest tax records.	☑	☐
The locations, names, and existing widths of adjacent streets and curb lines.	☑	☐
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	☑	☐

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

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

Applicant/Sponsor Name: Diamond Properties

Signature: _____ SIGN HERE

Date: April 25, 2023

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

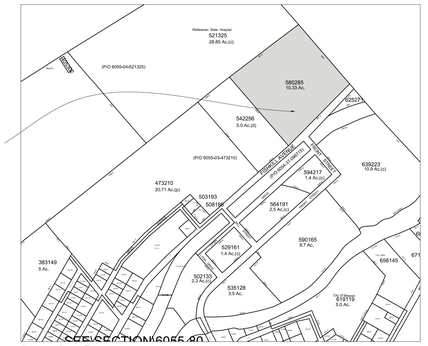
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Bulk Zoning Regulations Table

			Required Minimum Setbacks			Existing Setbacks				
	Minimum Lot Width	Minimum Lot Depth	Front	Side [b]	Rear [b]	Front	Side [b]	Rear [b]	Maximum Building Height	Existing Building Height
Zoning District										
HI	N/A	100'	0	20'	25'	229'	51'	43'	35'	34'

Notes:
b. Abutting residential districts or where driveway is proposed between building and lot line.


511 FISHKILL AVENUE
Wallkill
Wallkill River
Wallkill River
Wallkill River

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.

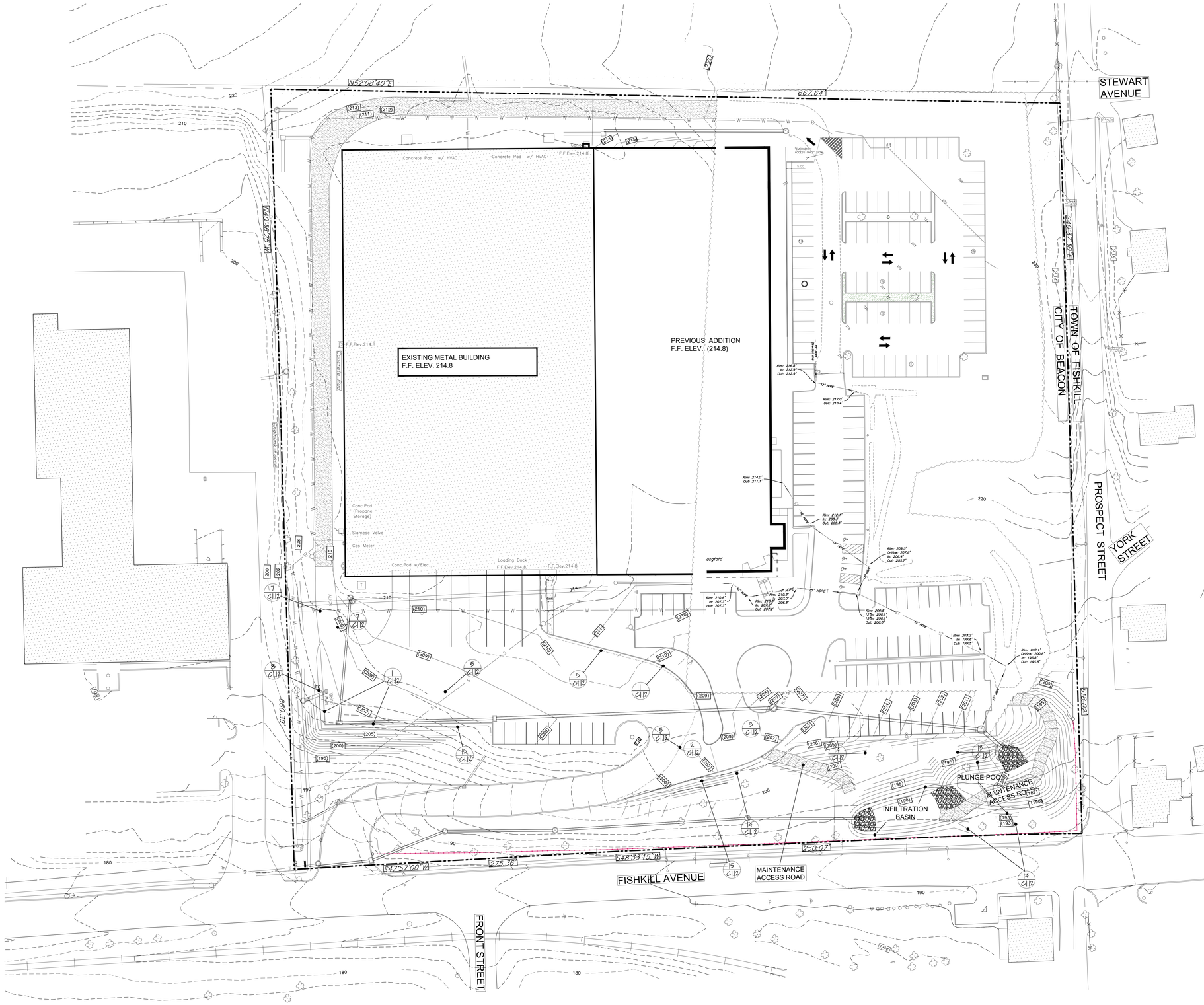
SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

842



LEGEND (Dwg. No. C1.3)

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		N/A
BUILDING		
DISTURBANCE LIMIT LINE	N/A	
WELL	220 WELL	214 WELL
MONITORING WELL	Monitoring Well	N/A
TRANSFORMER	T	N/A
TREE		REFER TO DWG.NO. C1.13
TREE WALL/WELL	N/A	
TREE LINE		
CONCRETE CURB		
DROP CURB	N/A	
CONCRETE WALK	N/A	
HANDICAPPED RAMP	N/A	
PARKING STALL	N/A	
HC PARKING SYMBOL	N/A	HC
RIP-RAP SWALE	N/A	
NEW PAVEMENT	N/A	
PAVEMENT OVERLAY	N/A	
PAVEMENT RAISE	N/A	
LIGHT POLE		REFER TO DWG. C1.14
PAVEMENT NOTCHING INTO EXISTING PAVEMENT	N/A	
GUIDE RAIL	N/A	
PAVEMENT EDGE		
SIGN		N/A
FENCE		
BUILDING ENTRANCE		
MAINTENANCE ACCESS ROAD	N/A	

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Existing Conditions Survey Plan

Scale: 1" = 30'

Amendment To Site Plan Application

Existing Conditions Survey - Sheet 2 of 3

511 Fishkill Avenue Arcade / Industrial Arts Brewing Company

511 Fishkill Avenue - Beacon, New York
Scale: As Noted
April 3, 2023

Owner:
Diamond Properties
333 N. Bedford Road
Mount Kisco, NY 10549

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

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

Surveyor:
TEC Land Surveying
Beacon, New York 12508

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.

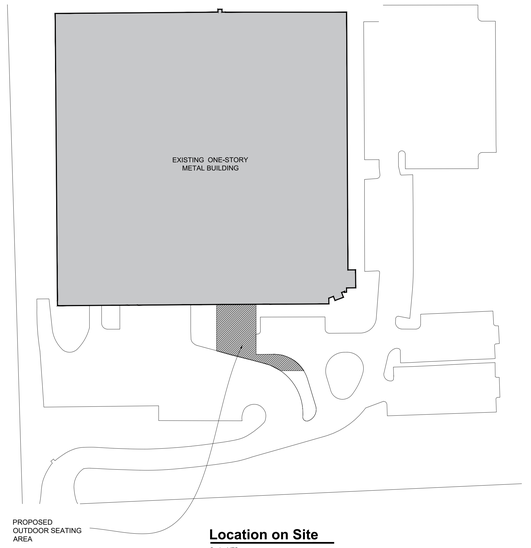


Proposed Fence

42" HIGH BLACK COATED CHAIN LINK FENCE

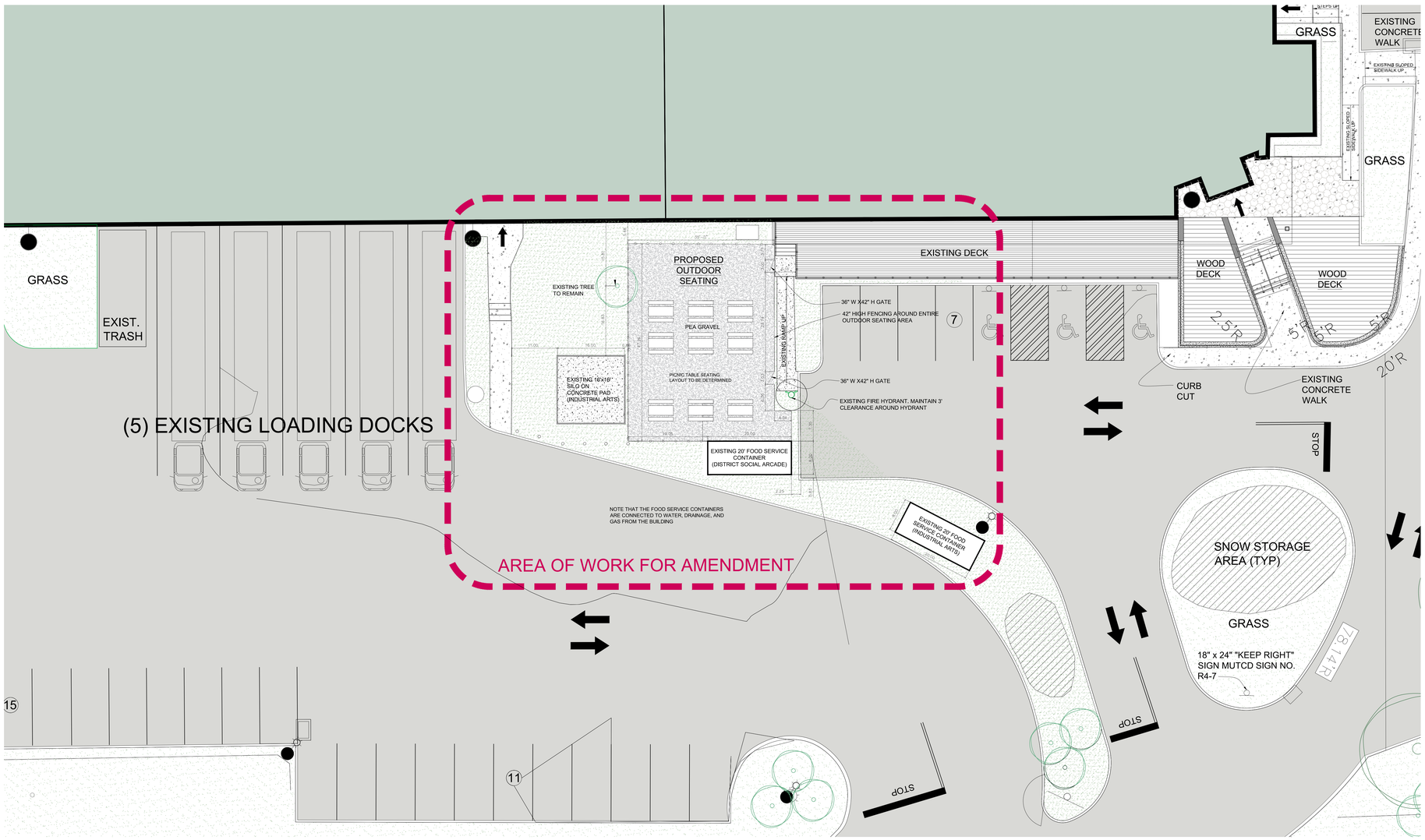


Proposed Gate



Location on Site

Scale: NTS



SITE LEGEND

- *PROPERTY LINE*
- *MAJOR CONTOUR LINE*
- *MINOR CONTOUR LINE*
- *42" HIGH FENCING AS SPECIFIED*
- *SAFETY FENCING AT INDUSTRIAL EQUIP.*
- *EXISTING CONCRETE CURBING*
- *EXISTING FIRE HYDRANT TO REMAIN*
- *HANDICAP PARKING SIGN*
- *BALLUSTERS AT INDUSTRIAL EQUIP.*

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan

Scale: 1" = 10'

Amendment To Site Plan Application

Partial Enlarged Site Plan - Sheet 3 of 3

511 Fishkill Avenue Arcade / Industrial Arts Brewing Company

511 Fishkill Avenue - Beacon, New York
Scale: As Noted
April 3, 2023

Owner:
Diamond Properties
333 N. Bedford Road
Mount Kisco, NY 10549

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

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

Surveyor:
TEC Land Surveying
Beacon, New York 12508

LANC & TULLY
Engineering and Surveying, P.C.

May 4, 2023

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

RE: 511 Fishkill Avenue
Food Service Containers
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the 511 Fishkill Avenue food container application:

- Project narrative, dated April 25, 2023, as prepared by Aryeh Siegel, Architect.
- Application for site plan approval.
- Set of plans titled "Amendment to Site Plan Application – 511 Fishkill Avenue Arcade/Industrial Arts Brewing Company", consisting of 3 sheets dated April 2, 2023, as prepared by Aryeh Siegel, Architect.

The applicant is proposing to add an exterior food service container in a fenced in area at the front of the building for the Arcade use, and a separate exterior food service container for the Industrial Arts Brewery. Based on our review of the above, we would like to offer the following comments:

General Comments:

1. Note No. 1 on Sheet 1 states that the current application is to amend the site plan to show food trucks, but the Project Narrative and plans call out food service containers. The note, project narrative and plans shall be coordinated.

2. The plans note the food service containers to be existing, yet the "Existing Conditions Survey" (Sheet 2 of 3) does not show these food service containers. The "Existing Conditions Survey" shall be updated to accurately reflect what is present on the site.

3. If these food service containers already existing on the site, how long have they existed and been in operation?

4. The plans note that the containers are connected to water, drainage and gas from the building. The location of these utility connection lines shall be provided on the plans.

5. As water is provided to the containers, how is wastewater handled from these containers?

6. The proposed fencing and dimensions provided on Sheet 3 shall be darkened so that they are clearly visible.

7. What are the hours of operation proposed for these food service containers? This information shall be provided on the plans.

8. Is any screening proposed around the food service containers? If so, it should be shown on the plans.

9. Will the food service containers be ADA accessible?

10. to those that are disabled The labeling provided on Sheet 1 of 3 for work within the "Area of Work for Amendment" should be increased in size so that it is legible.

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 shall be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 8, 2023
Re: **Beacon HIP Lofts, Concept Plan SEQRA Review and Recommendation to the City Council**

I have reviewed response letters from Aryeh Siegel and Hudson Land Design and a 12-sheet Site Plan set, all dated April 25, 2023.

Proposal
The applicant is proposing to construct a multi-use building with a total of 30,000 square feet of 1st-floor artist/artisan studios and 28 loft apartments on the 2nd floor. The proposed project is on a 3.5-acre undeveloped parcel in the Fishkill Creek Development (FCD) district and within the Historic District and Landmark Overlay (HDLO) zone. An existing Greenway Trail is also on the parcel.

Comments and Recommendations
The FCD district requires City Council approval of the Concept Plan. The Council has referred the plans to the Planning Board for a SEQRA analysis and an advisory recommendation on the Concept Plan. More specific architectural, landscaping, lighting, and engineering details should be covered by the Planning Board during a subsequent Site Plan and Architectural Review process.

All my previous comments have been addressed. From a planning perspective, the Concept Plan is sufficiently complete to return to the City Council.

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

John Clarke, Beacon Planning Consultant

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 5, 2023
Re: **511 Fishkill Avenue, Amended Site Plan**

I have reviewed the April 25, 2023 cover letter from Aryeh Siegel, April 25, 2023 Site Plan Application, and a 3-sheet Amendment to Site Plan Application set, dated of April 3, 2023.

Proposal

The project would add a new outdoor deck on the southern side of an existing 128,317 square foot building. The 9.79-acre parcel is in the Heavy Industrial (HI) district.

Comments and Recommendations

1. The Project Narrative does not adequately explain the existing food service containers, especially how the Industrial Arts container functions on a narrow traffic island between a truck access driveway and a parking lot where cars are backing up. If the adjacent 7-space parking lot was rearranged in an L-shaped layout, more protected greenspace could be created for the container.

2. The Sheet 2 Existing Conditions Survey should represent all the current features on the site, including food containers/trucks and whether all the Site Plan features from the 2019 and 2020 approvals are in place, including trees and striped ADA spaces.

3. Will any additional lighting fixtures be necessary for the outdoor seating area?

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

John Clarke, Beacon City Planning Consultant

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

City of Beacon Planning Board Agenda
05/09/2023

Title:

Review application for Site Plan Approval and Special Use Permit, personal wireless service facility, 375 Washington Avenue, submitted by Verizon Wireless of the East, LP (dba Verizon Wireless)

ATTACHMENTS

Hedgewood_ZoningApplication_20230418.pdf

Engineer review Verizon - Fairview Cemetery 05-04-23.pdf

Planner Review 375 Washington Communications Tower.pdf

CITY COUNCIL
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

In the Matter of the Application of

VERIZON WIRELESS OF THE EAST LP
d/b/a Verizon Wireless

Lands n/f of Fairview Cemetery Association
375 Washington Avenue
City of Beacon, Dutchess County, New York
Section 6055, Block 04, Lot 713005

STATEMENT OF INTENT and
APPLICATION FOR SPECIAL USE PERMIT, SITE PLAN REVIEW,
And ARCHITECTURAL REVIEW

Submitted by:

Verizon Wireless
Kathy Pomponio, Real Estate Manager
1275 John Street, Suite 100
West Henrietta, New York 14586
(585) 321-5435

Tectonic Engineering & Surveying Consultants, P.C.
Steven Matthews, P.E.
36 British American Blvd, Suite 101
Latham, New York 12110
(518) 783-1630

Tectonic Engineering & Surveying Consultants, P.C.
Jackie Bartolotta, Program Manager
3495 Winton Pl., Building E, Suite 260
Rochester, New York 14623
(585) 270-8373

Young/Sommer LLC
Scott P. Olson, Esq.
Executive Woods
Five Palisades Drive
Albany, New York 12205
(518) 438-9907

Dated: April 18, 2023

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: Verizon Wireless

Address: 1275 John Street, Suite 100
West Henrietta, NY 14586

Signature: Scott Olson

Date: 4/10/23

Phone: 518. 438. 9507 Ext. 258

(For Official Use Only)	Date	Initials
Application & Fee Rec'd		
Initial Review		
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Tectonic Engineering and Surveying

Address: 36 British American Blvd.
Latham, NY 12110

Phone: 518. 783. 1630

Fax: N/A

Email address: Smatthews@tectonicengineering.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 375 Washington Ave., Beacon, NY

Tax Map Designation: Section 6055 Block 04 Lot(s) 713005

Land Area: Total: 50± Acres; 0.4 acres to be disturbed

Zoning District(s) One Family Historic and Land Mark Overlay

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Installation and operation of personal wireless service facility

Gross Non-Residential Floor Space: Existing N/A Proposed N/A

TOTAL: N/A

Dwelling Units (by type): Existing N/A Proposed N/A

TOTAL: N/A

ITEMS TO ACCOMPANY THIS APPLICATION

a. Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. Five (5) **folded** copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. Five (5) **folded** copies and One (1) digital copy of additional sketches, renderings or other information.

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Fairview Cemetery Assoc.

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

None

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

None

Applicant Address: P.O. Box 157, Clenham, NY 12527

Project Address: 375 Washington Ave., Beacon, NY

Project Tax Grid # 6055-04-713005

Type of Application Public utility / Personal Wireless Service Facility

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

I, Rose Story, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

Rose Story

Signature of Owner

President

Title if owner is corporation — RS

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

FOR OFFICE USE ONLY
Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • http://beaconny.gov/

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: Verizon Wireless

Address of Applicant: 1275 John St., Suite 100, West Henrietta, NY 14586

Telephone Contact Information: c/o Scott Olson; 518. 438. 9907 Ext.

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Fair View Cemetery Assoc.	375 Washington Ave. / Beacon	845- 831- 5401	Sept. 8, 1894	Orange County Oct. 15, 1894 L. 276 P. 463

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

☐ YES ☑ NO

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

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

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

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

☐ YES ☑ NO

I, Scott Olsen being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete, to the best of my knowledge

(Print) Scott Olsen

(Signature) Scott Olsen

Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • http://cityofbeacon.org/

ENTITY DISCLOSURE FORM

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

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

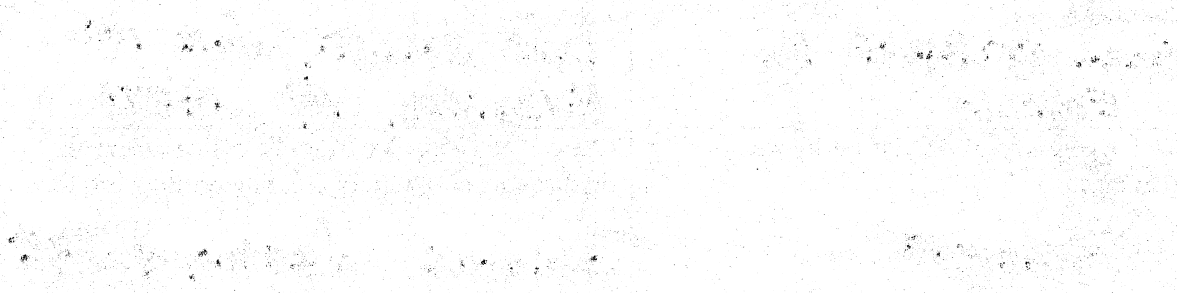
SECTION A.

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

Name of Entity	Address of Entity
Verizon Wireless of the East LP	1275 John St., Suite 100 W. Henrietta, NY 14586
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Delaware	Delaware Secretary of State
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
N/A	
Principal Place of Business of Entity	Place and Date of incorporation



Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
See Attached Disclosure Statement			

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Fairview Cemetery Assoc.	375 Washington Ave., Boston	845-831-5461	Sept. 8, 1894	Orange County Oct. 15, 1894 L. 276 P. 463

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

☐ YES ☑ NO

Name	Employer	Position

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

☐ YES ☑ NO

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

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

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

☐ YES ☑ NO

Current Name	Other Names

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

Name N/A	Address

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

Applicant is Contract Vendee w/ the right to install and operate a personal Wireless Service Facility on the property

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

SECTION J.

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

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

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

Name	Residence or business address	Telephone number

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

☐ YES ☑ NO

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

Name	Address

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

☐ YES ☑ NO

I, Scott Olsen being first duly sworn, according to law, deposes and says that I am (Title) Attorney for, ~~an active and qualified member of the~~ Verizon Wireless, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Scott Olsen

(Signature) Scott Olsen

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Verizon Wireless

Address: 1275 John Street, Suite 100
West Henrietta, NY 14586

Signature: Scott Olson, Attorney for Applicant

Date: 4/10/23

Phone: 518. 438. 9507 Ext 258

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Tectonic Engineering and Surveying

Address: 36 British American Blvd.
Latham, NY 12110

Phone: 518. 783. 1630

Fax: N/A

Email address: SMatthews@tectonicengineering.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 375 Washington Ave., Beacon, NY

Tax Map Designation: Section 6055 Block 04 Lot(s) 713005

Land Area: Total: 50± Acres; 0.4 Acres to be disturbed

Zoning District(s) One Family Historic and Landmark Overlay

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Installation and operation of personal wireless service facility

Gross Non-Residential Floor Space: Existing N/A Proposed N/A

TOTAL: N/A

Dwelling Units (by type): Existing N/A Proposed N/A

TOTAL: N/A

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Fairview Cemetery Assoc.

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

None

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

None

Applicant Address: P.O. Box 157, Clinton, NY 12527

Project Address: 375 Washington Ave., Beacon, NY

Project Tax Grid # 6055-04-713005

Type of Application Public utility / Personal Wireless Service Facility

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

I, Rose Story, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

Rose Story

Signature of Owner

President

Title if owner is corporation

RS

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: Verizon Wireless - Hedgewood Facility

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	✓	
LEGAL DATA		
Name and address of the owner of record.	✓	
Name and address of the applicant (if other than the owner).	✓	
Name and address of person, firm or organization preparing the plan.	✓	
Date, north arrow, and written and graphic scale.	✓	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	✓	
Approximate boundaries of any areas subject to flooding or stormwater overflows.		✓
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	✓	
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	✓	
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	✓	
Other existing development, including fences, retaining walls, landscaping, and screening.	✓	
Sufficient description or information to define precisely the boundaries of the property.	✓	
The owners of all adjoining lands as shown on the latest tax records.	✓	
The locations, names, and existing widths of adjacent streets and curb lines.	✓	
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	✓	

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

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

Natural features - flooding - this is not applicable since there are no floodplains near the project area.

Proposed development - division of buildings - this is not applicable since there are no buildings proposed.

Proposed development - signs - this is not applicable since there is no commercial/retail signage proposed.

Proposed development - screening - this is n/a since the proposed facility is sited in an existing wooded area and existing vegetation screens all views of the facility.

Proposed development - utilities - this is n/a since the proposed facility is not tying into existing water, sewer, or storm drain systems.

Proposed development - lands dedicated to City - n/a as there is no land being dedicated to the City.

Proposed development - public improvements - to our knowledge there are no public improvements proposed on or adjoining the parcel.

Miscellaneous - Staging - this is n/a as the project will be constructed in one phase.

Applicant/Sponsor Name: Steven Matthews, Tectonic Engineering (engineer for applicant)

Signature: *Steven Matthews*

Date: April 18, 2023

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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SECTION A

Name of Applicant: Verizon Wireless

Address of Applicant: 1275 John Street, Suite 100, West Henrietta, NY 14586

Telephone Contact Information: C/O Scott Olson; 518-438-9907 Ext. 258

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Fairview Cemetery Assc.	375 Washington Ave., Beacon	845-831-5461	Sept. 8, 1894	Orange County Oct. 15, 1894 L. 276 P. 463

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

☐ YES ☑ NO

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

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

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

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

☐ **YES** ☑ **NO**

I, Scott Olsen being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete, to the best of my knowledge

(Print) Scott Olsen

(Signature) Scott Olsen

FOR OFFICE USE ONLY
Application #

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1 Municipal Plaza, Beacon, NY
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SECTION A.

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

Name of Entity	Address of Entity
Verizon Wireless of the East LP	1275 John Street, Suite 100 West Henrietta, NY 14586
Place where such business entity was created: Delaware	Official Registrar's or Clerk's office where the documents and papers creating entity were filed: Delaware Secretary of State
Date such business entity or partnership was created	Telephone Contact Information: 518-438-9507 Ext. 258

IF AFFIANT IS A CORPORATION:

Name of Entity: N/A	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
See Attach'd Disclosure Statement			

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Fairview Cemetery Assoc.	325 Washington Ave., Beaver	845-831-5401	Sept. 8, 1894	Orange County Oct. 15, 1894 L. 276 P. 463

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

☐ YES ☑ NO

Name	Employer	Position

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

☐ YES ☑ NO

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

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

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

☐ **YES** ☑ **NO**

Current Name	Other Names

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

Name N/A	Address

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

Applicant is the contract vendee w/ the right to install and operate a personal wireless service facility on the property.

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

SECTION J.

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

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

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

Name	**Residence or business address**	**Telephone number**

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

☐ **YES** ☑ **NO**

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

Name	**Address**

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

☐ **YES** ☑ **NO**

I, Scott Olson being first duly sworn, according to law, deposes and says that I am (Title) Attorney for, ~~an active and qualified member of the~~ Verizon Wireless, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Scott Olson

(Signature) Scott Olson

CITY COUNCIL of the CITY of BEACON,
DUTCHESS COUNTY, NEW YORK

In the Matter of the Special Use Permit and Site Plan Review Application of

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VERIZON WIRELESS OF THE EAST LP
d/b/a Verizon Wireless

Premises: Lands n/f of Fairview Cemetery Association
375 Washington Avenue
City of Beacon, Dutchess County, New York
Section 6055, Block 04, Lot 713005

STATEMENT OF INTENT and
APPLICATION FOR SPECIAL USE PERMIT, SITE PLAN REVIEW and
ARCHITECTURAL REVIEW

I. Introduction

VERIZON WIRELESS OF THE EAST LP d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes to install a new 120' monopole (124' with 4' lightning rod), antennae, cables and related equipment located at the above-referenced address ("Project").

Verizon Wireless is considered a public utility under New York decisional law (*Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364 (1993)) [Exhibit 1], and a provider of "personal wireless services" under the federal Telecommunications Act of 1996 (the "TCA") [Exhibit 2]. Verizon Wireless' equipment will be in operation twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year. A copy of the applicable Verizon Wireless FCC licenses is included herewith Exhibit 3.

In *Rosenberg*, this State's highest Court confirmed that public utility facilities, such as that proposed, are subject to the public utility standard of review. Under the public utility standard of review, an applicant need only show that (1) the facility is "required to render safe and adequate service," and (2) there are "compelling reasons, economic or otherwise," for needing the variance. *Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364, 372 (1993). Verizon Wireless respectfully submits this Statement of Intent in support of its application for Special Use Permit approval, and all necessary Town Board waivers under the *Rosenberg* standard.

The specific improvements proposed are detailed on the Zoning/Site Plans prepared by Tectonic Engineering included herewith as Exhibit 4.

II. Purpose of Hedgewood Communications Facility

This site is the last site needed to complete the Mt. Beacon site decommissioning that is scheduled to be completed in the near future. This site will ensure that those areas in the northeastern portion of the City will maintain safe and adequate wireless service upon the scheduled decommissioning of the Mt. Beacon facility.

Enclosed in Exhibit 5 is an RF Analysis prepared by a qualified radio frequency consultant which analysis describes in detail the need for this new site at this location. Exhibit 6 includes a Site Selection Analysis, which describes the methodology of locating an appropriate site based on the unique circumstances that exist.

III. Additional Supporting Materials

1. Public Necessity of Facility. The Applicant has provided expert proof in the form of a report from its Radio Frequency (RF) Design Engineer depicting the area within which Verizon Wireless' communications facility needs to be located (the "search area") in order to provide adequate and safe service to certain areas in the City of beacon. The report included in Exhibit 5 demonstrates the need that will be created as a result of the necessary decommissioning of the existing Mt. Beacon site. See, Exhibit 5.

   As noted above and in Exhibits 2 and 3, Verizon Wireless is recognized as a public utility under New York law for zoning purposes and a provider of personal wireless services under the federal Telecommunications Act of 1996. This project is a public necessity in that it is required to render adequate and safe coverage (mobile and in-building) to a portion of the City of Beacon. This, combined with the federal mandate to expeditiously deploy advanced wireless services across the nation and Verizon Wireless' FCC licenses to provide such services in the City of Beacon, demonstrates that Verizon Wireless' facility is a public necessity. Without the construction of the communications facility proposed, the public would be deprived of an essential means of communication, which, in turn, would jeopardize the safety and welfare of the community and traveling public.

2. The Application conforms with all applicable regulations promulgated by the Federal Communications Commission, the Federal Aviation Administration and other federal agencies. The proposed facility will not increase the height of the existing utility pole and will not require FAA lighting.

3. As set forth above, Verizon Wireless and the proposed facility are considered public utilities for purposes of zoning under existing New York decisional law.

4. Operation of the facility will not involve any objectionable noise, fumes, vibration or other characteristics.

5. The facility will be operated on a 24/7 basis 365 days a year with minimal maintenance required. Adequate access and parking have been incorporated into the facility design.

6. The facility will not increase or otherwise impact any existing traffic patterns, nor will it impair pedestrian or vehicular safety or overload existing roads. Additionally, the facility will be fully accessible to fire, police and other emergency vehicles.

7. Because the facility will be unmanned, it will not involve the use of any public water, drainage or sewer system, or any other municipal facility, or degrade any act or for, natural resource or ecosystem.

8. No tower marking and/or lighting will be required under Federal Aviation Administration (FAA) regulations.

9. A copy of Verizon Wireless' tower maintenance plan for this site is attached in Exhibit 7.

10. A certification from a New York licensed professional engineer is included at Exhibit 8, to document that Verizon Wireless' proposed transmissions will be: (a) in full compliance with the current FCC RF emissions guidelines (NIER); and (b) categorically excluded from local regulation under applicable federal law.

11. To assist the City fulfill its obligations under the NYS Environmental Quality Review Act ("SEQRA"), a Full Environmental Assessment Form ("EAF") has been prepared by Tectonic Engineering and is provided in Exhibit 9.

12. Exhibit 10 includes a Viewshed Map that illustrates the locations from which the tower is expected to be visible, taking into consideration existing topography and vegetation in the area. As indicated on the Viewshed Map, the anticipated visibility of the tower is extremely minor.

13. The proposed tower will be constructed in compliance with all applicable laws, rules and regulations. See Tectonic Letter dated November 4, 2022 attached hereto as Exhibit 11.

IV. Conclusion

Approval of the Project will enable Verizon Wireless to provide an adequate and safe level of wireless telephone service to the northeastern area of the City of Beacon and surrounding environs, within the confines of applicable technological and land use limitations as a result of the planned decommissioning of the Mt. Beacon site. Such approval will also be in the public interest, in that it will allow Verizon Wireless to comply with its statutory mandate to build out its network and provide local businesses, residents and public service entities with safe and reliable wireless communications services. Based upon the foregoing, Verizon Wireless respectfully submits that this project complies in all material respects with the Special Use Permit and Site Plan Review requirements of the City of Beacon's Zoning Code, and any potential impact on the community created by this approval may properly be considered to be minimal and of no significant adverse effect.

If you should have any questions or require any additional information, I can be reached at (518) 438-9907, Ext. 258.

Thank you for your consideration.

Respectfully submitted,
VERIZON WIRELESS OF THE EAST LP d/b/a
Verizon Wireless



Scott P. Olson, Esq.
Regional Local Counsel

Dated: April 5, 2023

DOCUMENTATION OF PUBLIC UTILITY STATUS
and
OVERVIEW OF ROSENBERG DECISION

In *Cellular Tel. Co. v. Rosenberg*, 82 N.Y.2d 364 (1993), the New York Court of Appeals determined that cellular telephone companies are public utilities. The Court held that proposed cellular telephone installations are to be reviewed by zoning boards pursuant to the traditional standard afforded to public utilities, rather than the standards generally required for the necessary approvals:

> It has long been held that a zoning board may not exclude a utility from a community where the utility has shown a need for its facilities. There can be no question of [the carrier's] need to erect the cell site to eliminate service gaps in its cellular telephone service area. The proposed cell site will also improve the transmission and reception of existing service. Application of our holding in *Matter of Consolidated Edison* to sitings of cellular telephone companies, such as [the applicant], permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community. . . . Moreover, the record supports the conclusion that [the applicant] sustained its burden of proving the requisite public necessity. [The applicant] established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the . . . area.

Rosenberg, 82 N.Y.2d at 372-74 (citing *Consolidated Edison Co. v. Hoffman*, 43 N.Y.2d 598 (1978)).

This special treatment of a public utility stems from the essential nature of its service, and the fact that a public utility transmitting facility must be located in a particular area in order to provide service. For instance, water towers, electric switching stations, water pumping stations and telephone poles must be in particular locations (including within residential districts) in order to provide the utility to a specific area:

> [Public] utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.

Anderson, New York Zoning Law Practice, 3d ed., p. 411 (1984) (hereafter "Anderson"). See also, *Cellular Tel. Co. v. Rosenberg*, 82 N.Y.2d 364 (1993); *Payne v. Taylor*, 178 A.D.2d 979 (4th Dep't 1991).

Accordingly, the law in New York is that a municipality may not prohibit facilities, including towers, necessary for the transmission of a public utility. In *Rosenberg*, 82 N.Y.2d at 371, the court found that "the construction of an antenna tower... to facilitate the supply of cellular telephone service is a 'public utility building' within the meaning of a zoning ordinance." See also *Long Island Lighting Co. v. Griffin*, 272 A.D. 551 (2d Dep't 1947) (a municipal corporation may not prohibit the expansion of a public utility where such expansion is necessary to the maintenance of essential services).

In the present case, Verizon Wireless does not have reliable service capacity in this portion of the City of Beacon. The communications facility proposed is necessary to remedy this service problem and to provide adequate and reliable wireless telecommunications service coverage to this area. Therefore, Verizon Wireless satisfies the requisite showing of need for the facility under applicable New York law.

DOCUMENTATION OF PERSONAL WIRELESS SERVICE FACILITY STATUS
and
FEDERAL TELECOMMUNICATIONS ACT OF 1996

In addition to being considered a public utility under New York decisional law, Verizon Wireless is classified as a provider of "personal wireless services" under the federal Telecommunications Act of 1996 (the "TCA").

As stated in the long title of the Act, the goal of the TCA is to "promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." *Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996).*

The TCA mandates a process designed to achieve competitive telecommunications markets. In keeping with the central goals of the TCA, the authors specify in Section 253(a) that "[n]o State or local statute or regulation…may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." *TCA Section 253(a), emphasis added.*

Section 332(c) of the TCA preserves the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction and modification of personal wireless service facilities, subject to several important limitations:

- the "regulation of the placement…of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services" (*TCA §332(c)(7)(B)(i)(I)*);

- the "regulation of the placement…of personal wireless service facilities by any State or local government or instrumentality thereof shall not prohibit or have the effect of prohibiting the provision of personal wireless services" (*TCA §332(c)(7)(B)(i)(II)*);

- Applications must be processed within a reasonable period of time, and any decision to deny a request for placement of personal wireless service facilities must be in writing and supported by substantial evidence contained in a written record (*TCA §§332(c)(7)(B)(ii) and (iii)*); and

- regulations based upon the perceived environmental effects of radio frequency emissions are prohibited, so long as the proposed personal wireless service facility complies with FCC regulations concerning such emissions (*TCA §332(c)(7)(B)(iv)*).

A reference copy of the Telecommunications Act of 1996 is included herewith.

104TH CONGRESS } HOUSE OF REPRESENTATIVES { REPORT
2d Session } { 104–458

TELECOMMUNICATIONS ACT OF 1996

JANUARY 31, 1996. Ordered to be printed

Mr. BLILEY, from the committee of conference, submitted the following

CONFERENCE REPORT

[To accompany S. 652]

The committee of conference on the disagreeing votes of the two Houses on the amendments of the House to the bill (S. 652), to provide for a pro-competitive, de-regulatory national policy framework designed to accelerate rapidly private sector deployment of advanced telecommunications and information technologies and services to all Americans by opening all telecommunications markets to competition, and for other purposes, having met, after full and free conference, have agreed to recommend and do recommend to their respective Houses as follows:

That the Senate recede from its disagreement to the amendment of the House to the text of the bill and agree to the same with an amendment as follows:

In lieu of the matter proposed to be inserted by the House amendment, insert the following:

SECTION 1. SHORT TITLE; REFERENCES.

(a) SHORT TITLE.—This Act may be cited as the "Telecommunications Act of 1996".

(b) REFERENCES.—Except as otherwise expressly provided, whenever in this Act an amendment or repeal is expressed in terms of an amendment to, or repeal of, a section or other provision, the reference shall be considered to be made to a section or other provision of the Communications Act of 1934 (47 U.S.C. 151 et seq.).

SEC. 2. TABLE OF CONTENTS.

The table of contents for this Act is as follows:

Sec. 1. Short title; references.
Sec. 2. Table of contents.
Sec. 3. Definitions.

22–327

Federal Communications Commission
Library

[redacted] *tity that has obtained an attachment to such conduit or right-of-way so that such entity may have a reasonable opportunity to add to or modify its existing attachment. Any entity that adds to or modifies its existing attachment after receiving such notification shall bear a proportionate share of the costs incurred by the owner in making such pole, duct, conduit, or right-of-way accessible.*

[redacted] *right-of-way shall not be required to bear any of the costs of rearranging or replacing its attachment, if such rearrangement or replacement is required as a result of an additional attachment or the modification of an existing attachment sought by any other entity* [redacted]

SEC. 704. FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS.

(a) NATIONAL WIRELESS TELECOMMUNICATIONS SITING POLICY.—Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

"(7) PRESERVATION OF LOCAL ZONING AUTHORITY.—

"(A) GENERAL AUTHORITY.—Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

"(B) LIMITATIONS.—

"(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof—

"(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

"(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

"(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

"(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

"(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

"(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

"(C) DEFINITIONS.—For purposes of this paragraph—

"(i) the term 'personal wireless services' means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

"(ii) the term 'personal wireless service facilities' means facilities for the provision of personal wireless services; and

"(iii) the term 'unlicensed wireless service' means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v)).".

(b) RADIO FREQUENCY EMISSIONS.—Within 180 days after the enactment of this Act, the Commission shall complete action in ET Docket 93–62 to prescribe and make effective rules regarding the environmental effects of radio frequency emissions.

(c) AVAILABILITY OF PROPERTY.—Within 180 days of the enactment of this Act, the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, reasonable, and nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.

[redacted]

RIERS.

Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

"(8) MOBILE SERVICES ACCESS.—A person engaged in the provision of commercial mobile services, insofar as such person is so engaged, shall not be required to provide equal access to

portionate share of the costs incurred by the owner in making such conduit or right-of-way accessible.

Conference agreement

The conference agreement adopts the Senate provision with modifications. The conference agreement amends section 224 of the Communications Act by adding new subsection (e)(1) to allow parties to negotiate the rates, terms, and conditions for attaching to poles, ducts, conduits, and rights-of-way owned or controlled by utilities. New subsection 224(e)(2) establishes a new rate formula charged to telecommunications carriers for the non-useable space of each pole. Such rate shall be based upon the number of attaching entities. The conferees also agree to three additional provisions from the House amendment. First, subsection (g) requires utilities that engage in the provision of telecommunications services or cable services to impute to its costs of providing such service an equal amount to the pole attachment rate for which such company would be liable under section 224. Second, new subsection 224(h) requires utilities to provide written notification to attaching entities of any plans to modify or alter its poles, ducts, conduit, or rights-of-way. New subsection 224(h) also requires any attaching entity that takes advantage of such opportunity to modify its own attachments shall bear a proportionate share of the costs of such alterations. Third, new subsection 224(i) prevents a utility from imposing the cost of rearrangements to other attaching entities if done solely for the benefit of the utility.

SECTION 704—FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS

Senate bill

No provision.

House amendment

Section 108 of the House amendment required the Commission to issue regulations within 180 days of enactment for siting of CMS. A negotiated rulemaking committee comprised of State and local governments, public safety agencies and the affected industries were to have attempted to develop a uniform policy to propose to the Commission for the siting of wireless tower sites.

The House amendment also required the Commission to complete its pending Radio Frequency (RF) emission exposure standards within 180 days of enactment. The siting of facilities could not be denied on the basis of RF emission levels for facilities that were in compliance with the Commission standard.

The House amendment also required that to the greatest extent possible the Federal government make available to use of Federal property, rights-of-way, easements and any other physical instruments in the siting of wireless telecommunications facilities.

Conference agreement

The conference agreement creates a new section 704 which prevents Commission preemption of local and State land use decisions and preserves the authority of State and local governments over

zoning and land use matters except in the limited circumstances set forth in the conference agreement. The conference agreement also provides a mechanism for judicial relief from zoning decisions that fail to comply with the provisions of this section. It is the intent of the conferees that other than under section 332(c)(7)(B)(iv) of the Communications Act of 1934 as amended by this Act and section 704 of the Telecommunications Act of 1996 the courts shall have exclusive jurisdiction over all other disputes arising under this section. Any pending Commission rulemaking concerning the preemption of local zoning authority over the placement, construction or modification of CMS facilities should be terminated.

When utilizing the term "functionally equivalent services" the conferees are referring only to personal wireless services as defined in this section that directly compete against one another. The intent of the conferees is to ensure that a State or local government does not in making a decision regarding the placement, construction and modification of facilities of personal wireless services described in this section unreasonably favor one competitor over another. The conferees also intend that the phrase "unreasonably discriminate among providers of functionally equivalent services" will provide localities with the flexibility to treat facilities that create different visual, aesthetic, or safety concerns differently to the extent permitted under generally applicable zoning requirements even if those facilities provide functionally equivalent services. For example, the conferees do not intend that if a State or local government grants a permit in a commercial district, it must also grant a permit for a competitor's 50-foot tower in a residential district.

Actions taken by State or local governments shall not prohibit or have the effect of prohibiting the placement, construction or modification of personal wireless services. It is the intent of this section that bans or policies that have the effect of banning personal wireless services or facilities not be allowed and that decisions be made on a case-by-case basis.

Under subsection (c)(7)(B)(ii), decisions are to be rendered in a reasonable period of time, taking into account the nature and scope of each request. If a request for placement of a personal wireless service facility involves a zoning variance or a public hearing or comment process, the time period for rendering a decision will be the usual period under such circumstances. It is not the intent of this provision to give preferential treatment to the personal wireless service industry in the processing of requests, or to subject their requests to any but the generally applicable time frames for zoning decision.

The phrase "substantial evidence contained in a written record" is the traditional standard used for judicial review of agency actions.

The conferees intend section 332(c)(7)(B)(iv) to prevent a State or local government or its instrumentalities from basing the regulation of the placement, construction or modification of CMS facilities directly or indirectly on the environmental effects of radio frequency emissions if those facilities comply with the Commission's regulations adopted pursuant to section 704(b) concerning such emissions.

The limitations on the role and powers of the Commission under this subparagraph relate to local land use regulations and are not intended to limit or affect the Commission's general authority over radio telecommunications, including the authority to regulate the construction, modification and operation of radio facilities.

The conferees intend that the court to which a party appeals a decision under section 332(c)(7)(B)(v) may be the Federal district court in which the facilities are located or a State court of competent jurisdiction, at the option of the party making the appeal, and that the courts act expeditiously in deciding such cases. The term "final action" of that new subparagraph means final administrative action at the State or local government level so that a party can commence action under the subparagraph rather than waiting for the exhaustion of any independent State court remedy otherwise required.

With respect to the availability of Federal property for the use of wireless telecommunications infrastructure sites under section 704(c), the conferees generally adopt the House provisions, but substitute the President or his designee for the Commission.

It should be noted that the provisions relating to telecommunications facilities are not limited to commercial mobile radio licensees, but also will include other Commission licensed wireless common carriers such as point to point microwave in the extremely high frequency portion of the electromagnetic spectrum which rely on line of sight for transmitting communication services.

SECTION 705—MOBILE SERVICE DIRECT ACCESS TO LONG DISTANCE CARRIERS

Senate bill

Subsection (b) of section 221 of the Senate bill, as passed, states that notwithstanding the MFJ or any other consent decree, no CMS provider will be required by court order or otherwise to provide long distance equal access. The Commission may only order equal access if a CMS provider is subject to the interconnection obligations of section 251 and if the Commission finds that such a requirement is in the public interest. CMS providers shall ensure that its subscribers can obtain unblocked access to the interexchange carrier of their choice through the use of interexchange carrier identification codes, except that the unblocking requirement shall not apply to mobile satellite services unless the Commission finds it is in the public interest.

House amendment

Under section 109 of the House amendment, the Commission shall require providers of two-way switched voice CMS to allow their subscribers to access the telephone toll services provider of their choice through the use of carrier identification codes. The Commission rules will supersede the equal access, balloting and prescription requirements imposed by the MFJ and the AT&T-McCaw consent decree. The Commission may exempt carriers or classes of carriers from the requirements of this section if it is consistent with the public interest, convenience, and necessity, and the

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQJQ689	
Radio Service	
WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
09-11-2019	07-15-2020	06-13-2029	

Market Number	Channel Block	Sub-Market Designator
REA001	C	0

Market Name
Northeast

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-13-2013	06-13-2019		

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: VERIZON WIRELESS OF THE EAST LP

ATTN: REGULATORY
VERIZON WIRELESS OF THE EAST LP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNKA580	
Radio Service CL - Cellular	
Market Numer CMA144	**Channel Block** B
Sub-Market Designator 0	

FCC Registration Number (FRN): 0007609324

Market Name
Orange County, NY

Grant Date	Effective Date	Expiration Date	Five Yr Build-Out Date	Print Date
12-19-2017	01-09-2020	01-22-2028		01-10-2020

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	41-12-35.0 N	074-21-09.0 W	442.9	70.7	1003029

Address: WARWICK BRADY ROAD
City: WARWICK **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	313.500	264.400	247.600	294.300	238.400	133.000	253.100	356.100
Transmitting ERP (watts)	0.200	0.200	0.200	0.200	0.200	2.710	20.110	8.700

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	315.600	266.500	249.800	296.500	240.600	135.100	255.200	358.200
Transmitting ERP (watts)	20.110	8.700	0.200	0.200	0.200	0.200	0.200	2.710

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	315.600	266.500	249.800	296.500	240.600	135.100	255.200	358.200
Transmitting ERP (watts)	0.200	0.200	0.330	0.460	52.890	37.600	0.570	0.200

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: VERIZON WIRELESS OF THE EAST LP

Call Sign: KNKA580 **File Number:** **Print Date:** 01-10-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	41-12-35.0 N	074-21-09.0 W	442.9	70.7	1003029

Address: WARWICK BRADY ROAD
City: WARWICK **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	315.600	266.500	249.800	296.500	240.600	135.100	255.200	358.200
Transmitting ERP (watts)	0.200	0.450	11.730	18.090	1.550	0.200	0.200	0.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
2	41-25-36.3 N	074-34-52.6 W	381.3	58.5	

Address: FINCHVILLE - 0.5 MILE FROM THE INTERSECTION OF GUYMARD TURNPIKE AND MOUNTAIN ROA
City: FINCHVILLE **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	145.900	219.500	227.500	263.500	189.100	243.000	176.700	52.500
Transmitting ERP (watts)	48.980	100.000	43.650	6.920	0.950	0.220	1.100	8.510

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	145.900	219.500	227.500	263.500	189.100	243.000	176.700	52.500
Transmitting ERP (watts)	0.200	1.260	12.880	61.660	95.500	32.360	4.470	0.620

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	145.900	219.500	227.500	263.500	189.100	243.000	176.700	52.500
Transmitting ERP (watts)	17.380	2.290	0.210	0.200	2.240	22.910	83.180	75.860

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	41-22-03.3 N	074-40-55.6 W	137.2	40.0	

Address: (Port Jervis site) 160 EAST MAIN ST.
City: PORT JERVIS **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-218.200	-76.200	-105.700	-94.600	-216.300	-45.200	-191.400	-96.900
Transmitting ERP (watts)	162.690	437.890	100.310	2.460	0.890	0.890	0.890	8.740

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-218.200	-76.200	-105.700	-94.600	-216.300	-45.200	-191.400	-96.900
Transmitting ERP (watts)	0.960	0.960	2.160	35.100	38.800	2.320	0.960	0.960

Preliminary

Licensee Name: VERIZON WIRELESS OF THE EAST LP

Call Sign: KNKA580 **File Number:** **Print Date:** 01-10-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
3	41-22-03.3 N	074-40-55.6 W	137.2	40.0	

Address: (Port Jervis site) 160 EAST MAIN ST.
City: PORT JERVIS **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	-218.200	-76.200	-105.700	-94.600	-216.300	-45.200	-191.400	-96.900
Transmitting ERP (watts)	7.130	0.980	0.980	0.980	0.980	0.980	32.460	241.190

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
4	41-33-04.8 N	074-05-01.0 W	196.3	47.5	1014196

Address: OFF VALLEY VIEW DRIVE
City: Newburgh **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.300	95.800	164.400	145.900	123.900	104.800	113.800	116.300
Transmitting ERP (watts)	0.200	3.090	31.620	14.790	0.270	0.200	0.200	0.200

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.300	95.800	164.400	145.900	123.900	104.800	113.800	116.300
Transmitting ERP (watts)	0.200	0.200	0.200	0.200	9.550	34.670	5.620	0.200

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	68.300	95.800	164.400	145.900	123.900	104.800	113.800	116.300
Transmitting ERP (watts)	85.110	23.440	3.160	0.280	0.200	1.410	17.380	72.440

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	41-23-22.3 N	073-58-50.5 W	301.5	43.0	

Address: ATOP SKI SLOPE, 0.8 MILE NE OF THE INT. OF ROUTES 9W AND 293
City: WEST POINT **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	306.700	148.900	183.200	234.300	267.000	63.800	54.400	214.100
Transmitting ERP (watts)	2.690	22.390	66.070	47.860	9.120	0.710	0.200	0.410

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	306.700	148.900	183.200	234.300	267.000	63.800	54.400	214.100
Transmitting ERP (watts)	0.590	0.200	1.230	7.240	51.290	95.500	40.740	5.010

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Licensee Name: VERIZON WIRELESS OF THE EAST LP

Call Sign: KNKA580 **File Number:** **Print Date:** 01-10-2020

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
5	41-23-22.3 N	073-58-50.5 W	301.5	43.0	

Address: ATOP SKI SLOPE, 0.8 MILE NE OF THE INT. OF ROUTES 9W AND 293
City: WEST POINT **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	306.700	148.900	183.200	234.300	267.000	63.800	54.400	214.100
Transmitting ERP (watts)	83.180	22.910	2.140	0.230	0.210	1.820	15.850	74.130

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
6	41-18-12.3 N	074-06-51.5 W	432.8	27.7	

Address: Arden House Road
City: Woodbury **County:** ORANGE **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	225.700	204.000	315.400	275.600	135.500	217.200	239.900	260.800
Transmitting ERP (watts)	40.240	79.460	36.390	2.570	0.200	0.200	0.200	3.310

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	225.700	204.000	315.400	275.600	135.500	217.200	239.900	260.800
Transmitting ERP (watts)	0.200	0.200	0.200	3.310	40.240	79.460	36.390	2.570

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	225.700	204.000	315.400	275.600	135.500	217.200	239.900	260.800
Transmitting ERP (watts)	25.120	0.740	0.200	0.200	0.200	0.830	30.200	100.000

Control Points:

Control Pt. No. 1

Address: 500 West Dove Road

City: Southlake **County:** TARRANT **State:** TX **Telephone Number:** (800)264-6620

Waivers/Conditions:

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQGA801	0009761479
Radio Service	
AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
12-14-2021	12-14-2021	11-29-2036	12-14-2021

Market Number	Channel Block	Sub-Market Designator
CMA144	A	0

Market Name
Orange County, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA801 **File Number:** 0009761479 **Print Date:** 12-14-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNE581	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA001	A1	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

Operation for this combination license grants both interim and final rights for this PEA and is not impacted by the relocation process pursuant to 47 CFR ? 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE581 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNE582	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA001	A2	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

Operation for this combination license grants both interim and final rights for this PEA and is not impacted by the relocation process pursuant to 47 CFR ? 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE582 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WRNE583	
Radio Service PM - 3.7 GHz Service	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
07-23-2021	07-23-2021	07-23-2036	

Market Number	Channel Block	Sub-Market Designator
PEA001	A3	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
07-23-2029	07-23-2033		

Waivers/Conditions:

Operation for this combination license grants both interim and final rights for this PEA and is not impacted by the relocation process pursuant to 47 CFR ? 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNE583 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AIRTOUCH CELLULAR

ATTN: REGULATORY
AIRTOUCH CELLULAR
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNLF644	0007490664
Radio Service	
CW - PCS Broadband	

FCC Registration Number (FRN): 0006146468

Grant Date	Effective Date	Expiration Date	Print Date
12-02-2016	12-02-2016	01-03-2027	12-03-2016

Market Number	Channel Block	Sub-Market Designator
BTA321	C	3

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
12-07-2003	01-03-2007		

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: AIRTOUCH CELLULAR

Call Sign: KNLF644 **File Number:** 0007490664 **Print Date:** 12-03-2016

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNLH264	0007716974
Radio Service	
CW - PCS Broadband	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
06-02-2017	06-02-2017	06-27-2027	06-06-2017

Market Number	Channel Block	Sub-Market Designator
BTA321	F	0

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-27-2002			

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.716 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNLH264 **File Number:** 0007716974 **Print Date:** 06-06-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQBT539	0007490681
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
12-06-2016	12-06-2016	01-03-2027	12-07-2016

Market Number	Channel Block	Sub-Market Designator
BTA321	C	4

Market Name
New York, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
12-07-2003			

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.711 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQBT539 **File Number:** 0007490681 **Print Date:** 12-07-2016

Pursuant to Order DA 03-617 (rel. March 3, 2003), the designated entity holding period for this license is extended by 703 days, or until the licensee meets its five-year construction requirement, whichever is sooner.

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQBT539 **File Number:** 0007490681 **Print Date:** 12-07-2016

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

VERIZON WIRELESS OF THE EAST LP,
d/b/a

verizon

SITE NAME:
HEDGEWOOD

RE PROJECT NUMBER: 20161509174
LOCATION CODE: 432847



VICINITY MAP

DIRECTIONS

DIRECTIONS TO SITE: FROM NORTH GREENBUSH, GET ON I-90 W FROM US-4 S AND NY-43 W, FOLLOW FOR ±3.2 MILES. MERGE ONTO I-90 W, FOLLOW FOR ±1.2 MILES. TAKE EXIT 6A TO MERGE ONTO I-787 S TOWARD ALBANY, FOLLOW FOR ±3.4 MILES. USE THE RIGHT 2 LANES TO TAKE EXIT 1 TO MERGE ONTO I-87 S, FOLLOW FOR ±83.0 MILES. TAKE EXIT 17 TOWARD I-84/NY-300/NY-17K/SCRANTON/NEWBURGH, FOLLOW FOR ±0.7 MILES. KEEP LEFT TO CONTINUE TOWARD I-84 E, FOLLOW FOR ±0.1 MILE. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-84 E/DANBURY AND MERGE ONTO I-84 E, FOLLOW FOR ±8.2 MILES. TAKE EXIT 44 FOR NY-52 TOWARD FISHKILL/BEACON, FOLLOW FOR ±0.1 MILE. TURN RIGHT ONTO NY-52, FOLLOW FOR ±0.2 MILES. TURN LEFT ONTO OLD GLENHAM RD, FOLLOW FOR ±0.9 MILES. TURN LEFT ONTO MAPLE ST, FOLLOW FOR ±0.1 MILE. CONTINUE ONTO WASHINGTON AVE, FOLLOW FOR ±0.8 MILES. TURN LEFT AT LIBERTY ST, FOLLOW FOR ±0.2 MILES. SITE WILL BE ON THE LEFT.

SITE ADDRESS:	375 WASHINGTON AVE BEACON, NY 12508
MUNICIPALITY:	CITY OF BEACON
COUNTY:	DUTCHESS
TAX MAP NUMBER:	130200-6055-04-713005-0000
ZONING DISTRICT:	R1-120 ONE FAMILY HISTORIC DISTRICT AND LAND MARK OVERLAY ZONE
STRUCTURE COORDINATES:	41.510545° -73.940514°
GROUND ELEVATION:	402.1'± AMSL
PROPERTY OWNER:	FAIRVIEW CEMENTARY ASSN P.O. BOX 157 GLENHAM, NY 12527
APPLICANT:	VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	KATHY POMPONIO
CONTACT PHONE:	(585) 321-5435

PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROPOSED WORK CONSISTS OF INSTALLING CELLULAR ANTENNAS AND RELATED EQUIPMENT ON A PROPOSED MONOPOLE AND THE INSTALLATION OF EQUIPMENT AT GRADE WITHIN A PROPOSED FENCED COMPOUND. PROJECT INCLUDES THE CONSTRUCTION OF A NEW GRAVEL ACCESS DRIVEWAY AND UNDERGROUND POWER AND FIBER UTILITIES TO SERVICE THE FACILITY.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	1	4/11/23
AD-1	ADJOINERS PLAN	1	4/11/23
AD-2	ADJOINERS LIST	1	4/11/23
AD-3	ADJOINERS LIST	1	4/11/23
SB-1	SETBACK PLAN	1	4/11/23
C-1A	OVERALL SITE PLAN	1	4/11/23
C-1B	GRADING & EROSION CONTROL PLAN	1	4/11/23
C-2	SITE DETAIL PLAN	1	4/11/23
C-3	ELEVATION & ORIENTATION PLAN	1	4/11/23
C-4A	SITE DETAILS	1	4/11/23
C-4B	SITE DETAILS	1	4/11/23
C-4C	SITE DETAILS	1	4/11/23
C-5	EQUIPMENT ELEVATIONS	1	4/11/23

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

Before You Dig, Drill Or Blast!

UDIG·NY

UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION

CALL US TOLL FREE 811 OR 1-800-962-7962

NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

UDIGNY – NEW YORK

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd.
Suite 101
Latham, NY 12110
Phone: (518) 783-1630
(800) 829-6531
www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11272.005	MQ

NO.	DATE	ISSUE
0	11/7/22	FOR REGULATORY
1	4/11/23	FOR ZONING

RELEASED BY	DATE

STEVEN M. MATTHEWS
STATE OF NEW YORK
087507
LICENSED PROFESSIONAL ENGINEER

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION

HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS

375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

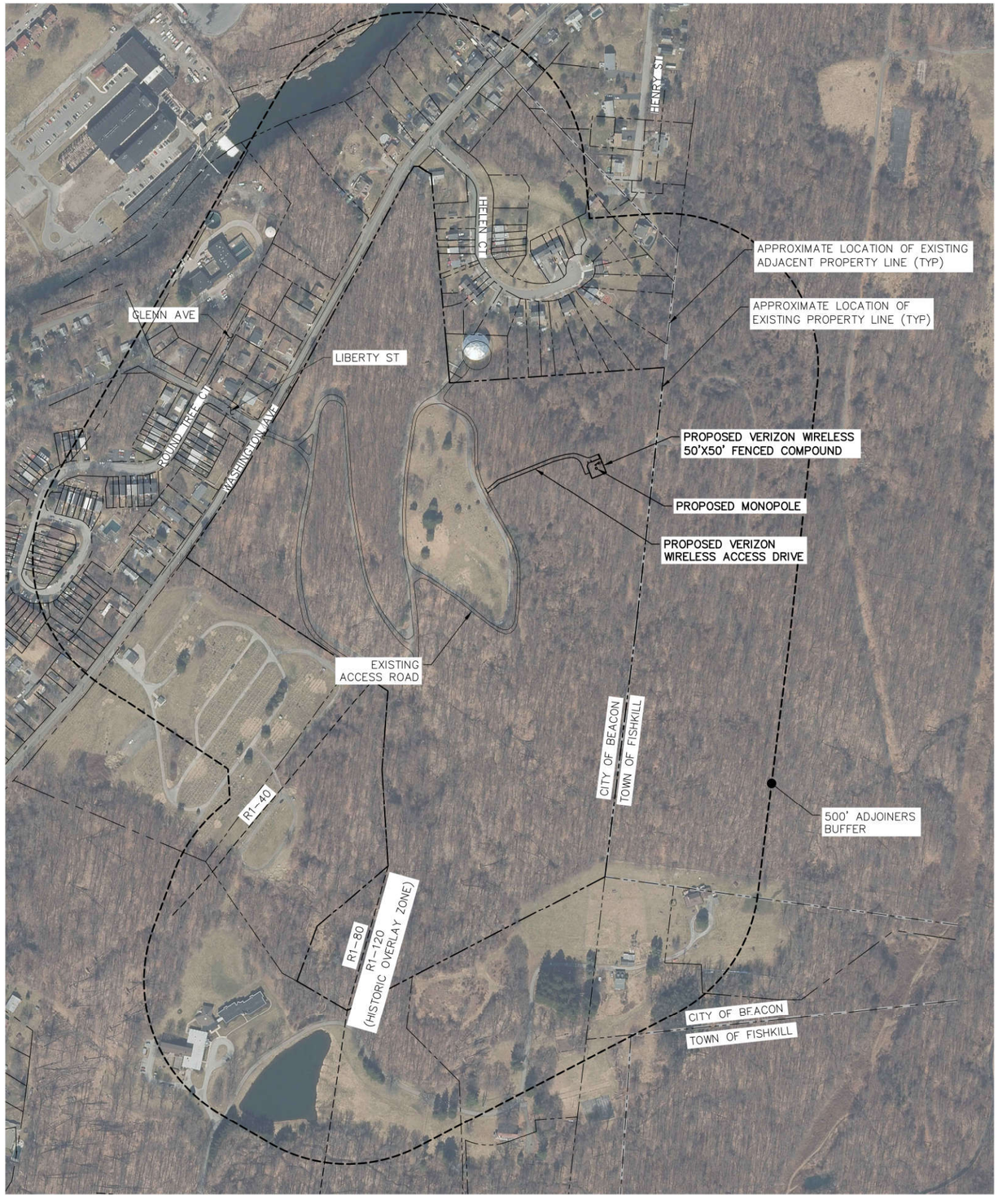
TITLE SHEET

SHEET NUMBER

T-1

N

GRID



1 AD-1 ADJOINERS PLAN

SCALE: 1" = 400' (11x17 SIZE)
1" = 200' (22x34 SIZE)

NOTE:

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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Project Contact Info
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Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

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ORIGINAL SIZE IN INCHES

SITE INFORMATION

HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS

375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

ADJOINERS PLAN

SHEET NUMBER

AD-1

Rubin J. Rivera
25 Helen Ct
Beacon, NY 12508
For Property:13020000605500047391270000

Jesse A. Friedlander
3 Lisa Ln
Monticello, NY 12701
For Property:13020000605500816060660000

Jessie J. Williams
476 Liberty St
Beacon, NY 12508
For Property:13020000605500816190860000

Jason A. Pultz
509 Washington Ave
Beacon, NY 12508
For Property:13020000605500047201770000

Lorraine Browne
34 Helen Ct
Beacon, NY 12508
For Property:13020000605500047291010000

Adrienne Z. Haynes
59 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815690220000

Gina Canen
63 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815670180000

Edwin Gonzalez
226 Henry St
Md Beacon, NY 12508
For Property:13308900655002075115100000

Michael Wolfe
37 Millholland Dr
Fishkill, NY 12524
For Property:13308900605400007908250000

David DeLuca
508 Washington Ave
Beacon, NY 12508
For Property:13020000605500046971870000

Charles G. Bentley
84 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815770060000

Leon Richard Stevens
218 Henry St
Beacon, NY 12508
For Property:13308900605500207501760000

Michael Nurik
37 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815750410000

James M. Ruyack
518 Washington Ave
Beacon, NY 12508
For Property:13308900655001970720100000

Archdiocese of New York
1011 First Ave
New York, NY 10022
For Property:13020000605400026098850000

Church Of St Joachim
61 Leonard St
Beacon, NY 12508
For Property:13020000605400026579400000

Joseph P. Gentile
27 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815940430000

Jacqueline Palmer Allen
18 Helen Ct
Beacon, NY 12508
For Property:13020000605500047071270000

W Edward Robinson
29 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815920430000

Stacy M. Bernstein
57 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815700240000

Ralph E. Johnson, III
231 Henry St
Md Beacon, NY 12508
For Property:13308900605500207691380000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property:13020000605400025968080000

Carl F. Rubing
46 Helen Ct
Beacon, NY 12508
For Property:13020000605500047651110000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property:13020000605500047159090000

Michele A. Bulson, Trustee
388 Washington Ave
Beacon, NY 12508
For Property:13020000605500816160450000

Andrew Wilson
17 Helen Ct
Beacon, NY 12508
For Property:13020000605500047221300000

Gregory Harrison
40 Helen Ct
Beacon, NY 12508
For Property:13020000605500047451020000

City Of Beacon
1 Municipal Ctr
Beacon, NY 12508
For Property:13020000605500046621930000

Doreena M. Robinson
17 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816040450000

Marlene J. McNeil
15 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816170520000

Peter Skorewicz
23 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815980440000

Rafael Torres
350 Washington Ave
Beacon, NY 12508
For Property:13020000655008158800300000

Jevina S. Lackhan
11 Helen Ct
Beacon, NY 12508
For Property:13020000605500047221380000

Fairview Cemetery Assn
PO Box 157
Glenham, NY 12527
For Property:13020000605500047130050000

Robert J. Werlau, Jr
39 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008157704100000

George E. Moffitt, LT
1 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008162406500000

Edward Mandigo
374 Washington Ave
Beacon, NY 12508
For Property:13020000605500816060310000

Michael E. Campbell
26 Helen Ct
Beacon, NY 12508
For Property:13020000655000471011100000

Mohamed Zakria
11 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816190560000

Hilaria Moran deHernandez
23 Helen Ct
Beacon, NY 12508
For Property:13020000605500047371260000

Faith D. Cole
1 Glen Ave
Beacon, NY 12508
For Property:13020000655008263308800000

Mario Rodriguez
41 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815790400000

Diane Antezzo Bernardo
92 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008158101200000

Vincent V. Sheeley
336 Washington Ave
Beacon, NY 12508
For Property:13020000654002557599300000

Glendale Dev Estates HOA
54 Helen Ct
Beacon, NY 12508
For Property:13020000655000473314000000

Annagjid Paulin
PO Box 504
Castle Point, NY 12511
For Property:13020000605500047611200000

Kenneth Bolton
51 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008157203000000

Li-Chu Chien
33 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008157104300000

Aline Morris
15 Helen Ct
Beacon, NY 12508
For Property:13020000605500047221320000

Stella E. Heady
478 Washington Ave
Beacon, NY 12508
For Property:13020000655000467116000000

Evelyn Provnick, LT
473 Liberty St
Beacon, NY 12508
For Property:13020000655008160740000

Vanessa Frets
31 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815890430000

Beverly B. Sarich
8 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008160306200000

Metra Homeowner Assoc
49 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008158507000000

Shannon Kathleen Murphy
162 Hiddenbrooke Dr
Beacon, NY 12508
For Property:13020000605400028098760000

Nina Kalach
11701 Park Ln #B2J
Kew Gardens, NY 11418
For Property:13020000655008157500400000

Vincent V. Sheeley
336 Washington Ave
Beacon, NY 12508
For Property:13020000654002558199300000

Gabriella Szentimrey
400 Washington Ave
Beacon, NY 12508
For Property:13020000605500826420830000

Glendale Dev Estates HOA
54 Helen Ct
Beacon, NY 12508
For Property:13020000655000470211900000

Vincent V. Sheeley
336 Washington Ave
Beacon, NY 12508
For Property:13020000654002558299500000

Angelina T. Falzone
12 Helen Ct
Beacon, NY 12508
For Property:13020000605500047051350000

Vincent V. Sheeley
336 Washington Ave
Beacon, NY 12508
For Property:13020000654002558599800000

Jenna Gottlieb
38 Helen Ct
Beacon, NY 12508
For Property:13020000655000473810100000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property:13020000605500046191190000

Charlie Hayes
450 Washington Ave
Beacon, NY 12508
For Property:13020000655008265311600000

Felix A. Class
86 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008157800700000

Carole J. Pelaia
7 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008162106600000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property:13020000655000465614500000

Gerardo Montoya
502 Washington Ave
Beacon, NY 12508
For Property:13020000655000469317900000

Hung P. Truong
61 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815680200000

Edwin Gonzalez
226 Henry St
Md Beacon, NY 12508
For Property:13020000655000474215500000

James M. Ruyack
518 Washington Ave
Beacon, NY 12508
For Property:13020000655000470519700000

Vincent V. Sheeley
336 Washington Ave
Beacon, NY 12508
For Property:13020000605400255739980000

Charles M. Murphy
45 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008158303800000

Mohammed- Ismail-S Mohammed-Fakir
12 Monarch Dr
Hopewell Junction, NY 12533
For Property:13020000655008158006000000

Christopher Ryan Gebert
27 Helen Ct
Beacon, NY 12508
For Property:13020000605500047411290000

Metra Homeowner Assoc
49 Roundtree Ct
Beacon, NY 12508
For Property:13020000655008161904900000

Mariana P. Garzon
19 Helen Ct
Beacon, NY 12508
For Property:13020000655000472112000000

Stephen P. Marzovilla
13 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816180540000

Whitney Garritt
354 Washington Ave
Beacon, NY 12508
For Property:13020000655008159200800000

James Van Buren
171 Hiddenbrook Dr
Beacon, NY 12508
For Property:13020000654000280789700000

Chevron U S A Inc
PO Box 285
Houston, TX 77001
For Property:13308900605500208350580000

Joseph M. Lampe
42 Helen Ct
Beacon, NY 12508
For Property:13020000655000475010400000

Thomas M. Dunderdale
366 Washington Ave
Beacon, NY 12508
For Property:13020000655008160021000000

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
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SITE INFORMATION
HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS
375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
ADJOINERS LIST

SHEET NUMBER
AD-2

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property:13020000605500815950830000

Fulton Avenue Realty
47 Fulton Ave
Beacon, NY 12508
For Property:13020000605500826391100000

Dominque Lake
918 Ramble Run Rd
Baltimore, MD 21220
For Property:13020000605500816040640000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property:13020000605500826310650000

Yolanda Smith
55 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815700260000

Erica C. Guerrido
21 Helen Ct
Beacon, NY 12508
For Property:13020000605500047341230000

Edward J. Pavone
480 Washington Ave
Beacon, NY 12508
For Property:13020000605500046831690000

Steven P. Stanulewich
505 Washington Ave
Beacon, NY 12508
For Property:13020000605500047141700000

Rachel Jane Lockett
380 Washington Ave
Beacon, NY 12508
For Property:13020000605500816130400000

Joseph J. Gentile
16 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815780590000

Gloria E. Hall
486 Liberty St
Beacon, NY 12508
For Property:13020000605500826360750000

Diwakar Sahai
Vandenburgh Pl 160B
Troy, NY 12180
For Property:13020000605500047041230000

Sandra Leggett Grant
3 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816230630000

Chastity Beato
88 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815790090000

Metra Homeowner Assoc
49 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816240690000

Jared W. Rutherford
35 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815730420000

Thomas Dunderdale
358 Washington Ave
Beacon, NY 12508
For Property:13020000605500815930160000

William Ferro
47 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815850370000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property:13020000605500816110890000

Ashik Ramkalawon
44 Helen Ct
Beacon, NY 12508
For Property:13020000605500047581050000

Fred J. Holmes
21 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816000440000

Anthony J. Spillane
5 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816220610000

Judy Carrasquillo
53 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815710270000

Liliana Rodriguez, Trustee
378 Washington Ave
Beacon, NY 12508
For Property:13020000605500816100350000

Glendale Dev Estates HOA
54 Helen Ct
Beacon, NY 12508
For Property:13020000605500047181080000

Daniel M. Wilenchik
90 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815800110000

Leon R. Stevens
218 Henry St
Beacon, NY 12508
For Property:13020000605500047281720000

Fulton Avenue Realty
47 Fulton Ave
Beacon, NY 12508
For Property:13020000605500826481010000

Carl E. Lucy, LT
487 Washington Ave
Beacon, NY 12508
For Property:13020000605500047021520000

City Of Beacon
1 Municipal Plz
Beacon, NY 12508
For Property:13020000605500047081400000

Patricia E. Kreger
65 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815660160000

Christal Rodriguez
490 Washington Ave
Beacon, NY 12508
For Property:13020000605500046891750000

Metra Homeowner Assoc
49 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815900310000

Adam Brown
525 Washington Ave
Beacon, NY 12508
For Property:13020000605500816020610000

Joseph Lavetsky
32 Helen Ct
Beacon, NY 12508
For Property:13020000605500047241010000

Hyacinth Alleyne
2 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816070680000

Lisa C. Hasbrouck
24 Helen Ct
Beacon, NY 12508
For Property:13020000605500047091140000

Thomas L'Heureux
515 Washington Ave
Beacon, NY 12508
For Property:13308900605500197261880000

Regina Martinez
19 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816020440000

St Joachims Church
61 Leonard St
Beacon, NY 12508
For Property:13020000605400026149760000

Mario Capparelli
402 Washington Ave
Beacon, NY 12508
For Property:13020000605500826470920000

Karel Murray
304 Lincoln Ave E
Mt Vernon, NY 10553
For Property:13020000605500047071170000

Ju Ping Tu
55 Park Ave Apt 10E
New York, NY 10016
For Property:13020000605500815760590000

Carmen Vazqueztell
14 Helen Ct
Beacon, NY 12508
For Property:13020000605500047051320000

Daniel T. Aloisi
13 Helen Ct
Beacon, NY 12508
For Property:13020000605500047221340000

Andres Rivera
2 Glen Ave
Beacon, NY 12508
For Property:13020000605500826380970000

Timothy W. Kimmel
5 Forest View Dr
Hopewell Junction, NY 12533
For Property:13020000605500826280800000

Ralph E. Johnson, III
231 Henry St
Beacon, NY 12508
For Property:13020000605500047661290000

Pamela B. Drew
12 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816010590000

Navienne J. Dunkley
50 Helen Ct
Beacon, NY 12508
For Property:13020000605500047581260000

Brittany L. McIntyre
9 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500816200580000

Robert W. McKeon, LT
477 Liberty St
Beacon, NY 12508
For Property:13020000605500816120720000

Hazel Rountree
25 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815960430000

Terrence R. Stanulwich
36 Helen Ct
Beacon, NY 12508
For Property:13020000605500047331010000

Nancy Gilliland
370 Washington Ave
Beacon, NY 12508
For Property:13020000605500816030260000

446 Washington Avenue LLC
1158 North Ave
Beacon, NY 12508
For Property:13020000605500826561070000

Robert R. Pendley
28 Helen Ct
Beacon, NY 12508
For Property:13020000605500047131090000

Stephanie Martin
29 Helen Ct
Beacon, NY 12508
For Property:13020000605500047441310000

Timothy P. Smith
43 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815810390000

Matthew Schleifer
522 Washington Ave
Beacon, NY 12508
For Property:13308900605500197152080000

Zbigniew Waksmundski
80 Roundtree Ct
Beacon, NY 12508
For Property:13020000605500815730020000

Margaret M. Scianna
472 Liberty St
Beacon, NY 12508
For Property:13020000605500816070930000

Mario Negron
16 Helen Ct
Beacon, NY 12508
For Property:13020000605500047061290000

Emily Tomasi
516 Washington Ave
Beacon, NY 12508
For Property:13020000605500047031930000

Michael Wolfe
200 Mountain Ln
Beacon, NY 12508
For Property:13020000605400027448130000

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WEST HENRIETTA, NY 14586

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Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd.
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(800) 829-8531
www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11272.005	MQ

NO.	DATE	ISSUE
0	11/7/22	FOR REGULATORY
1	4/11/23	FOR ZONING

RELEASED BY	DATE

STATE OF NEW YORK
STEPHEN M. MATTINA
087507
LICENSED PROFESSIONAL ENGINEER

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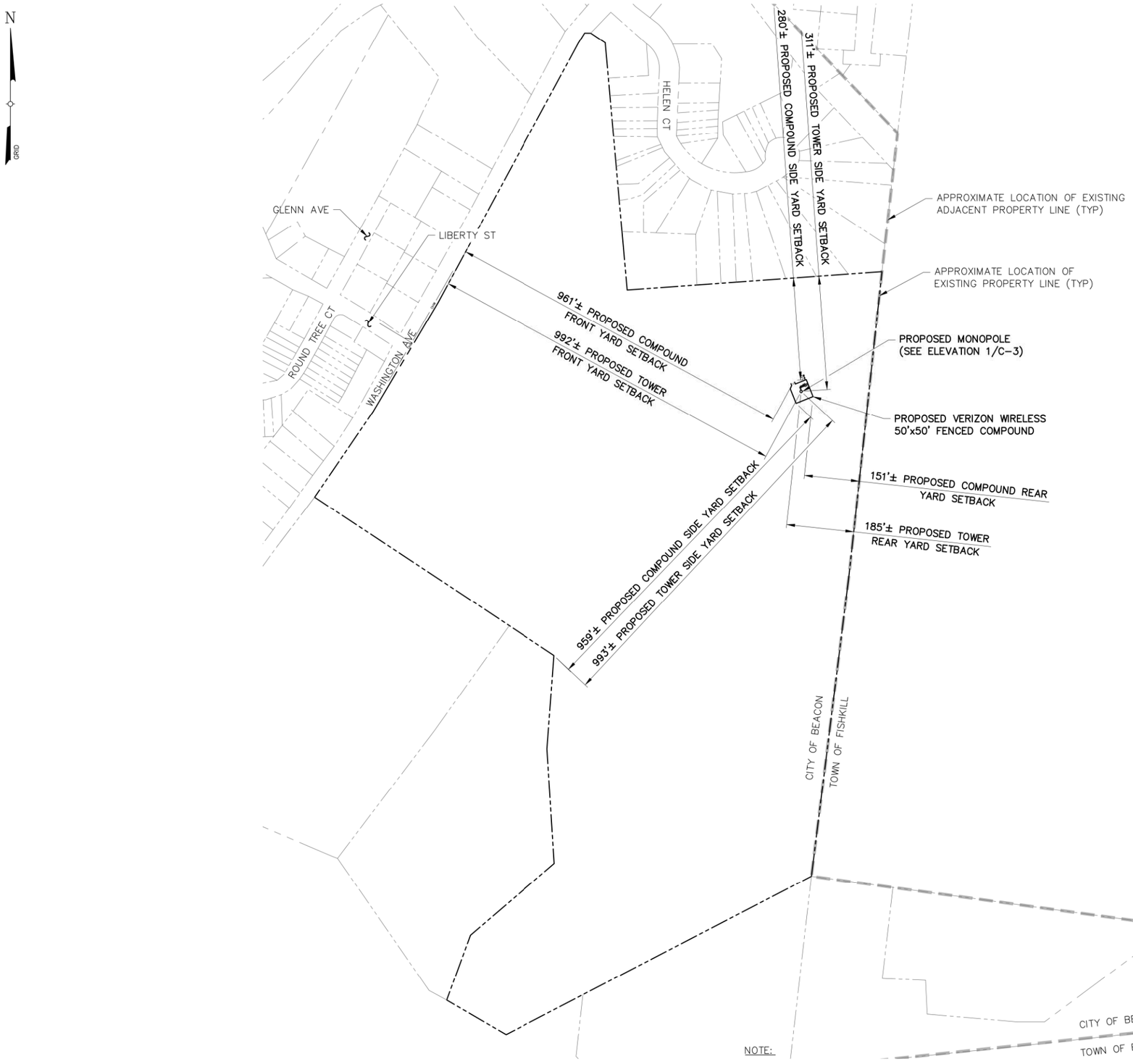
0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS
375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
ADJOINERS LIST

SHEET NUMBER
AD-3



1 SB-1 SETBACK PLAN

SCALE: 1" = 300' (11x17 SIZE)
1" = 150' (22x34 SIZE)

NOTE:

1. THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

BULK REQUIREMENTS

CITY OF BEACON
ZONING DISTRICT: R1-120 – 1 FAMILY RESIDENTIAL
HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE

	REQUIRED	EXISTING	PROPOSED
MINIMUM YARDS (TOWER)			
FRONT:	124 FT	–	992 FT
SIDE:	124 FT	–	311 FT
REAR:	124 FT	–	185 FT
MINIMUM YARDS (COMPOUND)			
FRONT:	75 FT	–	961 FT
SIDE:	50 FT	–	280 FT
REAR:	75 FT	–	151 FT
MAXIMUM TOWER HEIGHT:	150'	–	124 FT

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Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

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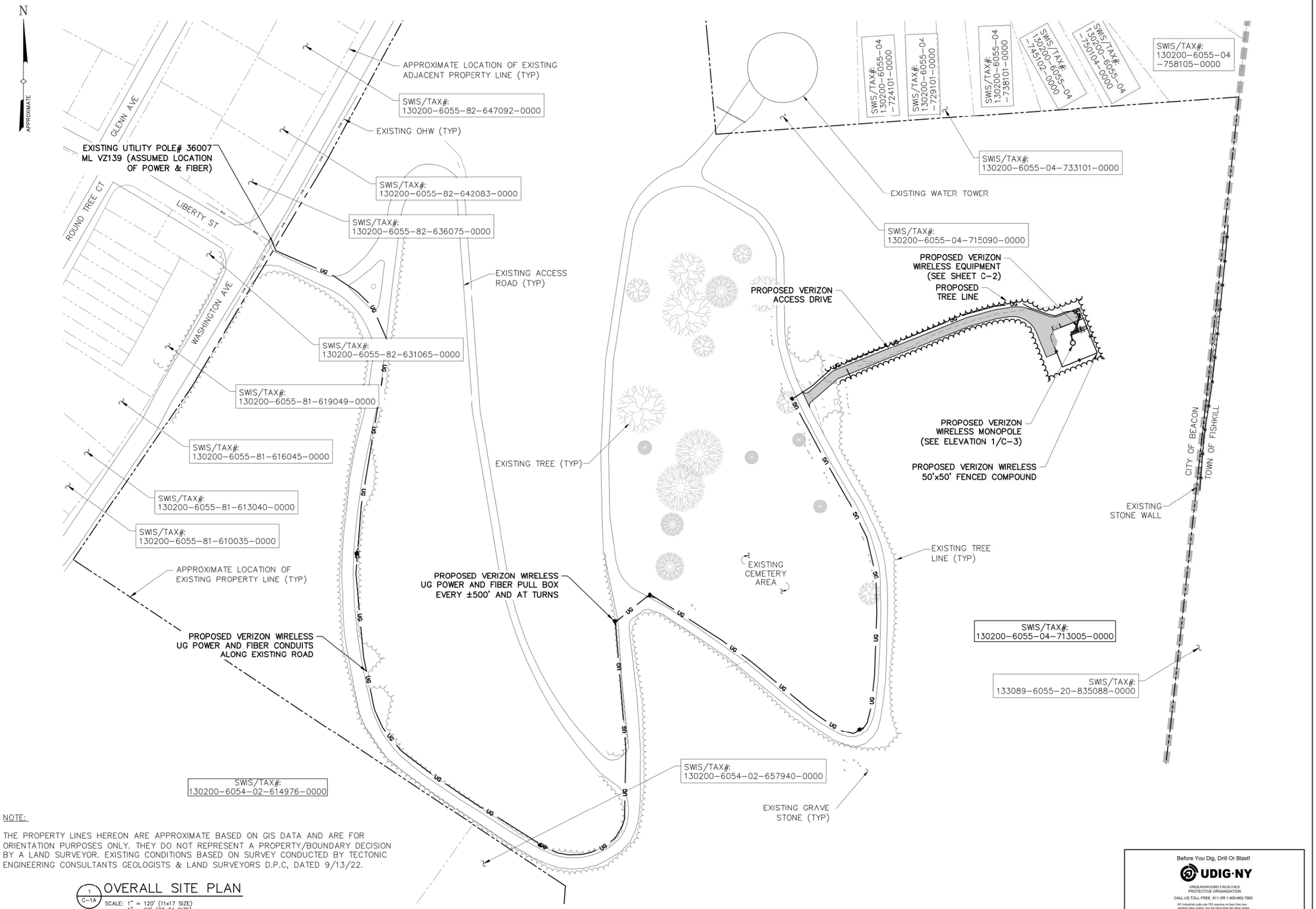
SITE INFORMATION
HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS
375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
SETBACK PLAN

SHEET NUMBER
SB-1



NOTE:

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR. EXISTING CONDITIONS BASED ON SURVEY CONDUCTED BY TECTONIC ENGINEERING CONSULTANTS GEOLOGISTS & LAND SURVEYORS D.P.C, DATED 9/13/22.

1 / C-1A OVERALL SITE PLAN

SCALE: 1" = 120' (11x17 SIZE)
1" = 60' (22x34 SIZE)

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UDIG-NY
UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION
CALL US TOLL FREE 811 OR 1-800-962-7962
NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.
UDIGNY — NEW YORK

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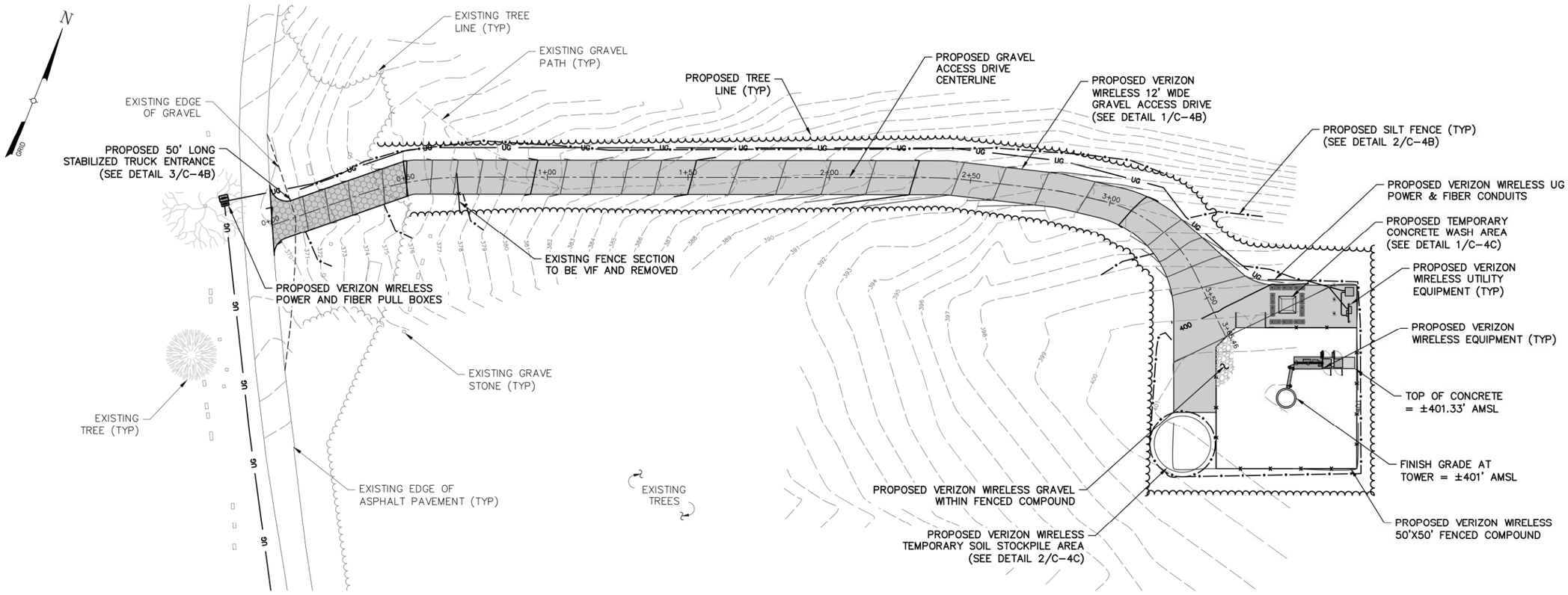
ORIGINAL SIZE IN INCHES

SITE INFORMATION
HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS
375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

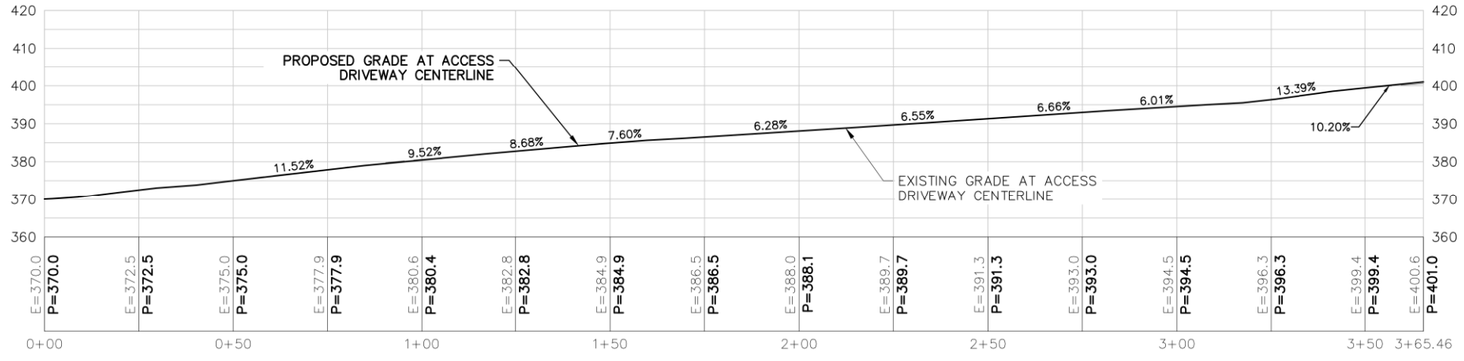
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1A



1 C-1B DRIVEWAY PLAN VIEW

SCALE: 1" = 40' (11x17 SIZE)
1" = 20' (22x34 SIZE)



2 C-1B DRIVEWAY PROFILE VIEW

SCALE: 1" = 40' (11x17 SIZE)
1" = 20' (22x34 SIZE)

ACCESS DRIVEWAY LENGTH = 366'±

UNDERGROUND UTILITY LENGTH = 2682'±

AREA OF DISTURBANCE = 9,515 SF ± (0.22 ACRES)

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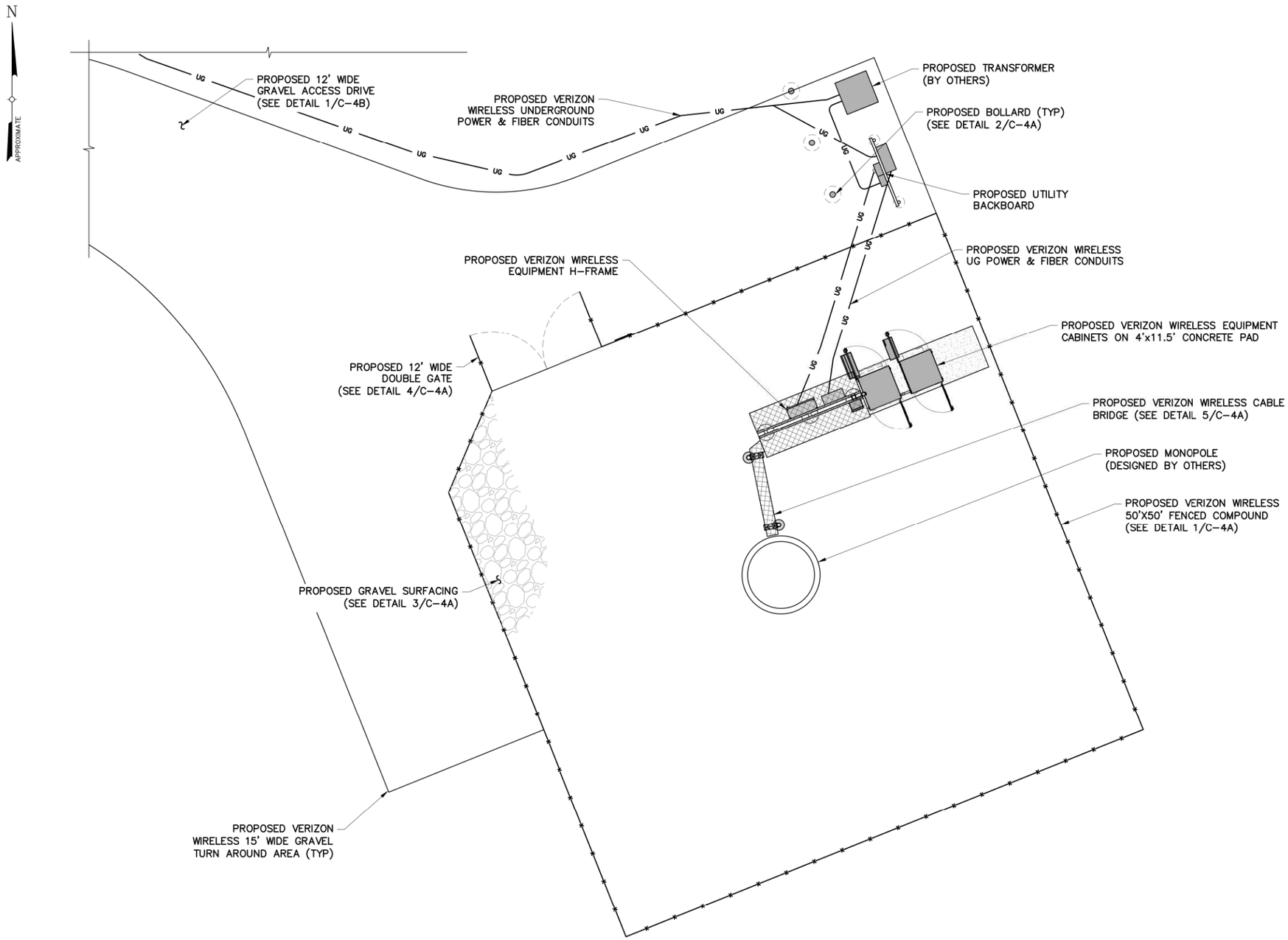
SITE INFORMATION
HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS
375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
GRADING & EROSION CONTROL PLAN

SHEET NUMBER
C-1B



1 / C-2 SITE DETAIL PLAN

SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)

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ORIGINAL SIZE IN INCHES

SITE INFORMATION

HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS

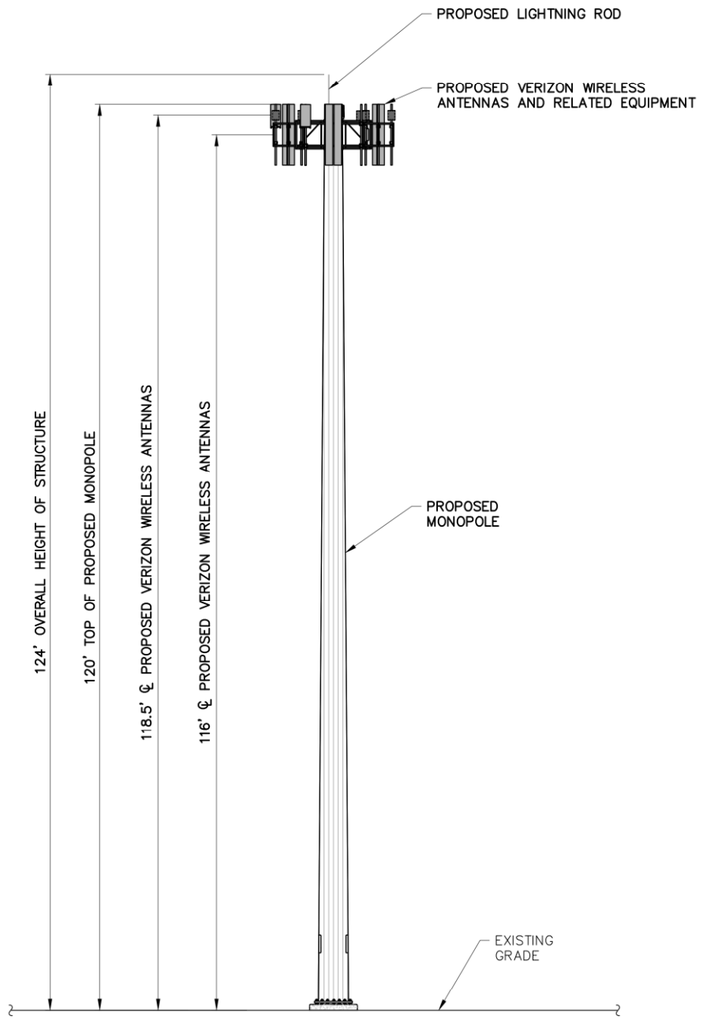
375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

SITE DETAIL PLAN

SHEET NUMBER

C-2

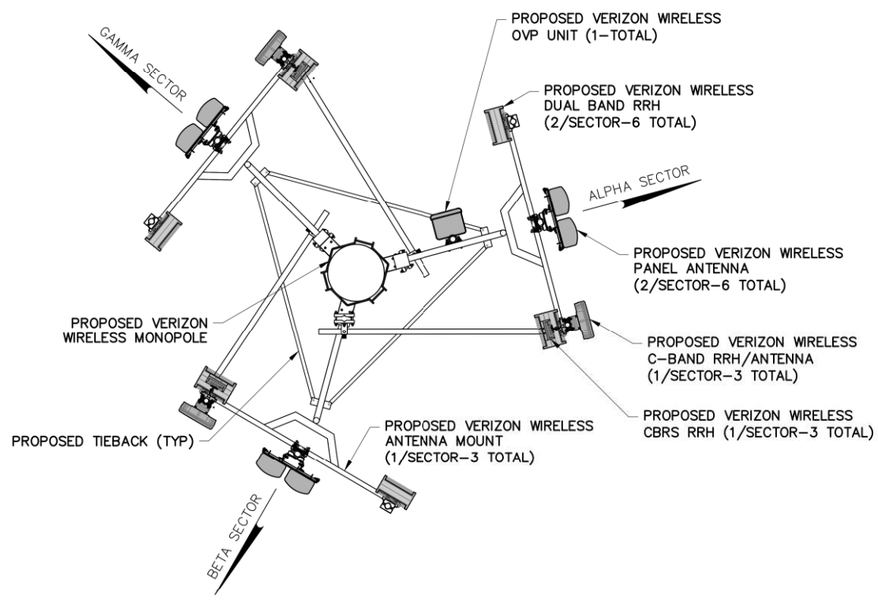


1 C-3 ELEVATION

SCALE: 1" = 20' (11x17 SIZE)
1" = 10' (22x34 SIZE)

N

APPROXIMATE



2 C-3 ANTENNA ORIENTATION

SCALE: 3/4" = 1'-0" (11x17 SIZE)
3/8" = 1'-0" (22x34 SIZE)

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ORIGINAL SIZE IN INCHES

SITE INFORMATION

HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS

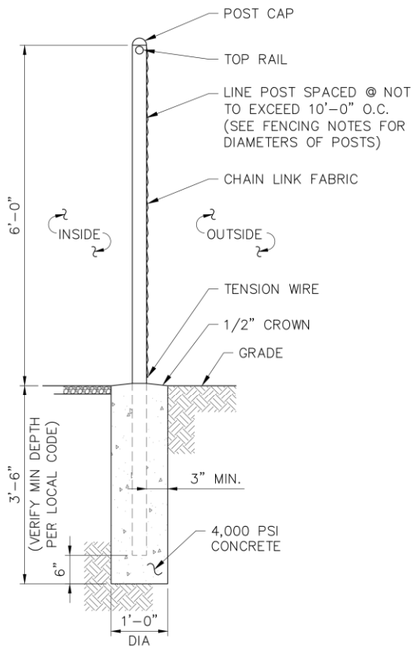
375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

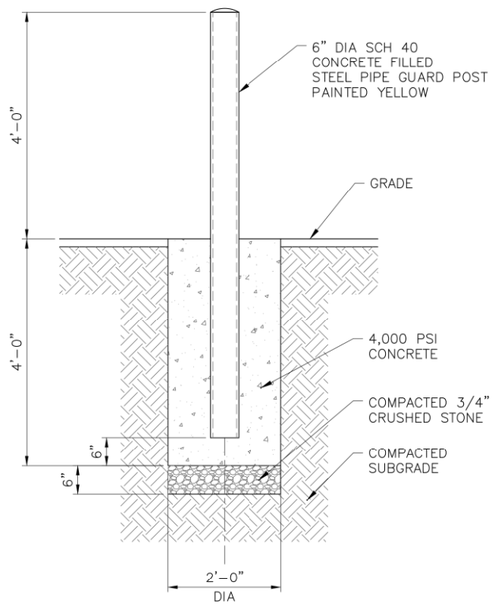
ELEVATION &
ORIENTATION PLAN

SHEET NUMBER

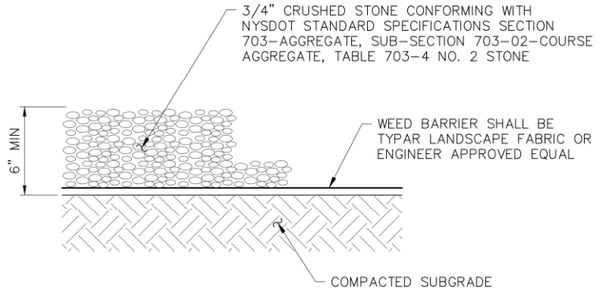
C-3



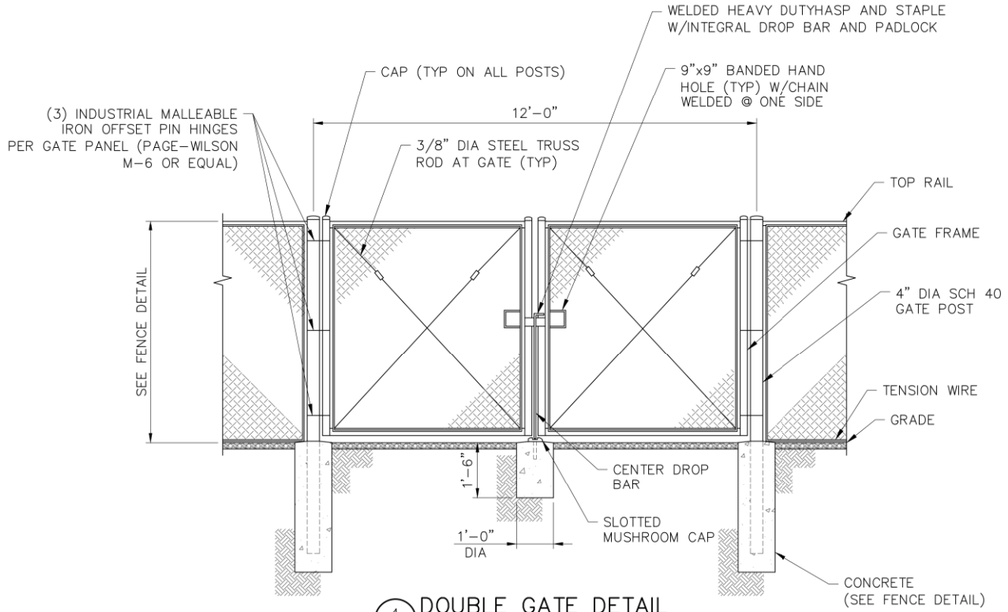
1 C-4A **FENCE DETAIL**
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



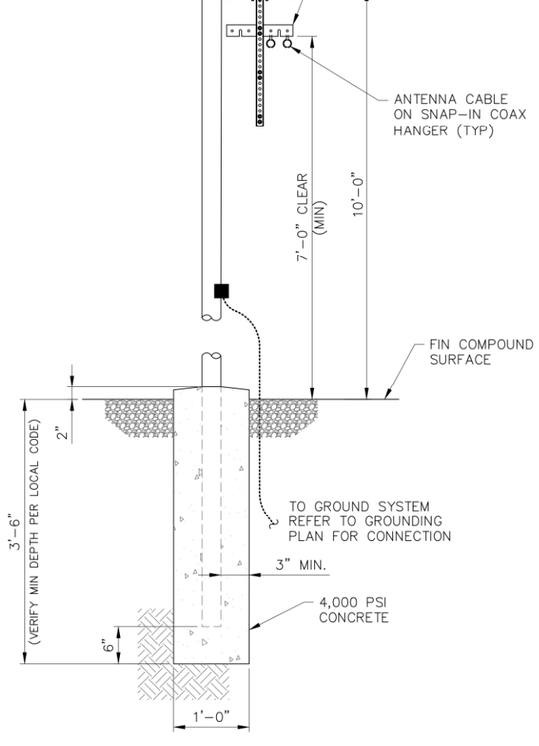
2 C-4A **BOLLARD DETAIL**
SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)



3 C-4A **GRAVEL SURFACING TREATMENT**
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1 1/2" = 1'-0" (22x34 SIZE)



4 C-4A **DOUBLE GATE DETAIL**
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



5 C-4A **CABLE BRIDGE DETAIL**
SCALE: 1/2" = 1'-0" (11x17 SIZE)
1" = 1'-0" (22x34 SIZE)

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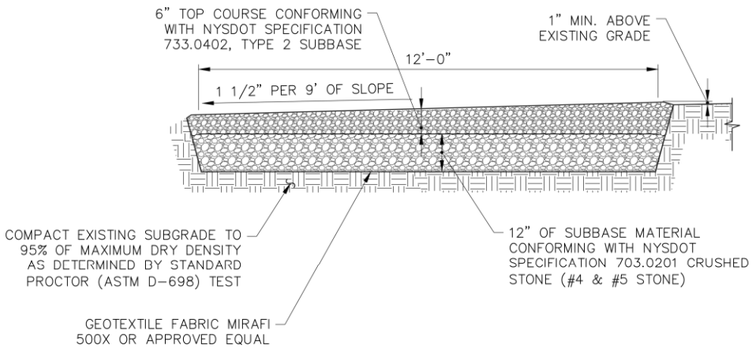
0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS
375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-4A

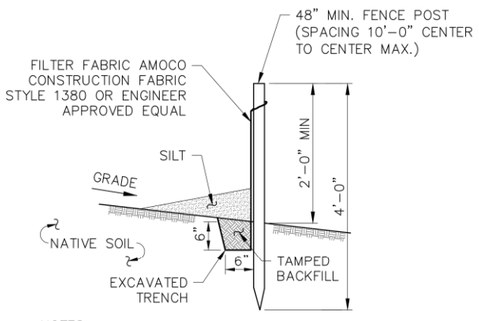


EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE, WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
2. ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557) AND WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
3. CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

1 C-4B GRAVEL DRIVE CROSS SECTION

SCALE: 3/8" = 1'-0" (11x17 SIZE)
3/4" = 1'-0" (22x34 SIZE)

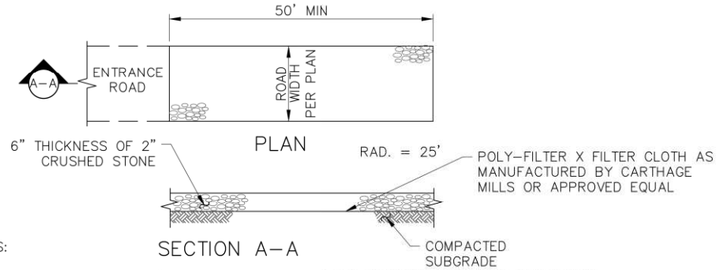


NOTES:

1. SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
2. CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
4. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

2 C-4B SILT FENCE DETAIL

SCALE: NTS



NOTES:

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET
3. THICKNESS – NOT LESS THAN SIX INCHES
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. IF ACCUMULATED SOIL DOES NOT COME OFF BY WAY OF STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL KNOCK OFF ACCUMULATED SOIL BY MANUAL METHODS UPSLOPE OF A SILT FENCE BARRIER.
9. SEDIMENT TRAPPING – SILT FENCE BARRIER SHALL BE INSTALLED DOWN SLOPE OF CONSTRUCTION ENTRANCE TO CATCH ANY SEDIMENT THAT COULD POTENTIALLY FALL OFF OF CONSTRUCTION EQUIPMENT AND/OR VEHICLES.
10. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

3 C-4B STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS


LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — The OLFL provides years of maintenance-free general illumination for residential or commercial outdoor applications such as yards, driveways, patios, loading areas and warehouses.

CONSTRUCTION — Rugged cast aluminum, corrosion resistant housing in bronze finish. Tempered glass lens is fully gasketed to protect LEDs and keep out moisture, dirt and bugs. 120V driver operates at 60 Hz, 0.25A amps, 25 watts. Rated for outdoor installations, -40°C minimum ambient.

OPTICS — High-performance LEDs produce 1900 lumens and maintain 70% of light output at 50,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM 21-11 methodology.) Precision optics and reflector for maximum light output. See Lighting Facts Labels for specific fixture performance.

INSTALLATION — Mounts easily to existing junction box on wall or under eave. Adjustable head allows precise illumination.

LISTINGS — UL Listed to US and Canadian safety standards for wet locations. ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Catalog Number
Notes
Type

Outdoor General Purpose

OLFL

LED FLOODLIGHT

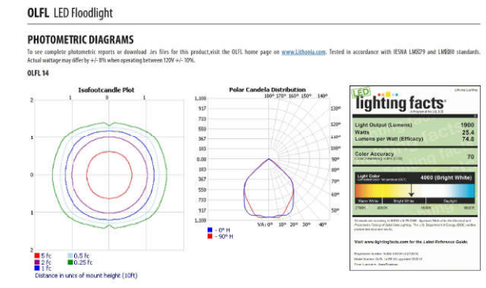
All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION — All configurations of this product are considered "standard" and have short lead times. Example: OLFL 14 PE BZ

OLFL	14		PE	BZ
Series	Model / Color temperature (CCT)1	Voltage	Control	Finish
OLFL	14 4000K	(blank) 120V	SHUT OFF DIAL TIMER INSTALLED BY VERIZON WIRELESS CONTRACTOR	BZ Bronze

Notes
1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

DECORATIVE INDOOR & OUTDOOR — OLFL 14


OLFL LED Floodlight

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit the OLFL home page on www.Lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards. Actual wattage may differ by +/- 8% when operating between 120V +/- 10%.

OLFL 14

Isofootcandle Plot

Polar Candela Distribution

Distance in units of mount height (10ft)

NOTES:
1. LIGHT SHALL BE EQUIPPED WITH A DOWN-SHIELD TO LIMIT THE LIGHT FIELD TO THE EQUIPMENT AREA ONLY.
2. LIGHT SHALL ONLY BE USED BY VERIZON WIRELESS TECHNICIANS DURING EMERGENCY MAINTENANCE OPERATIONS
3. LIGHT SHALL BE PROVIDED WITH A SHUT OFF DIAL TIMER.

LITHONIA LIGHTING — OLFL 14

DECORATIVE INDOOR & OUTDOOR One Lithonia Way, Conyers, GA 30012 Phone: 800-705-5070 www.lithonia.com

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4 C-4B PROPOSED LIGHT SPECIFICATIONS

SCALE: NTS

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Suite 101 Latham, NY 12110
Phone: (518) 783-1630 (800) 829-6531
www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11272.005	MQ

NO.	DATE	ISSUE
0	11/7/22	FOR REGULATORY
1	4/11/23	FOR ZONING

RELEASED BY | DATE

STATE OF NEW YORK STEPHEN M. MATTIA 087507 LICENSED PROFESSIONAL ENGINEER

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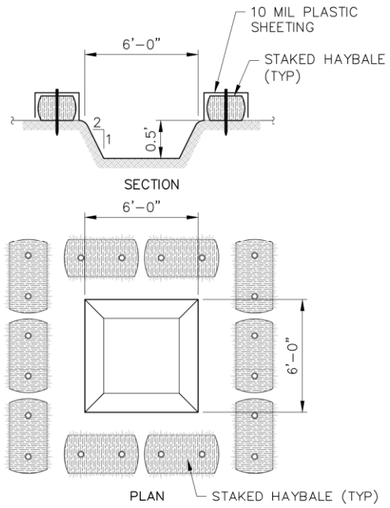
0 1 2 3
ORIGINAL SIZE IN INCHES

SITE INFORMATION
HEDGEWOOD
RE PN: 20161509174
LC: 432847

SITE ADDRESS
375 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

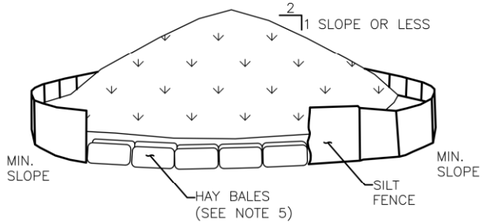
SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-4B



1 C-4C TEMPORARY CONCRETE WASH

SCALE: NTS



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

2 C-4C TEMPORARY SOIL STOCKPILE DETAIL

SCALE: NTS

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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STEPHEN M. MATTHEWS
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LICENSED PROFESSIONAL ENGINEER

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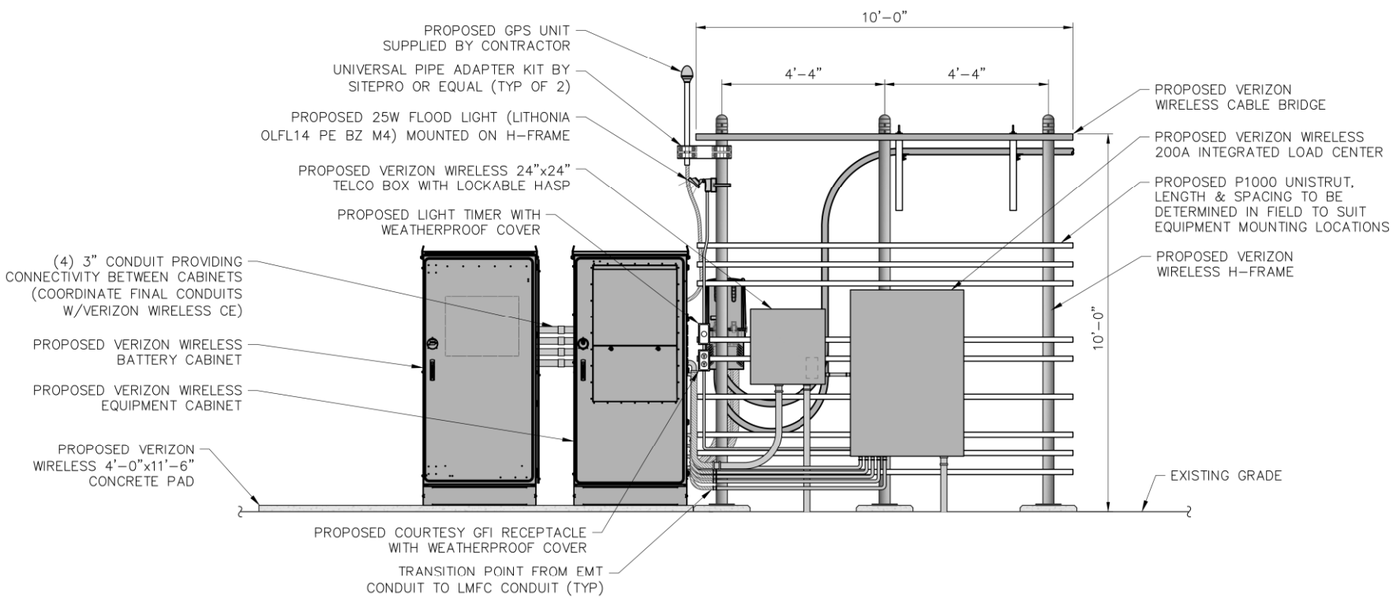
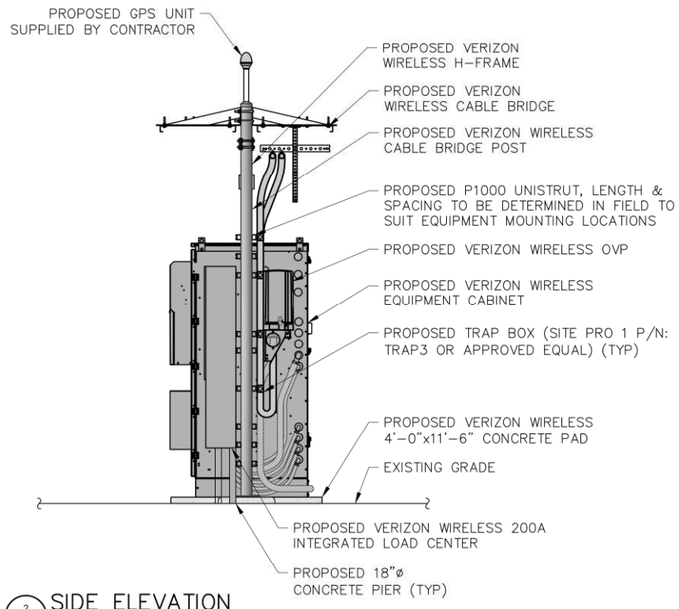
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-4C

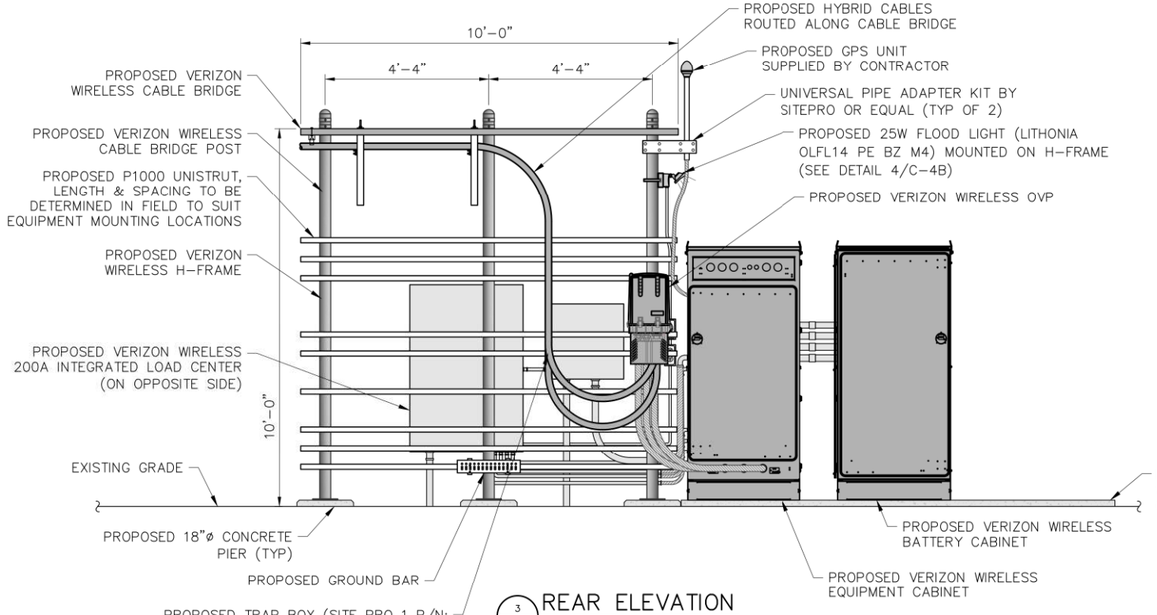


1 C-5 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

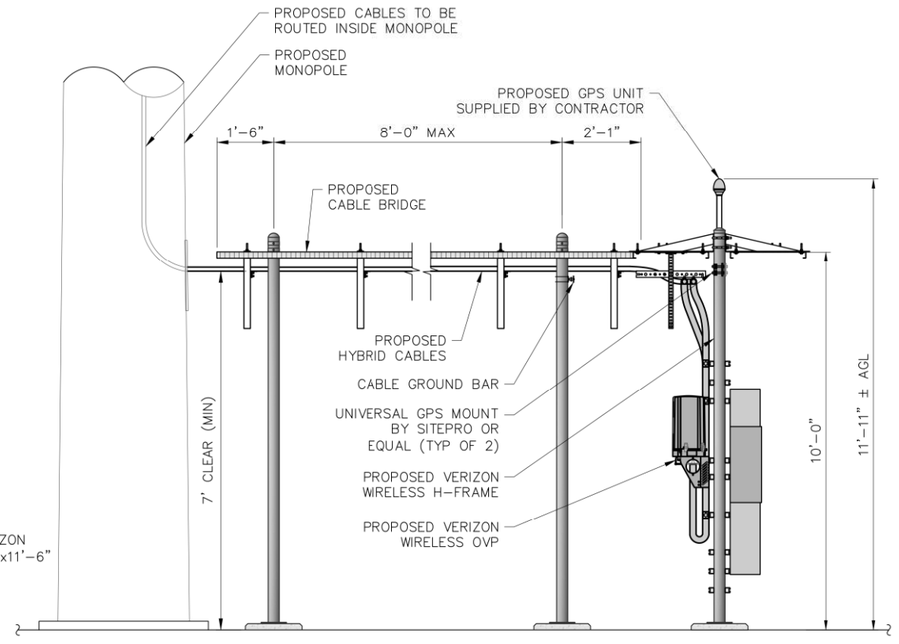


2 C-5 SIDE ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

LEGEND
EMT CONDUIT
LMFC CONDUIT



3 C-5 REAR ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)



4 C-5 EQUIPMENT ELEVATION
SCALE: 1/4" = 1'-0" (11x17 SIZE)
1/2" = 1'-0" (22x34 SIZE)

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1275 JOHN STREET, SUITE 100
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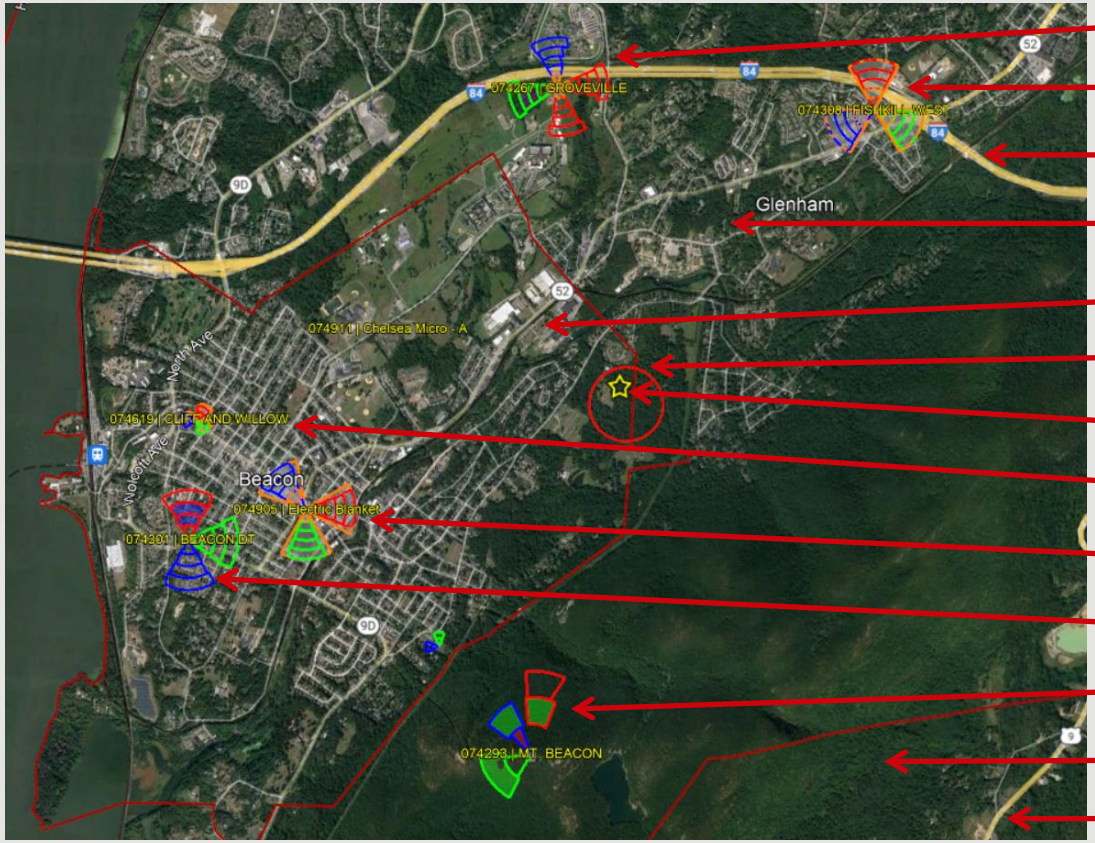
SHEET NUMBER
C-5

Verizon Wireless Communications Facility

Engineering Necessity Case – "Hedgewood"



- Groveville Site
- FISHKILL WEST Site
- Route 84
- Town of FISHKILL
- City of Beacon
- Hedgewood Search Area
- Project location (Hedgewood)
- CLIFF AND WILLOW Site
- Electric Blanket Site
- BEACON DT Site
- Mt. BeaconSite
- Town of Philipstown
- Route 9

Prepared by: Wasif Sharif

Project: The project is the installation and operation of a new co-located wireless telecommunications site in the City of Beacon(the "Project Facility").

verizon

November 4th, 2022

Introduction

The purpose of this subsequent analysis is to summarize and communicate the technical radio frequency (RF) information used in the justification of this new site.

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility/site. All sites provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage can be defined as the existence of signal of usable strength and quality in an area, including but not limited to in-vehicles or in-buildings.

The need for improved coverage is identified by RF Engineers that are responsible for developing and maintaining the network. RF Engineers utilize both theoretical and empirical data sets (propagation maps and real world coverage measurements). Historically, coverage improvements have been the primary justification of new sites.

Capacity can be defined as the amount of traffic (voice and data) a given site can process before significant performance degradation occurs.

When traffic volume exceeds the capacity limits of a site serving a given area, network reliability and user experience degrades. Ultimately this prevents customers from making/receiving calls, applications cease functioning, internet connections time out and data speeds fail. This critical condition is more important than just a simple nuisance for some users. Degradation of network reliability and user experience can affect emergency responders and to persons in a real emergency situation can literally mean life or death.

Project Need Overview

The targeted service improvement area, located in the northeastern portion of the City of Beacon is currently served by one site. This site is overloaded requiring capacity relief. Additionally the target area is subject to significant terrain challenges for RF (signal) propagation. This terrain combined with area foliage and long distance prevent effective propagation of Verizon's RF signals into this area compounding the capacity issue with areas of variable coverage creating significant gaps in coverage.

The serving site is **Mt. Beacon,** located in the Town of Fishkill, is approximately one and a half miles south (of the project location) situated on an existing tower located off. **Mt. Beacon.** While this site provides weak/variable coverage in portions of the target area, it does so from a terrain and distance challenged position making the site not capable of efficiently or effectively providing adequate coverage or capacity.

Available (mid band AWS) carriers at this and other area sites are not capable of effectively serving/offloading the project area due to inherent propagation losses from distance, challenging terrain and in building coverage losses negatively impacting mid band coverage and capacity offload capabilities. There are other Verizon sites in this general area but due to distance and terrain they also do not provide any significant overlapping coverage in the area in question that could allow for increased capacity and improved coverage from other sources.

The primary objectives for this project are to increase capacity and improve coverage throughout the northeastern portion of the City of Beacon , more specifically portions of Washington Ave, Route 52, Liberty St, Old Town Road, Greenwood Dr, Hiddenbrook Dr, Mountain Ln, as well neighboring residential and commercial areas along and near these roads. In order to offload capacity from Mt. Beacon site, a new dominant server must be created. This new dominant coverage will effectively offload the existing overloaded site as well as provide improved coverage where significant gaps exist today.

Following the search for co-locatable structures to resolve the aforementioned challenges and finding none available, Verizon proposes to attach the necessary antenna(s) to a new 120' monopole tower to be located at 375 Washington Avenue, City of Beacon, NY 12508. Verizon's antennas will utilize 116' for the ACL (Antenna Center Line) with a top of antenna height of 120'. This solution will provide the necessary coverage and capacity improvements needed.

Wireless LTE (Voice and Data) Growth

Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.

These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.

Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.

4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.

4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.

Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

Source: Verizon Innovation Center, February. 2018

Wireless is a critical component in schools and for today's students.

20,000 learning apps are available for iPads. 72% of iTunes top selling educational apps are designed for preschoolers and elementary students.

600+ school districts replaced text books with tablets in classrooms.

77% of parents think tablets are beneficial to kids.

74% of school administrators feel digital content increases student engagement.

70% of teens use cellphones to help with homework.

Source: CTIA's Infographics Today's Wireless Family, October, 2017

The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017 .[1]

55% **Of American homes are wireless only.[2]**

In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.[3]

1. Ericsson Mobility Report, November 2017
2. CDC's 2018 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-July, 2018
3. IHS Market Connected Device Market Monitor: Q1 2016 , June 7, 2016

A wireless network is like a highway system…



US, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second **according to** Cisco VNI Mobile Forecast Highlights, 2016-2021,Feb 2017

verizon

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.



National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.

75% More than 75% of prospective home buyers said a good cellular connection was important to them.[1]

83% The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.

90% 90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.[2]

1. RootMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015
2. CTIA, June 2015

80%+ With over 80% of 9-1-1 calls now coming from cell phones…[1]

240 million 911 calls are made annually. In many areas, 80% or more are from wireless devices. [1]

1. National Emergency Number Association, Enhancing 9-1-1 Operations With Automated Abandoned Ca & Location Accuracy (Motorola Solutions) (August 23, 2018)

Explanation of Wireless Capacity

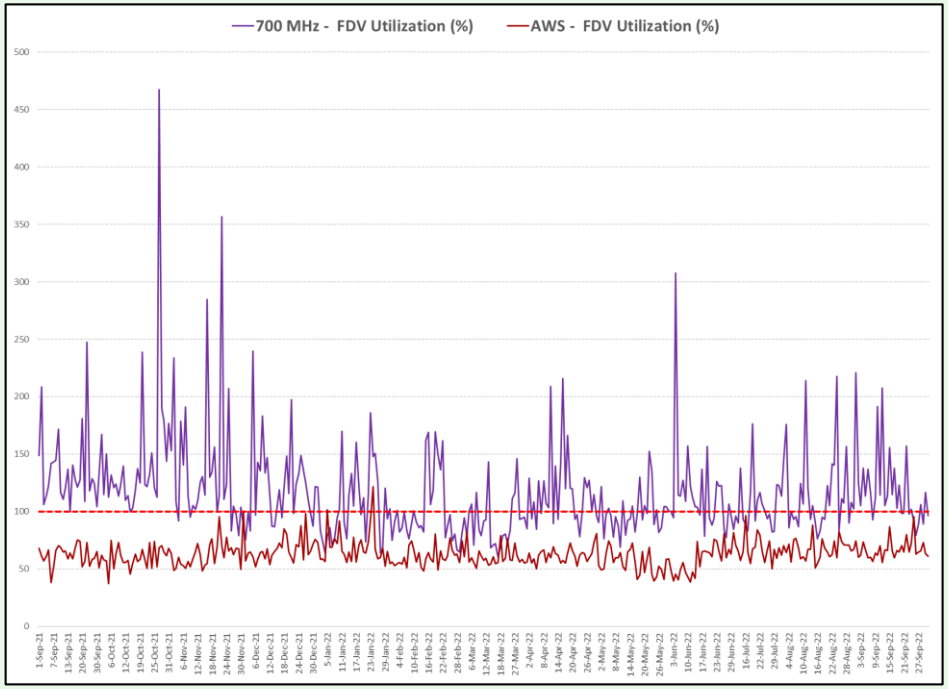


Capacity in this analysis is evaluated with up to three metrics further explained below. These metrics assist in determining actual usage for a given site as well as are used to project when a site is expected to run out of capacity (i.e. reach a point of exhaustion where it can no longer process the volume of voice and data requested by local wireless devices, thus no longer providing adequate service).

- Forward Data Volume ("**FDV**"), is a measurement of usage (data throughput) on a particular site over a given period of time.
- Average Schedule Eligible User ("**ASEU**"), is a measurement of the loading of the control channels and systems of a given site.
- Average Active Connections ("**AvgAC**") is a measurement of the number of devices actively connected to a site in any given time slot.

Verizon Wireless uses proprietary algorithms developed by a task force of engineers and computer programmers to monitor each site in the network and accurately project and identify when sites will approach their capacity limits. Using a rolling two-year window for projected exhaustion dates allows enough time, in most cases, to develop and activate a new site. It is critical that these capacity approaching sectors are identified early and the process gets started and completed in time for new solutions (sites) to be on air before network issues impact the customers.

Capacity Utilization
FDV (Mt. Beacon Alpha)



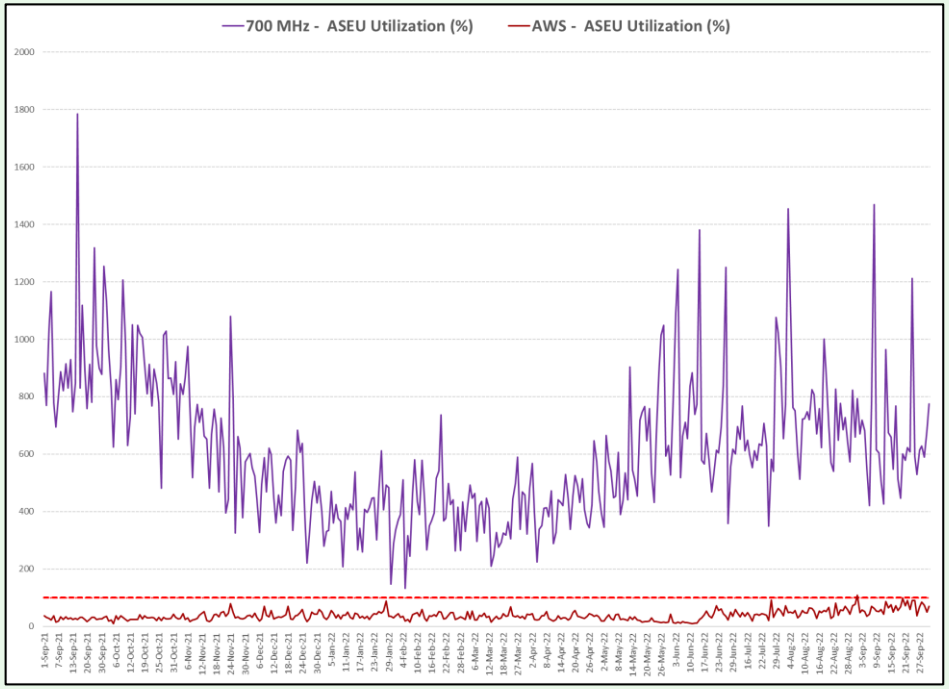
Summary: This graph shows FDV (**F**orward **D**ata **V**olume) which is a measurement of the customer data usage that this sector currently serves. As this limit is approached, data rates slow to unacceptable levels, potentially causing unreliable service for Verizon Wireless customers.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Mt. Beacon** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Mt. Beacon Alpha** sector shown above has exceeded its capability of supporting FDV requirements as shown by the purple line exceeding the max utilization threshold (red dashed line). FDV is one of up to three metrics used in this presentation to evaluate capacity capability in this area. This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. The solution is network densification.

verizon

Capacity Utilization
ASEU (Mt. Beacon Alpha)



Summary: This graph shows ASEU (**A**verage **S**chedule **E**ligible **U**ser). ASEU is a measurement of the loading of the control channels and systems of a given site. The ASEU load is heavily impacted by distant users or those in poor RF conditions.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Mt. Beacon** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Mt. Beacon Alpha** sector shown above has exceeded its capability of supporting ASEU requirements as shown by the purple line exceeding the max utilization threshold (red dashed line). This graph also reveals the inability of the AWS carrier (dark red line) to provide the necessary capacity offload for the low band carrier due to differences in RF propagation characteristics. The solution is network densification.

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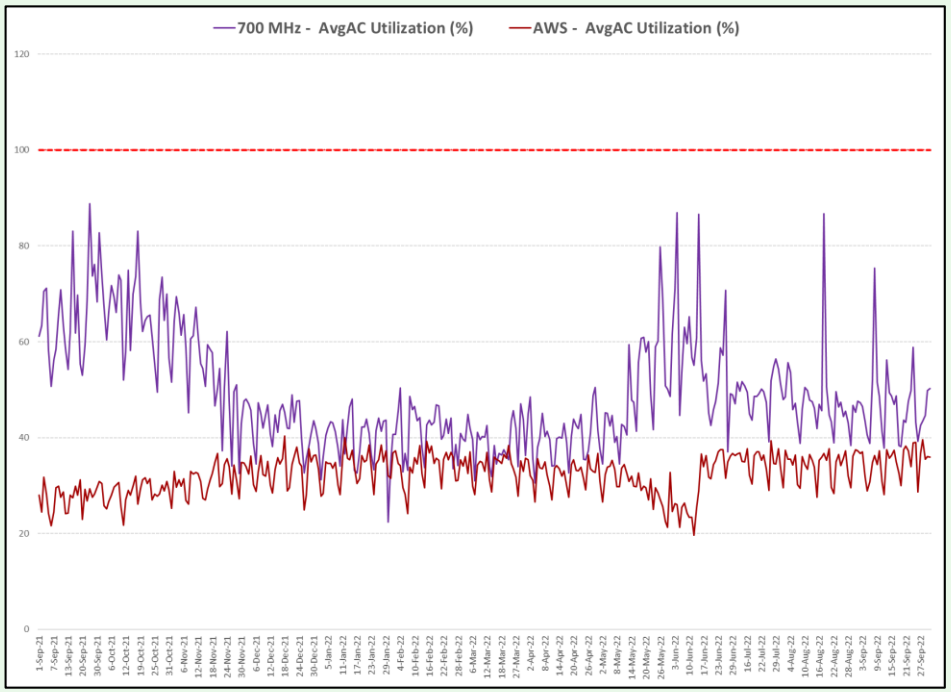
Capacity Utilization
AvgAC (Mt. Beacon Alpha)



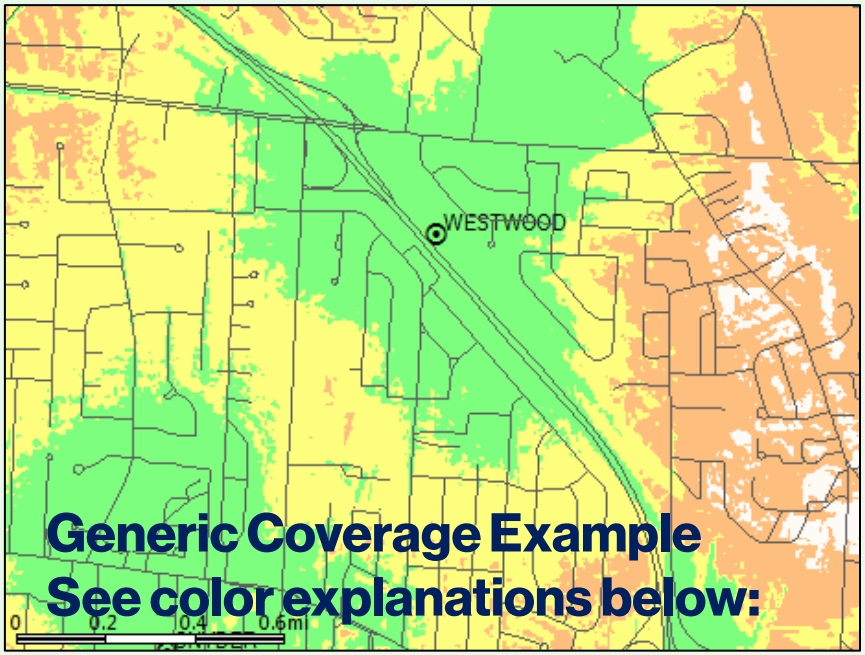
Summary: This graph shows AvgAC (**A**verage **A**ctive **C**onnections). AvgAC utilization by carrier is a measurement of max active connection capacity per sector in any given time slot. When this limit is reached, no additional devices will be able to connect to the site, resulting in connection failures and dropped calls.

The purple line represents the daily max busy hour 700MHz utilization and the dark red line is daily max busy hour AWS utilization on the **Alpha** sector of the **Mt. Beacon** site. The red dashed line is the limit where the sector reaches exhaustion and service starts to significantly degrade. The point in time where we see the purple or dark red lines reach or exceed the red dashed line is when service quickly degrades as usage continues to increase.

Detail: The existing **Mt. Beacon Alpha** sector shown above has not exceeded its capability of supporting AvgAC requirements yet, but it still needs 'capacity relief' as the other two metrics are exceeding the limit.

verizon

Explanation of Wireless Coverage



Generic Coverage Example
See color explanations below:

Coverage is best shown via coverage maps. RF engineers use computer simulation tools that take into account terrain, vegetation, building types, and site specifics to model the RF environment. This model is used to simulate the real world network and assist engineers to evaluate the impact of a proposed site (along with industry experience and other tools).

Many Verizon Wireless sites provide 3G CDMA at 850 MHz and 4G LTE at 700 MHz. As capacity requirements increase, higher frequency PCS (1900 MHz) and AWS (2100 MHz) carriers are added. In some mountaintop situations the mid band (higher frequency) AWS and PCS carriers are not fully effective due to excessive distance from the user population.

Coverage provided by a given site is affected by the frequencies used. Lower frequencies propagate further distances, and are less attenuated by clutter than higher frequencies. To provide similar coverage levels at higher frequencies, a denser network of sites is required (network densification).

Note the affect of clutter on the predicted coverage footprint above

**Dark Green >/= -75dBm RSRP, typically serves dense urban areas as well as areas of substantial construction (colleges, hospitals, dense multi family etc.)
Green >/= -85dBm RSRP, typically serves suburban single family residential and light commercial buildings
Yellow >/= -95dBm RSRP, typically serves most rural/suburban-residential and in car applications
Orange >/= -105dBm RSRP, rural highway coverage, subject to variable conditions including fading and seasonality gaps
White = <-105dBm RSRP, variable to no reliable coverage gap area

More detailed, site-specific coverage slides are later in the presentation
*Signal strength requirements vary as dictated by specific market conditions
** Not displayed in example map, layer not used in all site justifications

verizon

Explanation of this Search Area



Hedgewood Search Area

A **Search Area** is the geographical area within which a new site is targeted to solve a coverage or capacity deficiency. Three of the factors taken into consideration when defining a search area are topography, user density, and the existing network.

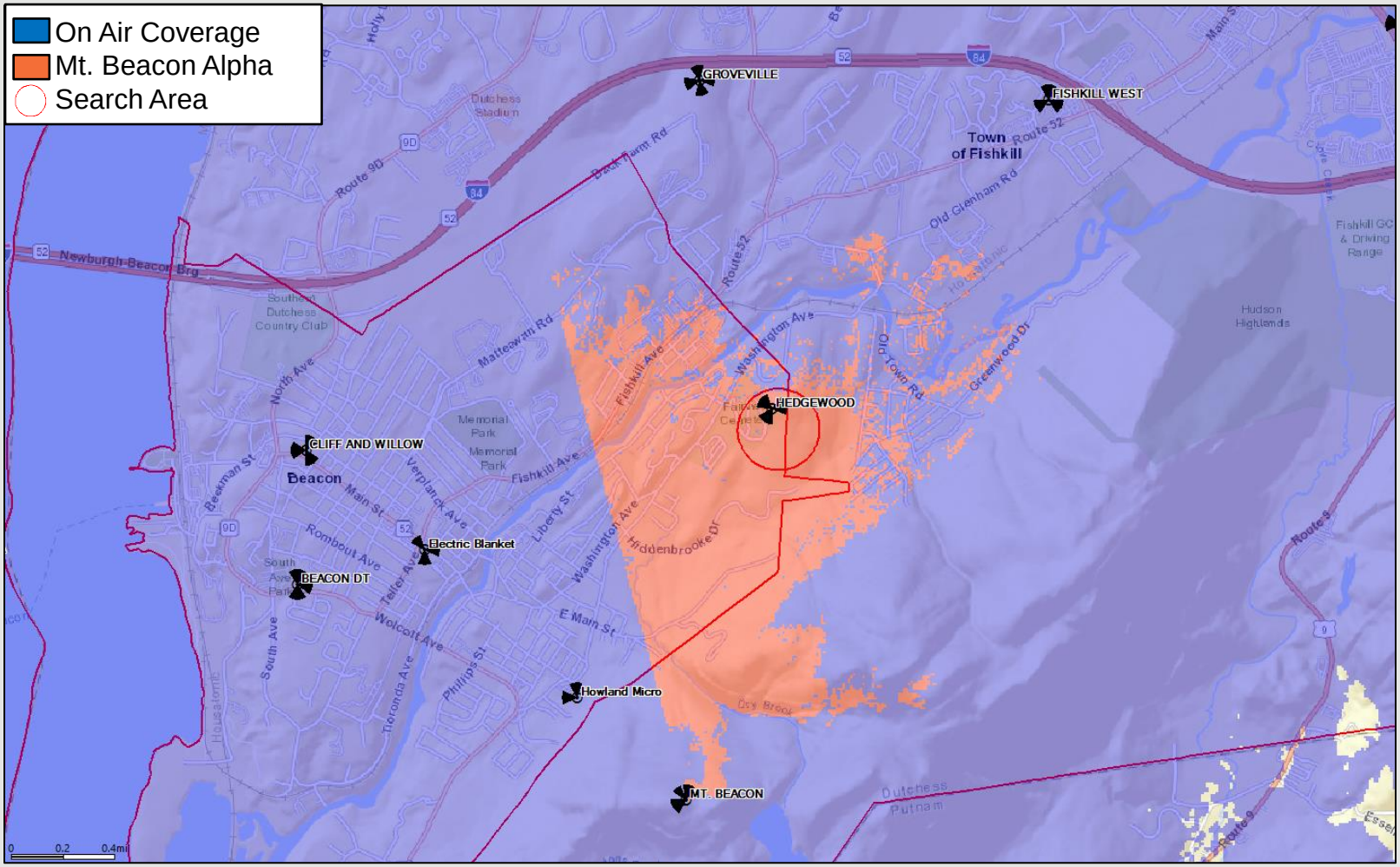
- **Topography** must be considered to minimize the obstacles between the proposed site and the target coverage area. For example, a site at the bottom of a ridge will not be able to cover the other side from a certain height.
- In general, the farther from a site the **User Population** is, the weaker the RF conditions are and the worse their experience is likely to be. These distant users also have an increased impact on the serving site's capacity. In the case of a multi sector site, centralized proximity is essential to allow users to be evenly distributed and allow efficient utilization of the site's resources.
- The existing **Network Conditions** also guide the design of a new site. Sites placed too close together create interference due to overlap and are an inefficient use of resources. Sites that are too tall or not properly integrated with existing sites cause interference and degrade service for existing users.
- Existing co-locatable structures inside the search area as well as within a reasonable distance of the search area are submitted by site acquisition and reviewed by RF Engineering. If possible, RF will make use of existing or nearby structures before proposing to build new towers.

To resolve the coverage and capacity deficiencies previously detailed, Verizon Wireless is seeking to add one new cell facility within this area to improve wireless service capacity and coverage. By offloading traffic from **Mt. Beacon Alpha** with the proposed site, adequate and reliable service will be restored. The new **Hedgewood** site will provide dominant and dedicated signal to the identified portions of the City of Beacon. This helps to improve not only the **Hedgewood** project area but will also indirectly result with significant improvements in the northeastern portion of the City of Beacon.

verizon

Existing 700MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

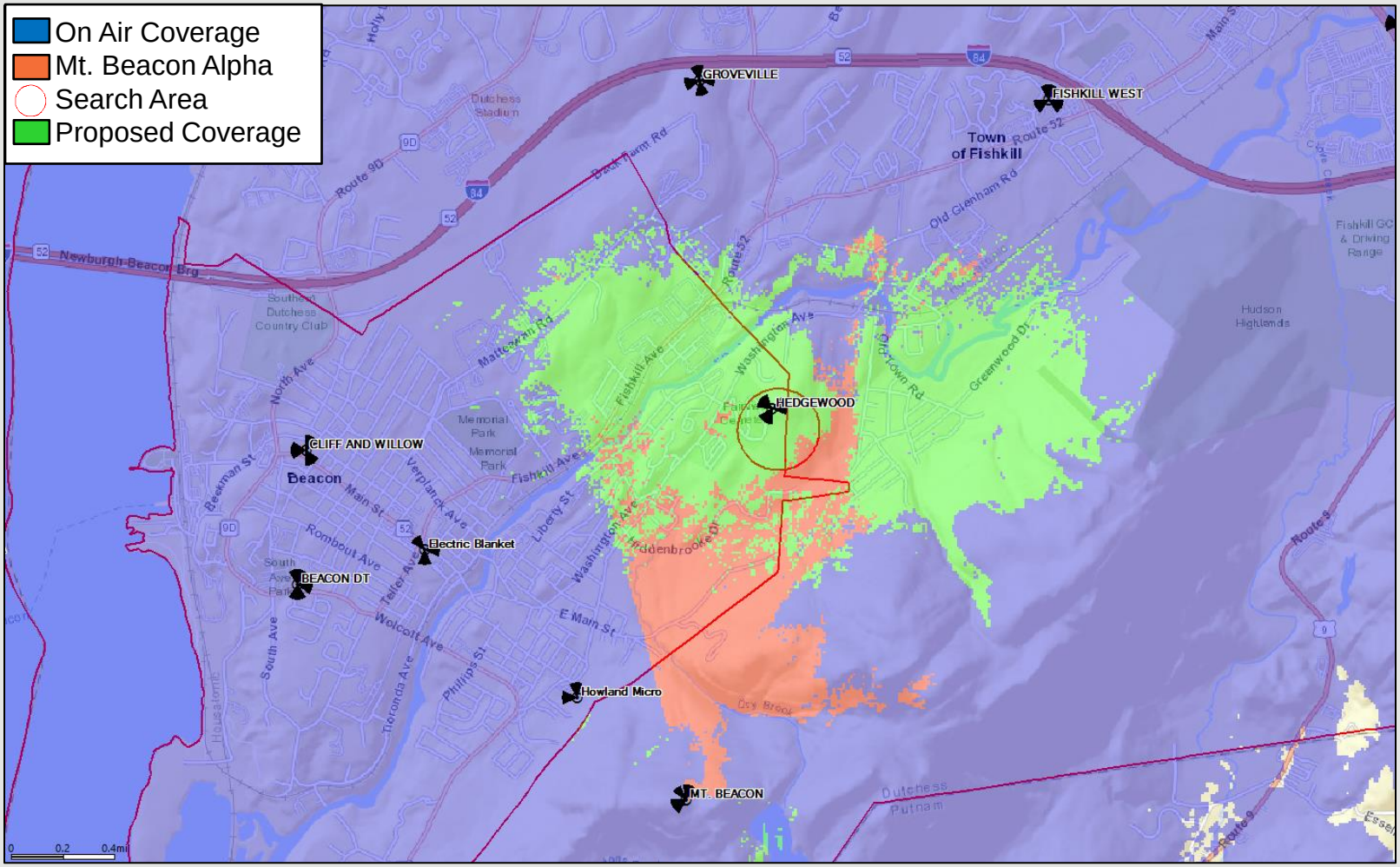


The map above represents existing low band coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air sites.

verizon

Proposed 700MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

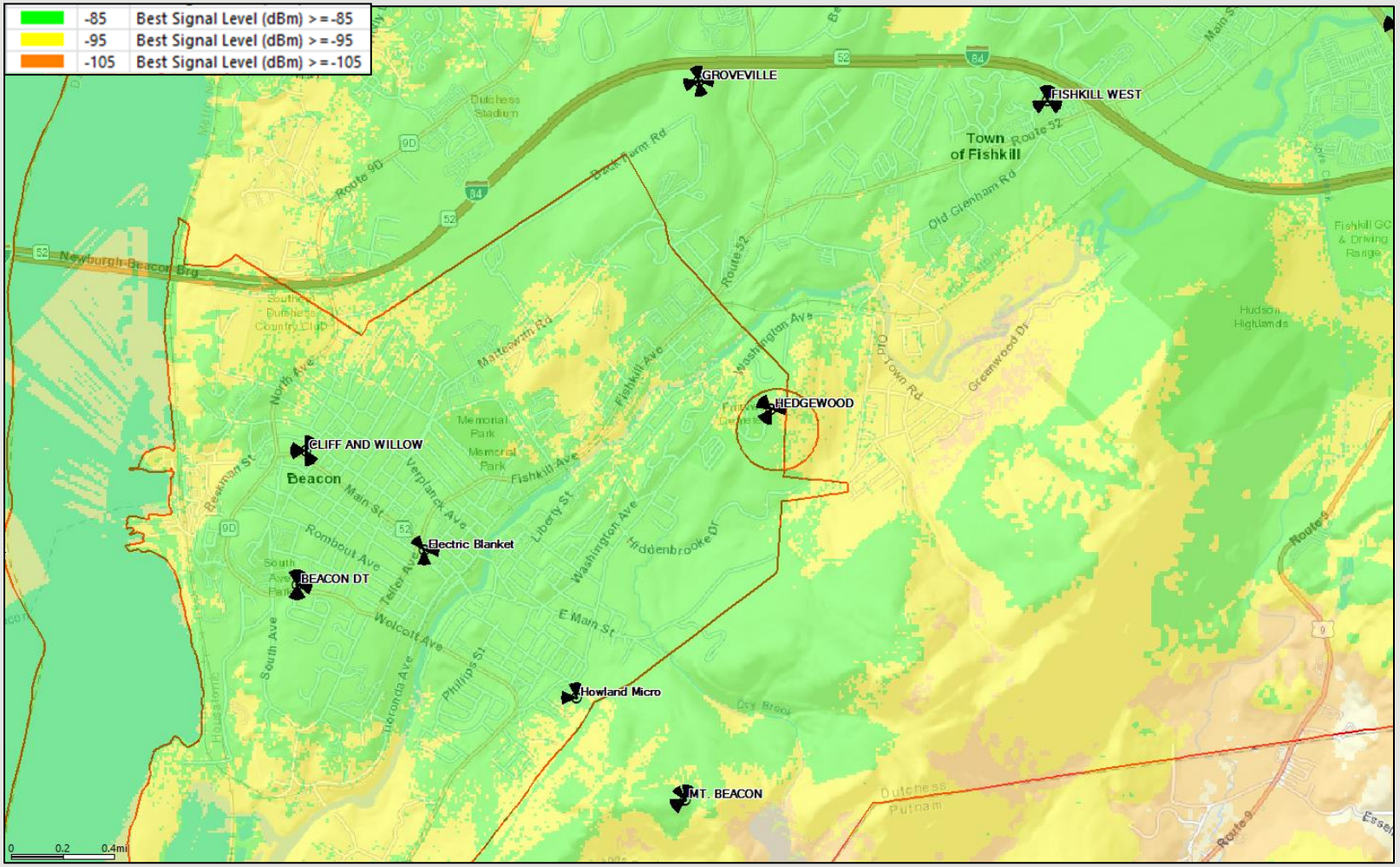


The map above adds the low band footprint of the proposed Hedgewood site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the Mt. Beacon Alpha sector.

verizon

Existing 700MHz Coverage

This coverage map shows how weak the RF conditions are in and around the Hedgewood site area.
Refer to slide 9 for further explanation of these color thresholds

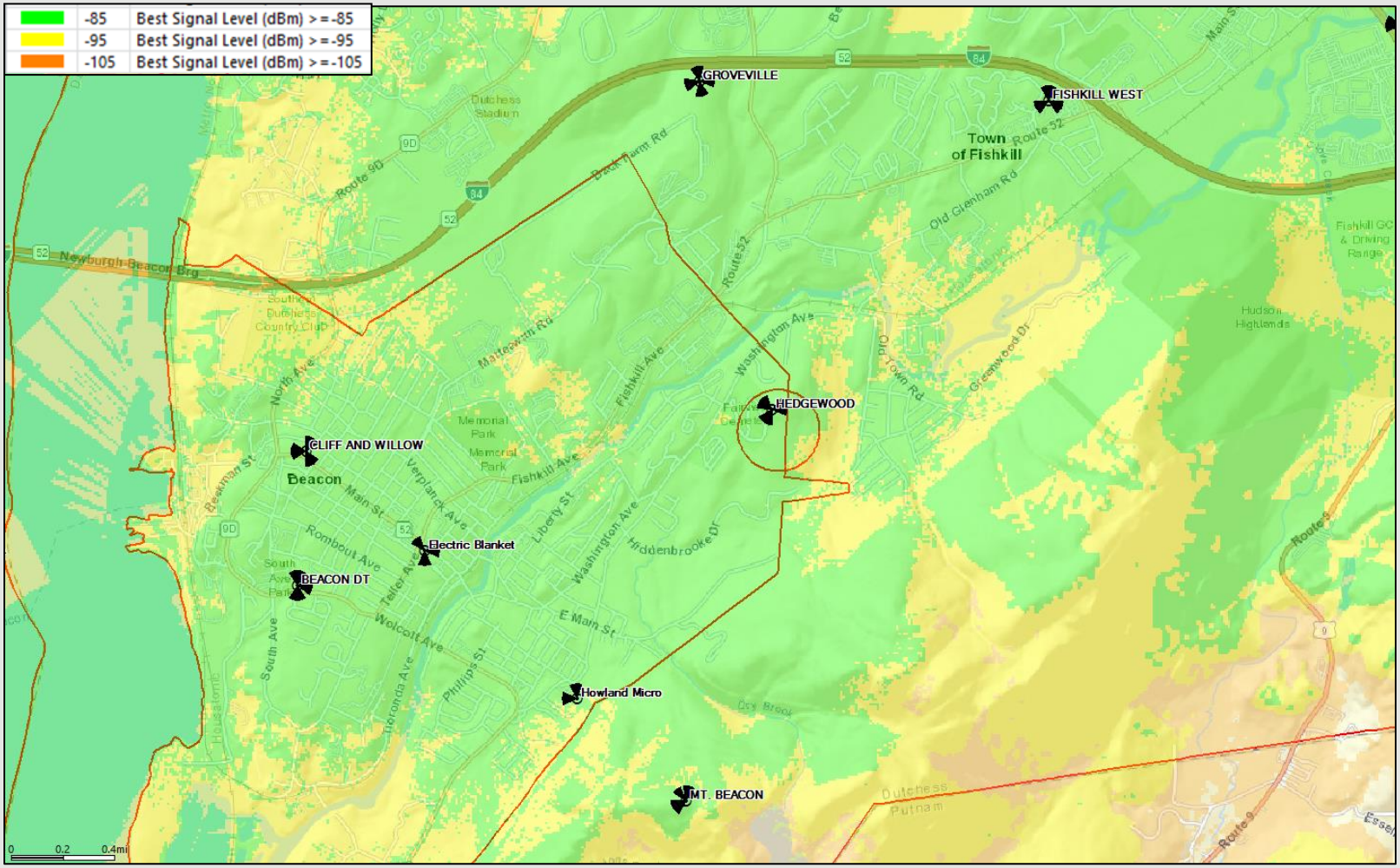


The map above represents existing low band signal strength coverage from existing sites.

verizon

Proposed 700MHz Coverage

This coverage map shows how improved the RF conditions will be in and around the Hedgewood site area.
Refer to slide 9 for further explanation of these color thresholds

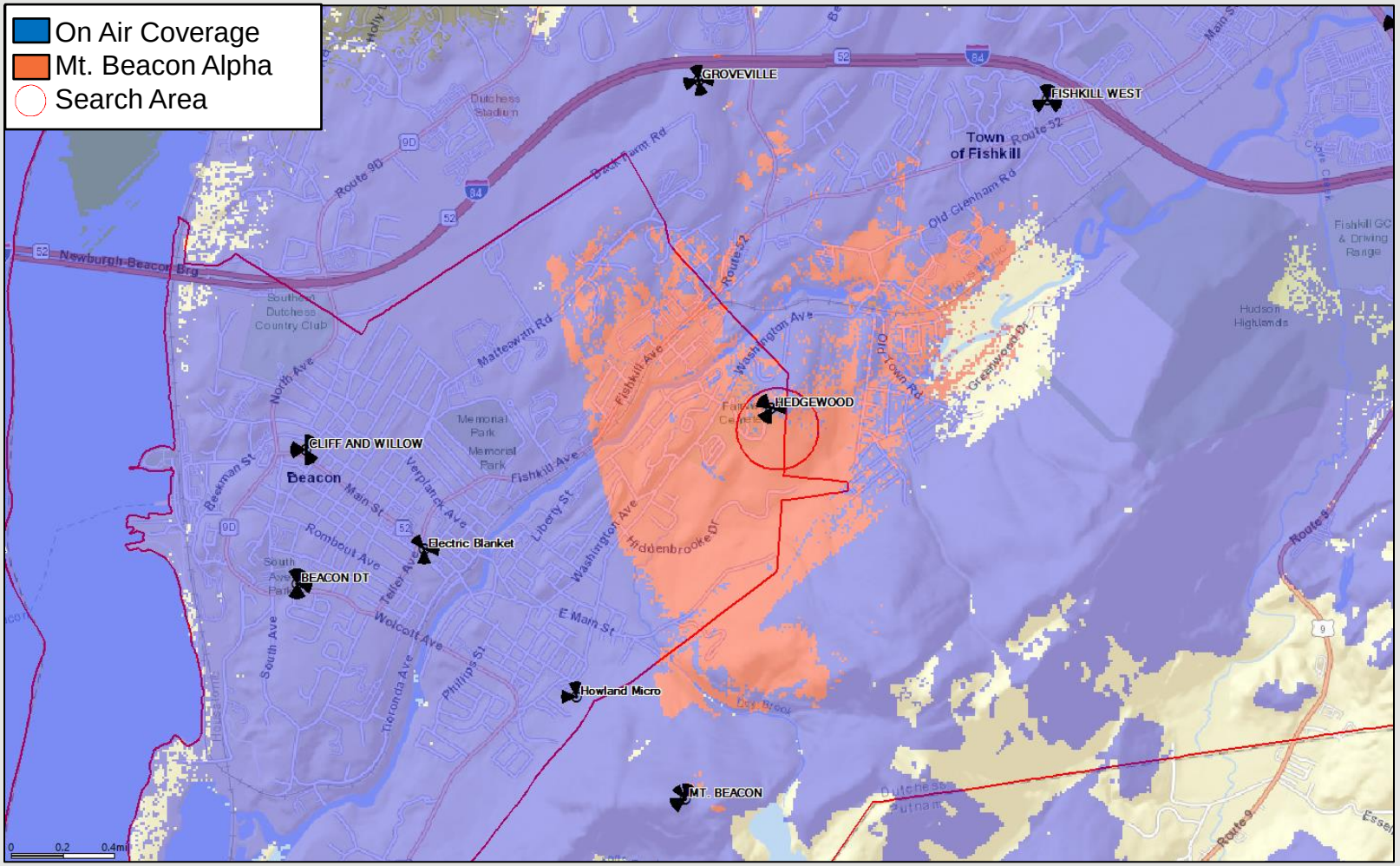


The map above adds the low band footprint of the proposed **Hedgewood** site. The significantly improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap area. This will help to resolve the coverage and capacity issues impacting the Mt. Beacon Alpha sector.

verizon

Existing 2100MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

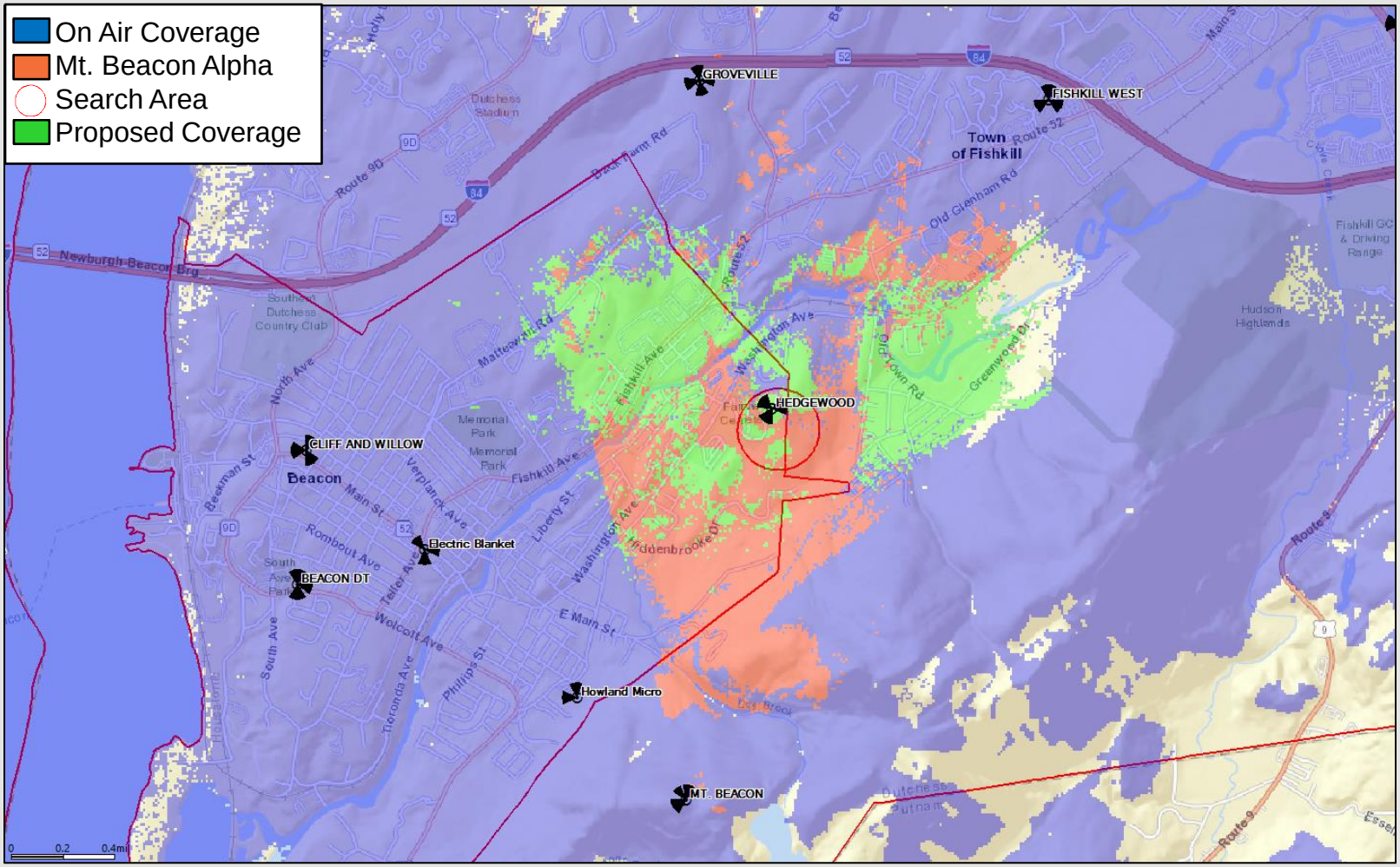


The map above represents mid band coverage from existing sites, with the sites in need of capacity offload detailed in the legend above. Blue coverage is from other on air sites.

verizon

Proposed 2100MHz Best Server -105dBm RSRP

Best Server plots depict the actual footprint of each sector in question at one threshold so the viewer can accurately evaluate the area offloaded by the new sites dominant signal area.

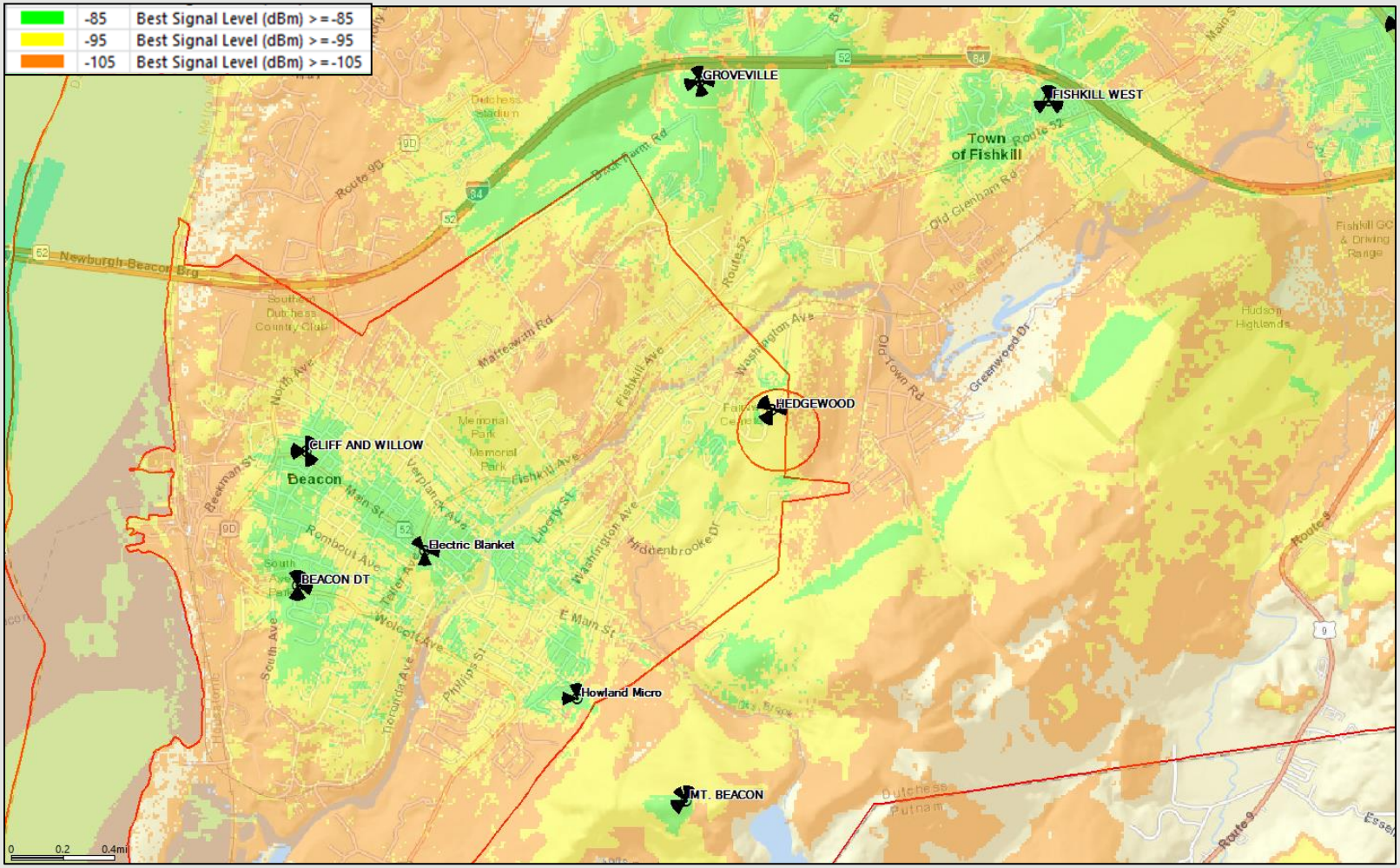


The map above adds the mid band footprint of the proposed Hedgewood site in green. The green best server footprint provides improved coverage and capacity throughout the identified significant gap area.

verizon

Existing 2100MHz Coverage

This coverage map shows the RF conditions in and around the Hedgewood site area.
Refer to slide 9 for further explanation of these color thresholds

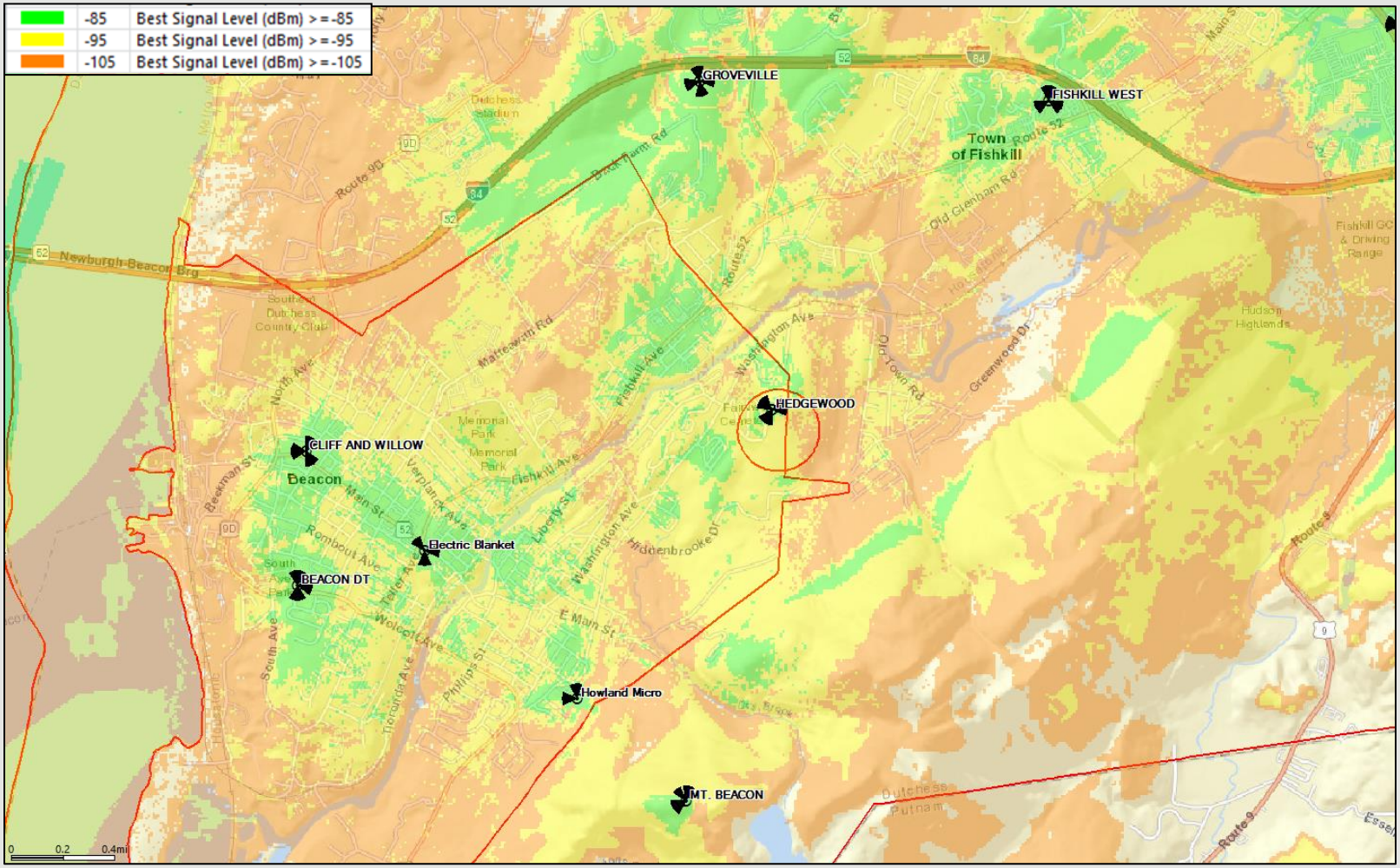


The map above represents mid band coverage from existing sites. This 2100MHz signal is very weak throughout the project area. Additional mid band network densification is required to resolve these conditions.

verizon

Proposed 2100MHz Coverage

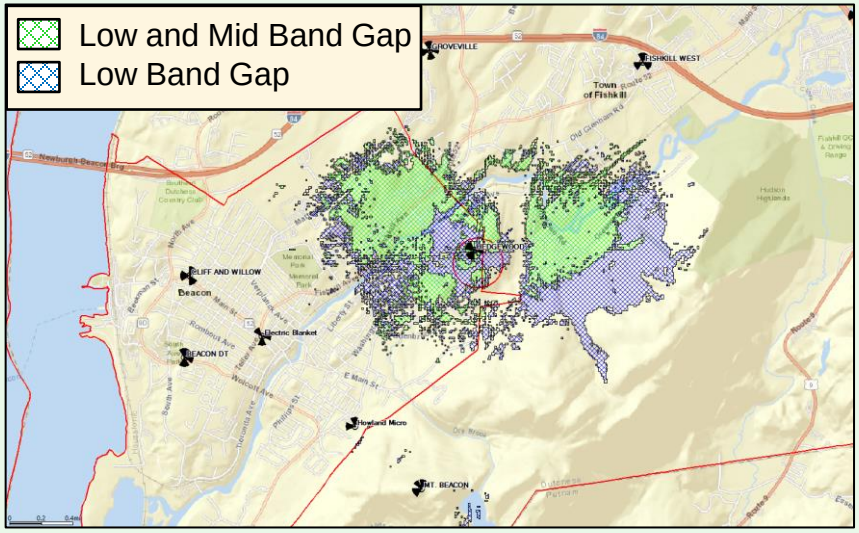
This coverage map shows how improved the RF conditions will be in and around the Hedgewood site area.
Refer to slide 9 for further explanation of these color thresholds



The map above adds the mid band footprint of the proposed **Hedgewood** site. The improved signal strength corresponds to improved coverage and capacity throughout the identified significant gap area.

verizon

RF Justification Summary



The proposed site at 116' ACL resolves the substantial and significant gaps in coverage and capacity impacting the **Hedgewood** project area. The gaps are shown in the above graphic: The shaded areas as detailed in the legend represent gaps in coverage and capacity that Hedgewood (site) will resolve.

The network was analyzed to determine whether there is sufficient **RF coverage and capacity** in the **City of Beacon**. It was determined that there are significant gaps in adequate LTE service for Verizon Wireless in the 2100MHz frequency band. In addition to the coverage deficiencies, Verizon Wireless' network does not have sufficient capacity (low band or mid band) to handle the existing and projected LTE voice and data traffic in the area near and neighboring the proposed **Hedgewood** facility ("targeted service improvement area"). Based on the need for additional coverage and capacity while considering the topography and specific area requiring service, any further addition of capacity to distant existing sites does not remedy Verizon's significant gap in reliable service. Therefore, the proposed facility is also needed to provide "**capacity relief**" to the existing nearby Verizon Wireless sites, allowing the proposed facility and those neighboring sites to adequately serve the existing and projected capacity demand in this area.

With the existing network configuration there are significant gaps in service which restricts Verizon Wireless customers from originating, maintaining or receiving reliable calls and network access. It is our expert opinion that the proposed height will satisfy the coverage and capacity needs of Verizon Wireless and its subscribers in this portion of the **City of Beacon** and the **Hedgewood** project area. The proposed location depicted herein satisfies the identified service gaps and is proposed at the minimum height necessary for adequate service.

Wasif Sharif

Wasif Sharif
Engineer III – RF Design
Verizon Wireless

verizon

VERIZON WIRELESS OF THE EAST LP D/B/A VERIZON WIRELESS

HEDGEWOOD SITE

375 Washington Avenue
Beacon (City of Beacon), New York 12508

SITE SELECTION ANALYSIS
NOVEMBER 3, 2022

Verizon Wireless
1275 John Street, Suite #100
West Henrietta, New York 14586

SITE SELECTION ANALYSIS

Verizon Wireless proposes to install and operate a new wireless telecommunications facility, including a new tower, associated antennas, ground equipment, and related appurtenances, at 375 Washington Avenue in the City of Beacon, Dutchess County, New York. The property, which is located in the Towns R1-40 and R1-120 zoning districts as well the City's Historic and Landmark Overlay zone, is a 50.1 acre parcel, currently developed as the Fairview Cemetery with densely wooded areas surrounding the property.

1. NEED FOR FACILITY

(a) Problem

The need for a new communications facility is determined by the Verizon Wireless RF Design Engineer. The need for this particular site and the methodology employed to identify the appropriate area for such a new site is described in the comprehensive Engineering Necessity Case prepared by the Verizon Wireless RF Engineer. As indicated in that report, when the Verizon Wireless RF Engineer identifies significant coverage gaps in the network or sites that have or will reach data capacity exhaustion, a "search area" is issued. A search area is a geographical area located within the inadequately serviced area, and it is designed such that if a wireless telecommunications facility is located within the search area, and at an appropriate height, it will likely provide the required coverage and/or capacity relief sought. For the most part, locations outside of the search area will fail to provide adequate service to the target area. Due to technological constraints, there is limited flexibility as to where a new facility can be located, and still function properly. The goal of the search area is to define the permissible location for placement of a new communications facility that will provide adequate and reliable service to the target area, and also work properly as part of the overall network.

(b) Solution

A search area was developed based on the problems identified in the Engineering Necessity Case, which is attached to the application. In this case, the search area parameters are, generally centered along Washington Avenue. Again, for the most part, locations outside of the search area will fail to provide adequate service to the cell while locations within are likely, but not guaranteed, to do so.

2. SEARCH RING ANALYSIS

(a) Geography & Topography

The Hedgewood search area has varying topography throughout but does have a higher base ground elevation as you move east away from Washington Avenue. The search area is mainly comprised of woods, except for the cemetery and residential homes to the north.

(b) Land Use

The search area is made up of predominately community service and commercially developed parcels.

3. ZONING CONSIDERATIONS

(a) Collocation

Verizon Wireless routinely seeks to install its antennas and equipment on an existing wireless telecommunications towers or other tall structures ("collocation"), whenever feasible. Local communities universally favor collocation because they can minimize the number of wireless telecommunications towers in an area. To encourage collocation, many municipalities even provide for a streamlined application review process that is substantially less burdensome than the process for new towers. Collocation is often listed as the highest siting priority in a local municipality's zoning law. In addition to the streamlined zoning application process, collocation is preferred by wireless providers because it is generally a less expensive and more efficient option, compared to construction of a new tower facility. Although there is an existing water tank located outside the search area at 30 Helen Court, the tank does not clear the tree line to allow Verizon Wireless to use that structure for installation of its antennas and equipment.

(b) New Structure on Municipally-owned Property

As its next priority, Verizon Wireless generally seeks to locate wireless telecommunication facilities on municipally-owned property. These locations are often preferred by municipalities as the second preference behind collocation as it allows municipalities to benefit from a rental stream for the leased premises. In this case, the water tank parcel is not of adequate size to allow for Verizon Wireless to install a new structure for its antennas and equipment.

(c) New Structure on Privately-owned Property

When it is not feasible to collocate on an existing tower or tall structure, and there are no feasible municipally-owned properties in the area, Verizon Wireless must find a privately-owned site which is appropriate for and can accommodate a new wireless telecommunications structure. In doing so, the Site Acquisition Specialist attempts to identify properties in the search area large enough to accommodate the facility and which also meet any required area requirements such as set back and fall zone. In addition, other characteristics such as existing compatible land use and existing mature vegetation that can screen the facility are considered. Access, land use, constructability, the presence of wetlands, floodplains and other contributing factors are also examined.

4. SEARCH RING ANALYSIS

After a comprehensive investigation of the search area, an existing and municipally-owned structure (i.e. a water tank/tower) was identified at 30 Helen Court. However, as further described below, it is not viable for Verizon Wireless.

5. CANDIDATE/ALTERNATIVES ANALYSIS

Initially three (3) different landowners were identified as being potential candidates for a new wireless telecommunications facility. These parcels are identified on **Attachment 2**. A summary of each of these properties located within the vicinity of the Search Area is detailed below.

(A) City of Beacon (Tax Parcel ID# 130200-6055-04-715090) – 30 Helen Court

This parcel, located on the east side of Washington Avenue, in the City of Beacon, located outside the search area, is .66 acres in size, and is currently improved with a water tank. Unfortunately, this property was ruled out due to the water tank not clearing the tree line surrounding it ruling out collocation on the tank. Additionally, the size of the parcel is too small with the existing water tank to allow for Verizon Wireless to install a new structure for its antennas and ground equipment.

(B) Chevron U S A Inc. (Tax Parcel ID# 133089-6055-20-835088) – No Number Washington Avenue

This parcel, located on the east side of Washington Avenue, in the Town of Fishkill, located within the search area, is 93.66 acres in size, and is currently commercially developed, but does not appear to be in active use. This property was ruled out form a real estate perspective due to finding the property is currently undergoing active environmental cleanup as listed on the NYS DEC website. This property poses as an environmental risk to Verizon Wireless for a tower facility.

(C) Fairview Cemetery Association (Tax Parcel ID# 130200-6055-04-713005) – 375 Washington Avenue

This parcel, located on the east side of Washington Avenue, in the City of Beacon, located within the search area, is 50.1 acres in size, and is currently developed for community services as a cemetery. Much of the property surrounding the cemetery plots is densely wooded with mature trees. We were able to find a suitable spot on the northeastern section of the property for the proposed tower facility that is a substantial distance away from any active and future cemetery plots. In this location, the existing deciduous trees will offer significant natural screening of the base of the facility along with a good portion of the lower portion of the tower from view from neighboring parcels as evidenced in the accompanying photo simulations of the proposed tower facility.

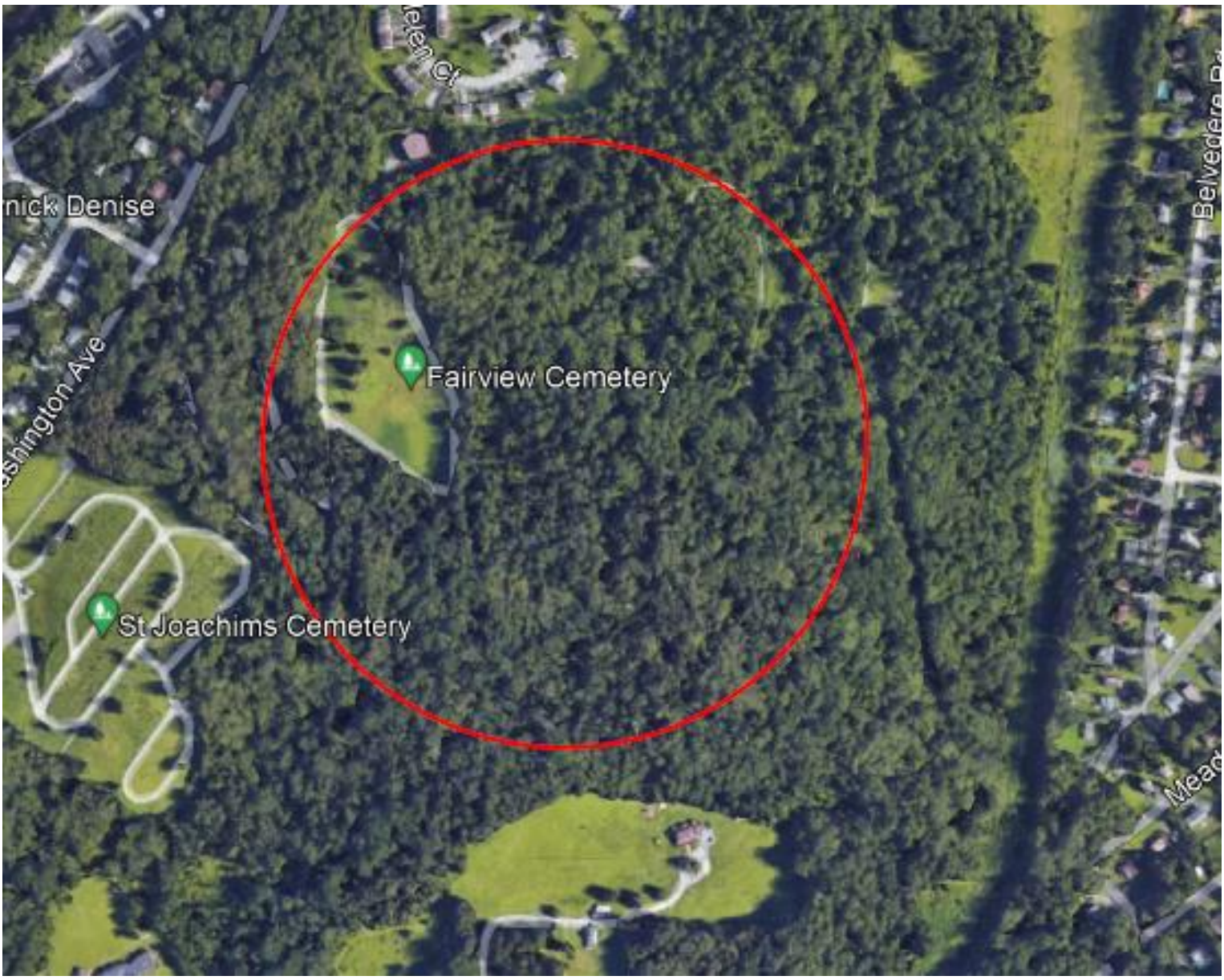
6. CONCLUSION

Based on the requirements of the town code, the existing conditions and land use, three (3) different landowners were identified for consideration. For the reasons identified above, as well as the results of RF review and analysis, we believe the Fairview Cemetery Association parcel is the best location for the proposed facility.

Hannah Heisler

Hannah Heisler
Tectonic Engineering
Consultant to Verizon Wireless

ATTACHMENT 1
VERIZON WIRELESS
HEDGEWOOD SEARCH RING



ATTACHMENT 2

VERIZON WIRELESS
HEDGEWOOD PARCELS IDENTIFIED & INVESTIGATED



verizon

Maintenance and Inspection Schedule
Verizon Wireless
Hedgewood Site
375 Washington Ave
Beacon, New York

The following constitutes Verizon Wireless maintenance and inspection schedule and record-keeping requirements relative to the above-referenced tower facility.

Verizon Wireless will maintain the approved communications facility located at 375 Washington Ave in a safe manner and in compliance with all applicable conditions of the Special Use Permit and Site Plan Approval (if granted) from the City of Beacon Planning Board, as well as all applicable and permissible codes, ordinances and regulations, including any and all applicable City, County, State and Federal laws, rules and regulations.

The proposed communications facility will be unmanned and will be visited by Verizon Wireless Network Operations personnel for routine maintenance and inspection purposes approximately one to three times per year. Verizon Wireless will maintain the tower and any access driveways or surrounding areas under its control in a good and safe condition. A records log will be kept to keep track of any issues identified at the site visits.

Any items requiring maintenance or repair will be addressed in a prompt and workman-like manner by qualified professions.

In addition to the above, the proposed facility will be electronically connected to Verizon Wireless' Network Operations Center ("NOC"). This is intended to alert the Verizon Wireless NOC of any malfunctions at the facility such as power outages or defective equipment (where applicable). Upon such notification, the NOC will contact and dispatch the appropriate personnel to attempt to resolve the problem.

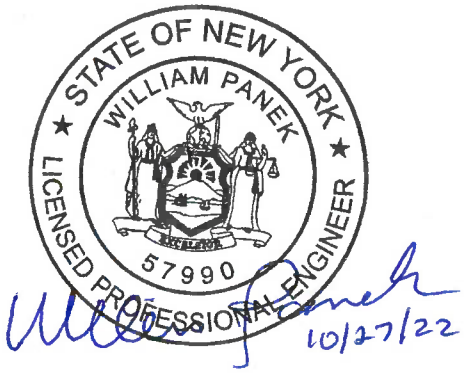
SiteSafe
A QUALTEK Company

Verizon Wireless
Site Compliance Report

Site Name: Hedgewood
Site Address: 375 Washington Avenue
Beacon, NY 12508
Dutchess County
Structure Type: Monopole (Proposed)

Report generated on: October 26, 2022
Report by: Benjamin Schnable
Customer Contact: Wasif Sharif

Verizon Wireless will be compliant with the FCC Rules and Regulations in all publicly accessible areas.



10/27/22

Site Safe, LLC
8618 Westwood Center Drive, Suite 315, Vienna, VA 22182
703.276.1100 • 703.276.1169 fax
info@sitesafe.com • www.sitesafe.com

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APPENDIX D – ADDITIONAL RESOURCES 13

1 Executive Summary

Verizon Wireless has contracted with Site Safe, LLC (Sitesafe), an independent radiofrequency (RF) regulatory and engineering consulting firm, to determine if the proposed telecommunications facility is in compliance with the Federal Communications Commission (FCC) Rules and Regulations for RF emissions (see Appendix A of this report for further explanation of the FCC Rules and Regulations). This document and the conclusions herein are based on the information provided by representatives of Verizon Wireless which is assumed to be true and correct.

Verizon Wireless is proposing to construct a new monopole and collocate (6) multi-band antennas, (3) single-band active integrated antennas, (6) dual-band remote radio heads and (3) single-band remote radio heads at centerlines of 116-118.5' above ground level.

The analysis evaluates the telecommunications facility with respect to the General Public maximum permissible exposure (MPE) limits ("General Public" is also referred to as "Uncontrolled Environment"; see Appendix A for further explanation of this classification). Sitesafe has taken into consideration the proposed Verizon Wireless antenna system at the subject location. No other antenna systems are currently proposed.

Based on the analysis, Sitesafe has determined that:

Verizon Wireless will comply in all publicly accessible areas with the FCC Rules and Regulations governing human exposure to RF electromagnetic fields as described in 47 CFR § 1.1307(b) and 1.1310 in accordance with the methods for evaluating compliance contained in OET Bulletin 65.

Furthermore, with the proposed Verizon Wireless antenna configuration in service, the composite exposure from this facility in all areas at ground level will be below 1% of the General Public MPE limit, or over 100 times less than the maximum allowed exposure in publicly accessible areas.

2 Analysis

In this analysis, Sitesafe has taken into consideration the proposed Verizon Wireless antenna system at the subject location. No other antenna systems are currently proposed. All proposed licensees are listed in the antenna inventory table in Section 3 of this report.

Using this data, software modeling was performed for all transmitting antennas located at the site. Sitesafe has assumed a 100% duty cycle and maximum radiated power. The site has been modeled with these assumptions to determine the maximum potential RF energy density. Sitesafe believes this to be a worst-case analysis based on the best available data.

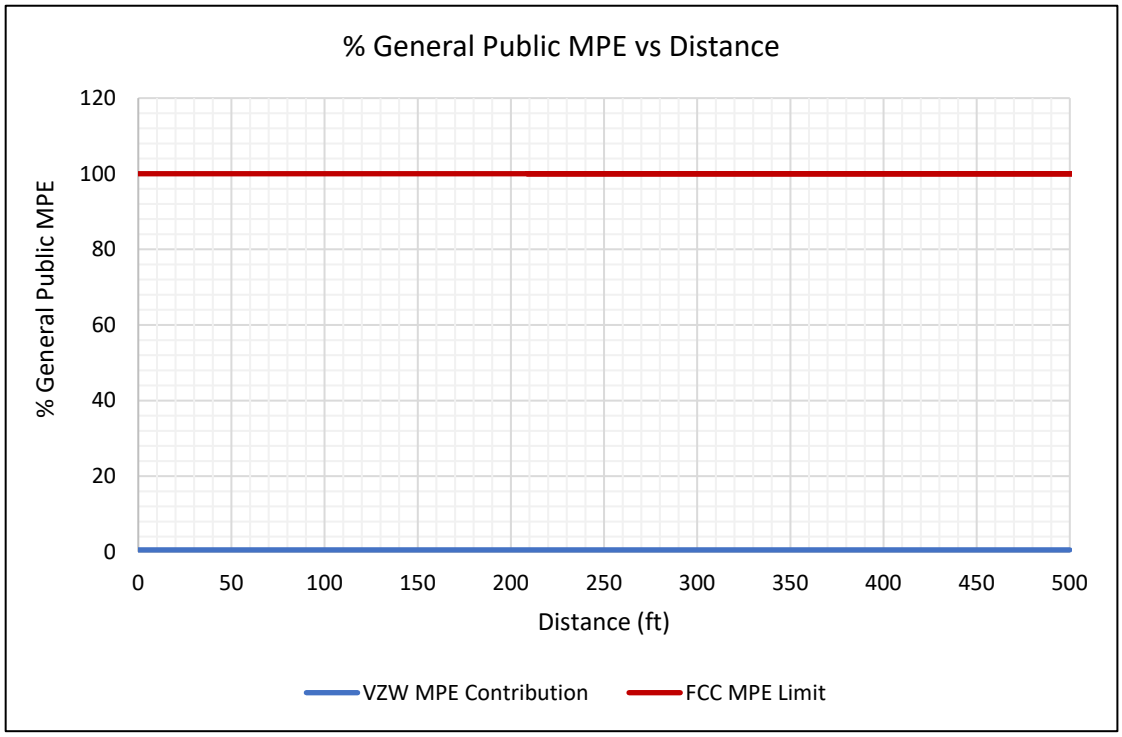
The power density calculations performed by the software tool use FCC prescribed methodologies as contained in OET Bulletin 65, which was compiled by the FCC to provide assistance in evaluating compliance with FCC guidelines for human exposure to electromagnetic fields.

As stated in Section 1, based on this analysis, the calculated ground level exposure from the Verizon Wireless antenna system alone as well as the composite exposure from all existing/proposed licensees will be below 1% of the General Public MPE limit.

Keep in mind that the FCC did not arbitrarily establish their own standards but rather adopted the recommendations of national and international organizations such as the National Council on Radiation Protection and Measurements (NCRP), the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). These recommendations were developed by expert scientists and engineers following extensive evaluation of the potential biological effects from RF exposure. The FCC MPE limits are based on thresholds for known adverse effects, and they were designed to provide a substantial margin of safety. There is a safety factor of 50 built into the General Public MPE limits, and the predicted Verizon Wireless exposure levels are over 100 times below these very conservative limits.

In cases where such compliance exists, the subject of electromagnetic field safety is preempted by the Telecommunications Act of 1996, which states: "No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the (Federal Communication) Commission's regulations concerning such emissions."

Lastly, the graph below provides a visual depiction of the rather insignificant electromagnetic field exposure contribution from the Verizon Wireless antenna system at any distance from the base of the structure. This portrays how low the Verizon Wireless contribution is when compared to the General Public MPE limit.



3 Antenna Inventory

The following antenna inventory contains data provided by the customer and/or gathered by Sitesafe personnel which was used to perform the analysis:

Ant #	Operator	Antenna Make/Model	TX Freq (MHz)	Tech.	Az (Deg)	ERP (Watts)	AGL (ft)	MDT	EDT
1	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	751	LTE	75	2023.44	116'	0	2
1	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	850	LTE	75	970.64	116'	0	2
1	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	850	5G	75	970.64	116'	0	2
1	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	1900	LTE	75	5586.25	116'	0	2
1	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	3550	LTE/CBRS	75	645.7	116'	0	2
2	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	850	LTE	75	995.54	116'	0	2
2	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	850	5G	75	995.54	116'	0	2
2	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	2100	LTE/AWS1	75	6608.76	116'	0	2
2	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	751	LTE	75	1945.76	116'	0	2
3	VERIZON WIRELESS (Proposed)	Samsung MT6407-77A	3700	5G	75	43167.43	118.5'	0	6
4	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	751	LTE	210	2023.44	116'	0	2
4	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	850	LTE	210	970.64	116'	0	2
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4	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	1900	LTE	210	5586.25	116'	0	2
4	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	3550	LTE/CBRS	210	645.7	116'	0	2
5	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	751	LTE	210	1945.76	116'	0	2
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5	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	850	5G	210	995.54	116'	0	2
5	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	2100	LTE/AWS1	210	6608.76	116'	0	2
6	VERIZON WIRELESS (Proposed)	Samsung MT6407-77A	3700	5G	210	43167.43	118.5'	0	6
7	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	751	LTE	310	2023.44	116'	0	2
7	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	850	LTE	310	970.64	116'	0	2

Ant #	Operator	Antenna Make/Model	TX Freq (MHz)	Tech.	Az (Deg)	ERP (Watts)	AGL (ft)	MDT	EDT
7	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	850	5G	310	970.64	116'	0	2
7	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	1900	LTE	310	5586.25	116'	0	2
7	VERIZON WIRELESS (Proposed)	Commscope NHHSS-65C-R2BT4	3550	LTE/CBRS	310	645.7	116'	0	2
8	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	751	LTE	310	1945.76	116'	0	2
8	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	850	LTE	310	995.54	116'	0	2
8	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	850	5G	310	995.54	116'	0	2
8	VERIZON WIRELESS (Proposed)	Commscope NHH-65C-R2B	2100	LTE/AWS1	310	6608.76	116'	0	2
9	VERIZON WIRELESS (Proposed)	Samsung MT6407-77A	3700	5G	310	43167.43	118.5'	0	6

Notes: Each row with the same number in the *Ant #* column references the same physical antenna. Proposed equipment is tagged as *(Proposed)* under *Operator* or *Antenna Make and Model*. Power values provided by the client and used in the analysis may be greater than what is initially deployed. For additional modeling information, refer to Appendix B of this report.

4 Engineer Certification

The Professional engineer whose seal appears on the cover of this document herby certifies and affirms:

That I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am providing professional engineering services on behalf of QualTek Engineering, P.C., and am an employee of QualTek Wireless, LLC, sister company to Site Safe, LLC (both under the parent company QualTek); and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specially as they apply to the FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Benjamin Schnable.

October 26, 2022

Appendix A – Technical Framework: FCC Rules and Regulations

In 1996, the FCC adopted regulations for evaluating of the effects of RF emissions in 47 CFR § 1.1307(b) and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 (OET Bulletin 65), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996, the FCC periodically reviews these rules and regulations as per its congressional mandate.

FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled Environment" and General Public or "Uncontrolled Environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limits.

General Public or Uncontrolled limits apply to *accessible* areas where workers or the general public may be exposed to RF electromagnetic fields.

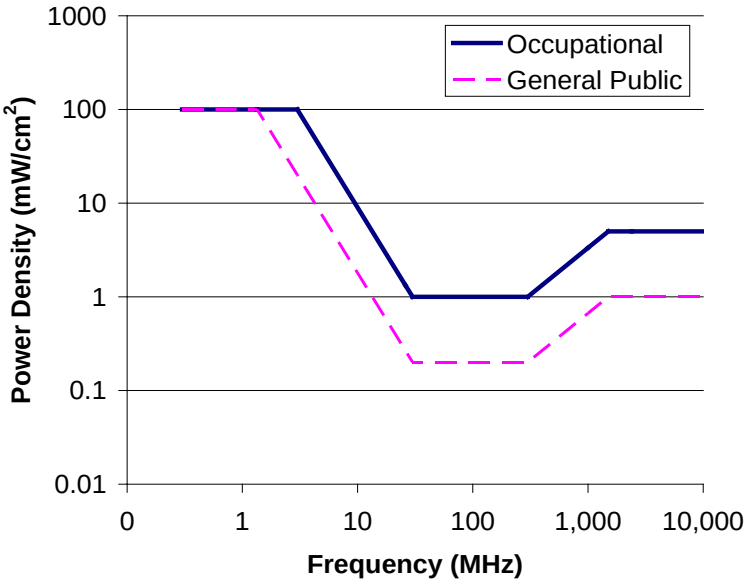
Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (e.g. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage.

A site with Controlled environments is evaluated with Occupational limits. All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage, it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The MPE limits utilized in this analysis are outlined in the following diagram and table:

FCC Limits for Maximum Permissible Exposure (MPE)

Plane-wave Equivalent Power Density



Limits for Occupational/Controlled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

Limits for General Population/Uncontrolled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

Appendix B – Definitions

Compliance – The determination of whether a site complies with FCC standards with regards to Human Exposure to Radio Frequency Electromagnetic Fields from transmitting antennas.

Decibel (dB) – A unit for measuring power or strength of a signal.

Duty Cycle – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source. A duty cycle of 100% corresponds to continuous operation.

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

Effective Radiated Power (ERP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to a half-wave dipole antenna.

Gain (of an antenna) – The ratio, usually expressed in decibels, of the power required at the input of a loss-free reference antenna to the power supplied to the input of the given antenna to produce, in a given direction, the same field strength or the same power density at the same distance. When not specified otherwise, the gain refers to the direction of maximum radiation. Gain may be considered for a specified polarization. Gain may be referenced to an isotropic antenna (dBi) or a half-wave dipole (dBd) antenna.

Generic Antenna – For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided. In the event of unknown information, Sitesafe will use its industry specific knowledge of antenna models to select a worst-case scenario antenna to model the site.

Maximum Permissible Exposure (MPE) – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

OET Bulletin 65 – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of RF exposure on humans. The guideline was published in August 1997.

Radio Frequency Exposure or Electromagnetic Fields – Electromagnetic waves that are propagated from antennas through space.

Appendix C – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions or information or data supplied by Verizon Wireless, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.

Appendix D – Additional Resources

Additional RF information is available at the following sites:
https://www.fcc.gov/general/radio-frequency-safety-0
https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Verizon Wireless of the East LP, d/b/a Verizon Wireless - Unmanned Wireless Communications Facility - "Hedgewood"		
Project Location (describe, and attach a general location map): 375 Washington Ave, Beacon, New York 12508		
Brief Description of Proposed Action (include purpose or need): Verizon Wireless of the East LP, d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the installation of an unmanned wireless communications facility located on the existing property. Said property being located on Washington Ave .22 miles South of Helen Ct. Access to the proposed facility will originate from Washington Ave utilizing existing paved driveway and proposed gravel driveway . In general, the installation will consist of the following: an 120' tall monopole (124' including 4' lightning rod), nine (9) antennas and related equipment to be mounted to the tower at a center-line height of 116', cellular and utility equipment at grade in a proposed 50'x50' fenced compound. The project also includes the installation of power and fiber utilities to service the facility.		
Name of Applicant/Sponsor: Verizon Wireless of the East LP, d/b/a Verizon Wireless	Telephone: (585) 321-5435 E-Mail: Kathy.Pomponio@VerizonWireless.com	
Address: 1275 John Street, Suite 100		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Project Contact (if not same as sponsor; give name and title/role): Young/Sommer LLC, attn: Scott Olson	Telephone: (518) 438-9907 E-Mail: solson@youngsommer.com	
Address: Executive Woods, Five Palisades Drive		
City/PO: Albany	State: New York	Zip Code: 12205
Property Owner (if not same as sponsor): Fairview Cemetery Assn.	Telephone: E-Mail:	
Address: PO Box 157		
City/PO: Glenham	State: NY	Zip Code: 12527

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Special Use Permit and Site Plan approval	TBD
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Building Department - Building/Work Permit	TBD
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-120 One Family, Historic District and Land Mark Overlay Zone

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

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

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
Beacon Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire Department, Slater Chemical Fire Co, Dutchess Junction Fire Co, Rombout Fire District, Fishkill Fire Department

d. What parks serve the project site?
Van Pelt Park, Hiddenbrooke Park, Memorial Park, Town of Fishkill War Veterans Memorial Park, Green Street Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Unmanned telecommunications facility

b. a. Total acreage of the site of the proposed action? 50.10 acres
b. Total acreage to be physically disturbed? 0.40 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.23 acres

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

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

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 2 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 1 (tower)

ii. Dimensions (in feet) of largest proposed structure: 124' height; 5' width; and _____ length

iii. Approximate extent of building space to be heated or cooled: 0 square feet

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

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

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

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

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

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

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

If Yes:

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

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

If Yes:

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

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

_____

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

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

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

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

If Yes, identify:

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

Construction equipment

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

N/A

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

N/A

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

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

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

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

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

If Yes:

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

Minimal increase in electrical power usage as necessary to operate the facility.

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

Local utility

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

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

i. During Construction:

- Monday - Friday: 8am-5pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

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

If yes:

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

During construction, noise associated with the operation of construction equipment.

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

Describe: _____

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

If yes:

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

One (1) switch operated LED light fixture attached to the h-frame at grade, designed to illuminate the area in and around the Verizon equipment only.

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.12	1.36	+0.24
• Forested	45.1	44.86	-0.24
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.88	3.88	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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

i. If Yes: explain: _____

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

If Yes,

i. Identify Facilities:

_____

_____

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

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

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

☐ Neither database

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

_____

_____

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

If yes, provide DEC ID number(s): 314004

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

314004 - Texaco Research Center - Contravention of groundwater standards have been corrected, Work on main Plat Area (OU1) is ongoing.

_____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 7+ feet

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

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

BeC	100.0 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 7+ feet

e. Drainage status of project site soils:

☑ Well Drained:	100 % of site
☐ Moderately Well Drained:	% of site
☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	50 % of site
☑ 10-15%:	50 % of site
☐ 15% or greater:	% of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Rabbits	Squirrels	Skunks
Chipmunks	Oppossums	Foxes
Birds	Raccoons	Deer

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): Oak-Tulip Tree Forest

ii. Source(s) of description or evaluation: NYSDEC Environmental Resource Mapper

iii. Extent of community/habitat:

- Currently: 2768.0 acres
- Following completion of project as proposed: 2767.6 acres
- Gain or loss (indicate + or -): -0.4 acres

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

If Yes:

i. Species and listing (endangered or threatened): Indiana Bat per NYSDEC Environmental Resource Mapper

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

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use:

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

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

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

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

If Yes:

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

ii. Name: Historic District and Landmark Overlay Zone

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

Fairview Cemetery

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

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

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

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

If Yes:

i. Identify resource: Jean Van Pelt Park, Van Pelt Park, Hiddenbrooke Park, Memorial Park, Town of Fishkill War Veterans Memorial Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Recreation, Designated Greenway Trails

iii. Distance between project and resource: 5 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Steven Matthews, agent on behalf of applicant Date 11/4/22

Signature Steven Matthews Title Director of Engineering

PRINT FORM

EAF Mapper Summary Report

Friday, October 14, 2022 3:54 PM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314004
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Oak-Tulip Tree Forest

E.2.n.i [Natural Communities - Acres]	2768.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☐ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐NO ☐YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☐NO ☐YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐NO ☐YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐NO ☐YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☐ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☐ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☐ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☐ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

_____

_____

_____

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

_____

_____

_____

_____

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:	
Name of Lead Agency:	
Name of Responsible Officer in Lead Agency:	
Title of Responsible Officer:	
Signature of Responsible Officer in Lead Agency:	Date:
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person:

Address:

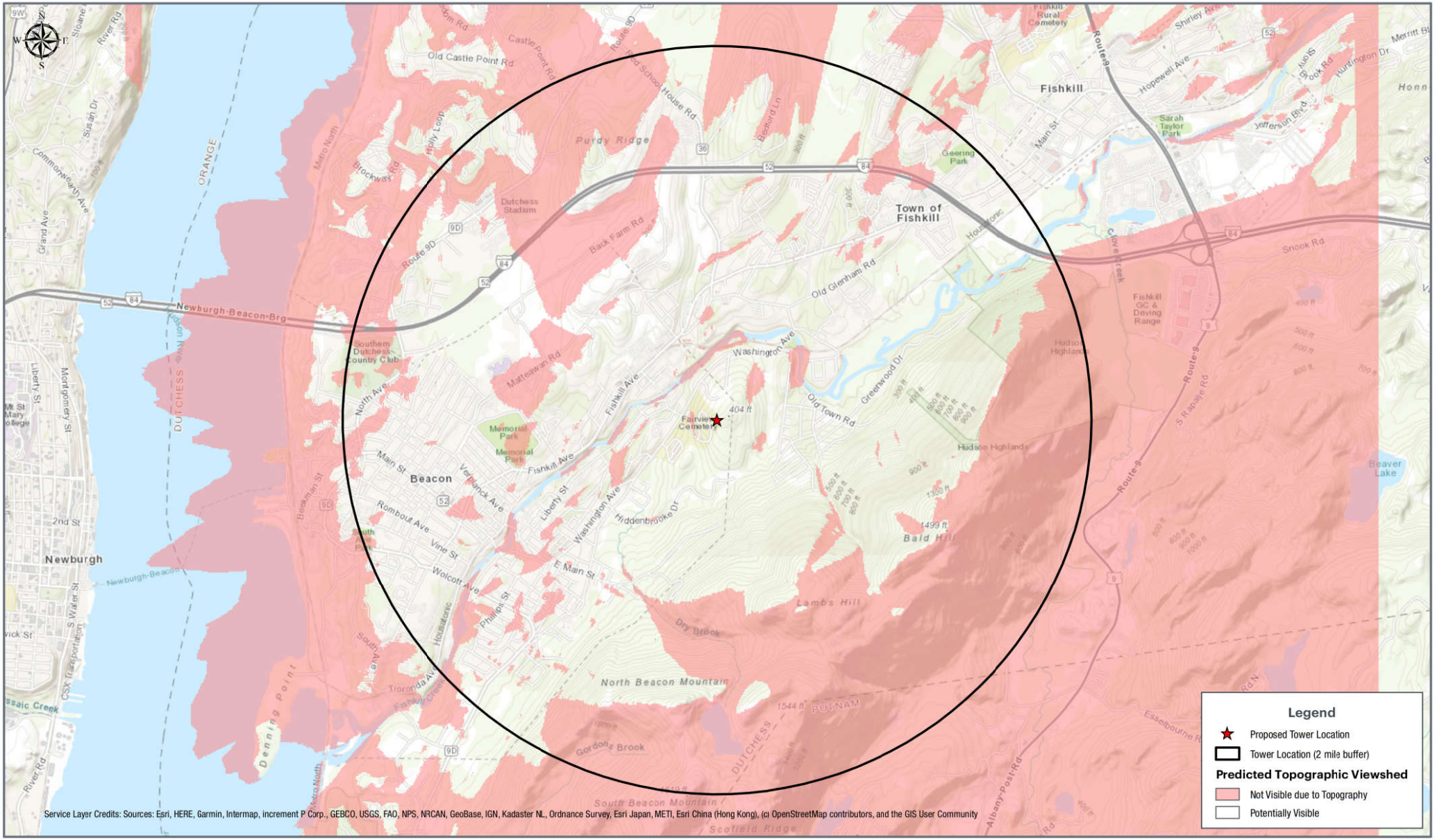
Telephone Number:

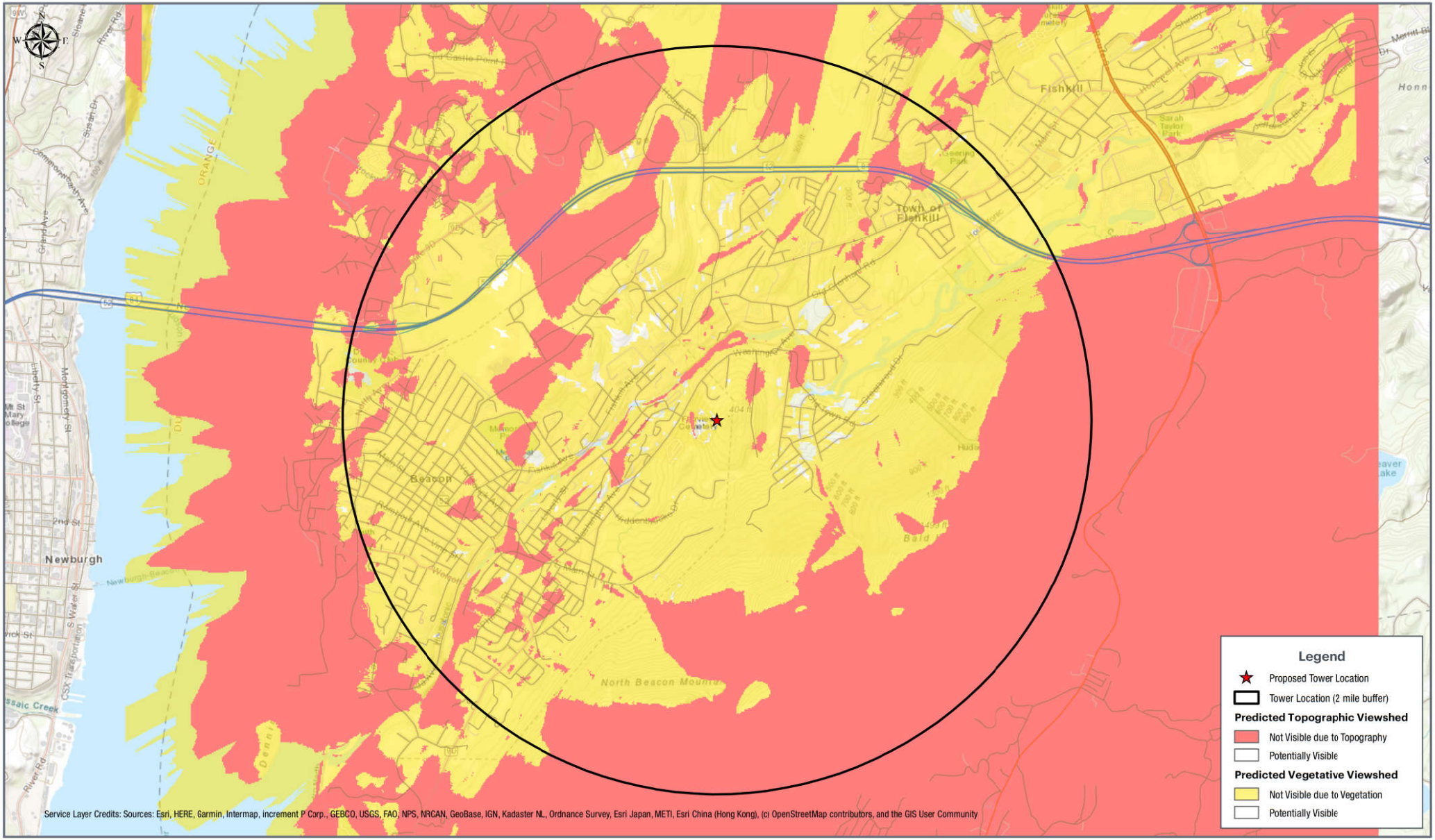
E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM


Legend
Proposed Tower Location
Tower Location (2 mile buffer)
Predicted Topographic Viewshed
Not Visible due to Topography
Potentially Visible
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Fishkill
Town of Fishkill
Beacon
Newburgh
Purdy Ridge
Lambs Hill
North Beacon Mountain
South Beacon Mountain
Bald Hill
Fairview Cemetery
404 ft
1499 ft
1544 ft
Newburgh-Beacon Brg
Route 9
Route 9D
Main St
Washington Ave
Fishkill Ave
Old Glenham Rd
Old Castle Point Rd
Back Farm Rd
Matteawan Rd
Old Town Rd
Hidden Brook Dr
E Main St
Wolcott Ave
Vine St
Rombout Ave
Verplanck Ave
Liberty St
North Ave
Dry Brook
Gordons Brook
Fishkill Creek
Clove Creek
Hudson River
DUTCHESS
ORANGE
PUTNAM
Dutchess Stadium
Southern Dutchess Country Club
Memorial Park
Geering Park
Sarah Taylor Park
Fishkill GC & Driving Range
Hudson Highlands
Beaver Lake
Fishkill Rural Cemetery
Tectonic
120ft Tower
Hedgewood
375 Washington Ave.
Beacon, NY 12508
0 0.25 0.5 1 Miles
Computer Generated Viewshed Map
11272.005



Tectonic

120ft Tower

Hedgewood
375 Washington Ave.
Beacon, NY 12508

Computer Generated Viewshed Map

11272.005

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Verizon Wireless
1275 John Street, Suite #100
West Henrietta, NY 14586
ATTN: Ms. Kathy Pomponio

November 4, 2022

RE: STRUCTURAL/GROUNDING LETTER
PROPOSED TELECOMMUNICATIONS FACILITY
VERIZON WIRELESS SITE: HEDGEWOOD
375 WASHINGTON AVE, CITY OF BEACON, DUTCHESS COUNTY, NY 12508
TECTONIC W.O. 11272.005

Dear Ms. Pomponio:

Verizon Wireless is proposing a telecommunication facility at the above referenced address. The site includes the installation of a Verizon Wireless antenna array at a centerline height of 116' above ground level (AGL) on a 120' monopole (124' including the 4' lightning rod). The monopole will be designed to accommodate antenna arrays for three (3) additional carriers in addition to the proposed Verizon Wireless installation. The structural loading for each future carrier will include twelve (12) panel antennas along with remote radio units and other related equipment. The make, model, and manufacturer of the proposed monopole will be provided as part of the construction documents to be submitted for the building permit application.

For the purpose of structural design of the monopole, foundation and antenna supports, the most stringent criteria of the 2020 Building Code of New York State and ANSI/TIA-222-H-2017 "Structural Standard for Antenna Supporting Structures and Antennas and Small Wind Turbine Support Structures" will be applied. The proposed installation will be designed by a New York State licensed professional engineer and will meet all of the above listed criteria. The monopole will be designed to resist overturning, shear, and all other failure modes. The monopole will be designed such that, in the event of a failure, the monopole will fall within a fall zone setback of 124'.

For the purpose of lightning protection, the tower, antennas, cabling, ground equipment, utility equipment, fencing, and all related objects will be grounded in accordance with the NEC/NFPA 780, ANSI/TIA-222-H-2017, and all other applicable local, state, and federal standards.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.

Steven M. Matthews, PE
Director of Engineering

STATE OF NEW YORK
STEVEN M. MATTHEWS
087507
LICENSED PROFESSIONAL ENGINEER

Latham Office

36 British American Boulevard, Suite 101 | Latham, NY 12110
518.783.1630 Tel | 518.783.1544 Fax

tectonicengineering.com
Equal Opportunity Employer

LANC & TULLY
Engineering and Surveying, P.C.

May 4, 2023

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

RE: Verizon Wireless Tower
Fairview Cemetery
375 Washington Avenue
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the Verizon Wireless cell tower proposed at the Fairview Cemetery:

- Bound document titled "Verizon Wireless of the East LP d/b/a/ Verizon Wireless – Lands n/f of Fairview Cemetery Association", dated April 18, 2023, containing the following documents:
  a. Application for Special Use Permit.
  b. Documentation of Public Utility Status and Overview of Rosenberg Decision.
  c. Documentation of Personal Wireless Service Facility Status and Federal Telecommunications Act of 1996.
  d. Federal Communications Commission – Radio Station Authorization documents.
  e. Reduced scale plans titled "Verizon – Hedgewood", with the latest revision date of April 11, 2023, as prepared by Tectonic Engineering.
  f. Document titled "Verizon Wireless Communications Facility – Engineering Necessity Case – Hedgewood", dated November 4, 2022.
  g. Document titled "Hedgewood Site – Site Selection Analysis", dated November 3, 2022, as prepared by Tectonic Engineering.
  h. Maintenance and Inspection Schedule document as prepared by Verizon Wireless.
  i. Document titled "Verizon Wireless Site Compliance Report – Hedgewood", dated October 26, 2022, as prepared by Site Safe, LLC.
  j. Full Environmental Assessment Form, dated November 4, 2022
  k. Two (2) view shed maps, as prepared by Tectonic Engineering.
  l. Structural/Grounding Letter, dated November 4, 2022, as prepared by Tectonic Engineering.

- Full size plan set titled "Verizon – Hedgewood", consisting of 13 sheets in the set, all with the lates revision date of April 11, 2023, as prepared by Tectonic Engineering.

The applicant is proposing to construct a 120-foot tall (124-foot with lighting rods) monopole cell tower in the north-east corner of the Fairview Cemetery parcel located on Washington Avenue. Based upon our review of the above document and exhibits, we offer the following comments:

1. Section 223-26.4, paragraph D(10), of the City of Beacon Zoning Code states that the applicant shall prepare "A visual impact assessment of the proposed wireless telecommunications services facility based upon appropriate modeling, photographic simulation and other pertinent analytical techniques as required by the Planning Board." It is recommended that the applicant prepare visual sightline profiles from various vantage points as determined by the Planning Board, as well as visual renderings from those vantage points.

2. In accordance with Section 223-26.4, paragraph D(12), a copy of the lease agreement with the property owner shall be provided to the Planning Board.

3. The plans should note the varying diameter of the monopole at various heights along its length.

4. The plans shall state the proposed color of the monopole tower.

5. The proposed silt fencing along the gravel drive for the project, as shown on Sheet C-1B, should be shifted so that the trenching for the underground utilities is located within the area captured by the silt fence. At present the plans show the silt fencing to run atop or to the inside of this area to be trenched.

6. As shown on Sheet C-1A, the underground utilities will be crossing the paved drives within Fairview Cemetery at 4 locations. The plans shall include construction details for the restoration of the pavement.

7. The proposed underground utilities to be run along the access drives from and to Washington Avenue shall be installed outside of any drainage swales so as to allow for continued proper maintenance of the drainage on the site. A note shall be added to the plans in regard to this.

8. Sheet C-4B contains a proposed lighting detail. Note No. 2 for this detail states "Light shall be used by Verizon wireless technicians during emergency maintenance operations". Note No. 3 states "Light shall be provided with a shut off dial timer." It is unclear as to why the light needs a shut-off dial timer if it is only to be used by technicians during emergency maintenance operations. This should be clarified further.

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 shall be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 8, 2023
Re: **375 Washington Avenue, Verizon Telecommunications Tower Site Plan and Special Permit**

I have reviewed the April 18, 2023 Application packet from Verizon Wireless, including an April 10, 2023 Special Permit and Site Plan Applications, November 4, 2022 Full EAF, Part 1, November 4, 2022 Engineering Necessity Case, November 3, 2022 Site Selection Analysis, October 26, 2022 Site Compliance Report, and a 13-sheet Site Plan set, dated April 11, 2023.

Proposal
The applicant is proposing to install a 120-foot monopole with a 4-foot lightning rod, 9 antennas, and a 50-foot square fenced compound for ground-mounted equipment. The location is on the 50-acre Fairview Cemetery parcel in the R1-120 zoning district and the Historic District and Landmark Overlay (HDLO) zone.

Comments and Recommendations

1. The project narratives and Site Plan sheets do not include any detailed description of existing site conditions, leading to the following questions:
   a) Is this the best location off the cemetery driveway to avoid impacts on current grave sites?
   b) What are the typical diameter and number of trees to be removed for the access drive and equipment compound, and can any large specimen trees be avoided?
   c) What are the tree heights in the area to determine how exposed the monopole will be?
2. Section 223-26.4D(10) requires a visual impact assessment based on appropriate modeling, photographic simulation, or other techniques. Photo-simulations from key public visibility points should be included in the application.
3. Section 223-26.4L outlines possible visual mitigations measures. What stealth design, color treatment, or other methods will minimize visual impacts?
4. The proposed outdoor lighting must comply with Section 223-14B with fill cut-off, down-lit fixtures.

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

John Clarke, Beacon Planning Consultant

c: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Scott P. Olson, Esq., Project Representative

City of Beacon Planning Board Agenda
05/09/2023

Title:

Consider request for one 90-day extension of Site Plan, Special Use Permit, and Subdivision (lot merger) Approval, 62 units, 16 W Main Street, submitted by Farrell Building Company.

ATTACHMENTS

2023-04-27 ltGunn.pdf

April 27, 2023

Honorable Chairman John Gunn and Members of the Board
City of Beacon Planning Board
One Municipal Plaza
Beacon, NY 12508

Re: JMC Project 18119
Beacon Commons
16 West Main Street
City of Beacon, NY 12508

Approval Extension

Dear Chairman Gunn and Members of the Board:

On behalf of Farrell Communities Beacon, LLC, we are respectfully requesting an extension of the approvals received as part of the Planning Board Preliminary & Final Subdivision Plat Approvals, Special Permit and Site Plan Approval Resolution, dated November 9, 2022. It is our understanding that the resolution is set to expire on May 9, 2023.

We are currently working through the final comments from the City Engineering Consultant. Once the drawings are confirmed to be acceptable, we will submit with owner and County Health Department signatures in anticipation of received Planning Board signatures. We appreciate your cooperation and look forward to the next steps in the process. Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Stephen Spina, PE
Senior Project Manager

cc: Mr. John Russo, PE
Jennifer Gray, Esq.
Mr. Steve Zagoren
Mr. Aryeh Siegel, AIA
Mr. John Clarke, AICP
Mr. Bruce Flower
Mr. Greg Pancost

p:\2018\18119\admin\2023-04-27 ltgunn.docx

City of Beacon Planning Board Agenda
05/09/2023

Title:

Certificate of Appropriateness - 456 Main Street; Facade

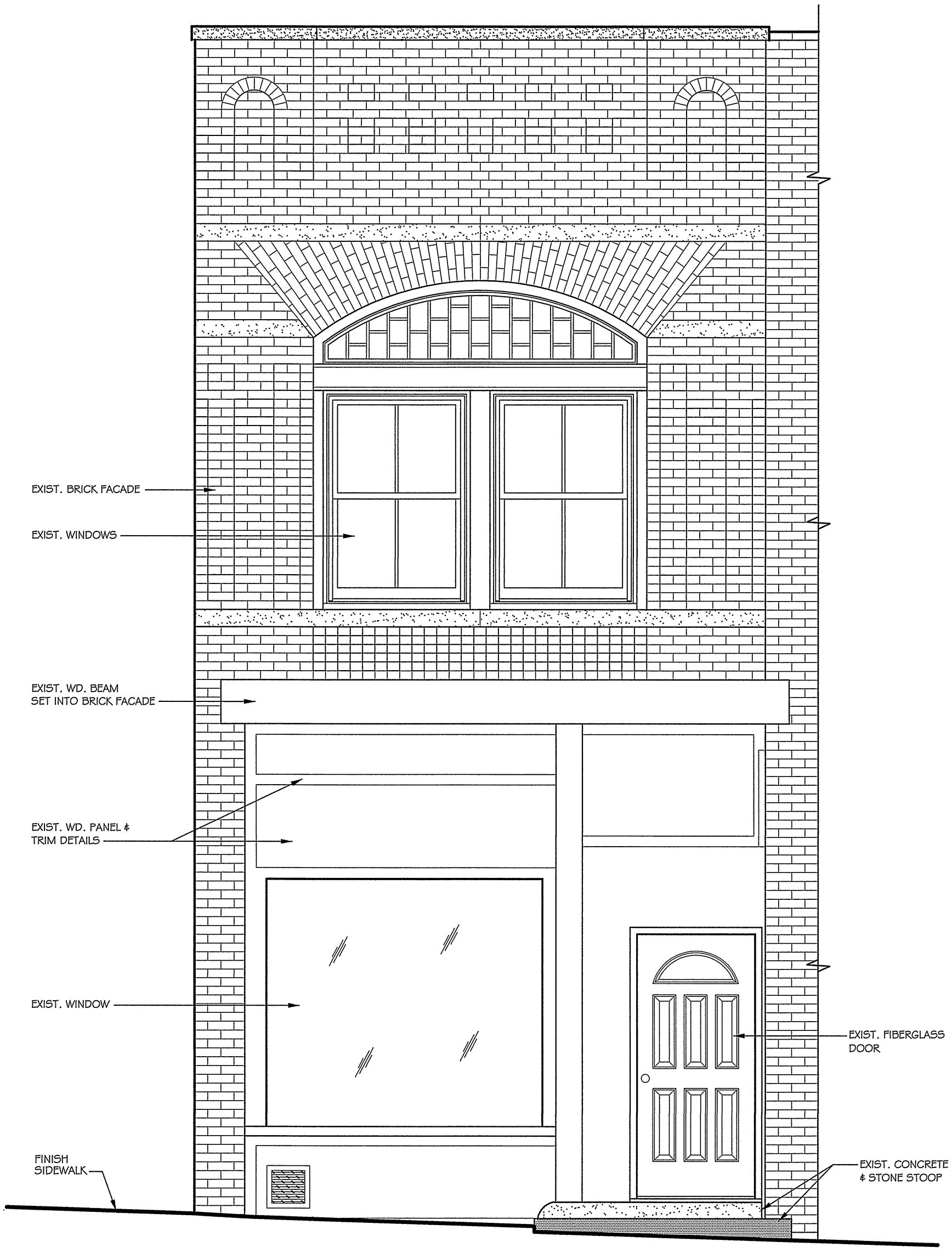
ATTACHMENTS

Loguirato-456 Main St - Facade 5-4-2023.pdf

Loguirato-456 Main St - Trim & Door cut sheets.pdf

PRELIMINARY

- FOR PLANNING BOARD REVIEW ONLY
- NOT FOR CONSTRUCTION



1 / EX1 EXISTING ELEVATION

SCALE: 3/8"= 1'-0"

PREPARED BY:

Karen L. Parks DESIGN CONSULTANT

292 MAIN ST., SUITE 2A
COLD SPRING, NY 10516

TEL: (845) 265-2607

klparks@optonline.net

PROPOSED FACADE ALTERATIONS FOR:

Joseph Loguirato

456 MAIN ST. - BEACON, NY

DATE:

MAY 4, 2023

REVISIONS:

EXISTING ELEVATION

EX1

PRELIMINARY

- FOR PLANNING BOARD REVIEW ONLY
- NOT FOR CONSTRUCTION



1/A1 PROPOSED ELEVATION

SCALE: 3/8"= 1'-0"

NOTE: NO STRUCTURAL CHANGES PROPOSED.

PREPARED BY:

Karen L. Parks — DESIGN CONSULTANT

292 MAIN ST., SUITE 2A
COLD SPRING, NY 10516

TEL: (845) 265-2607

klparks@optonline.net

PROPOSED FACADE ALTERATIONS FOR:

Joseph Loguirato

456 MAIN ST. - BEACON, NY

PROPOSED ELEVATION

DATE:

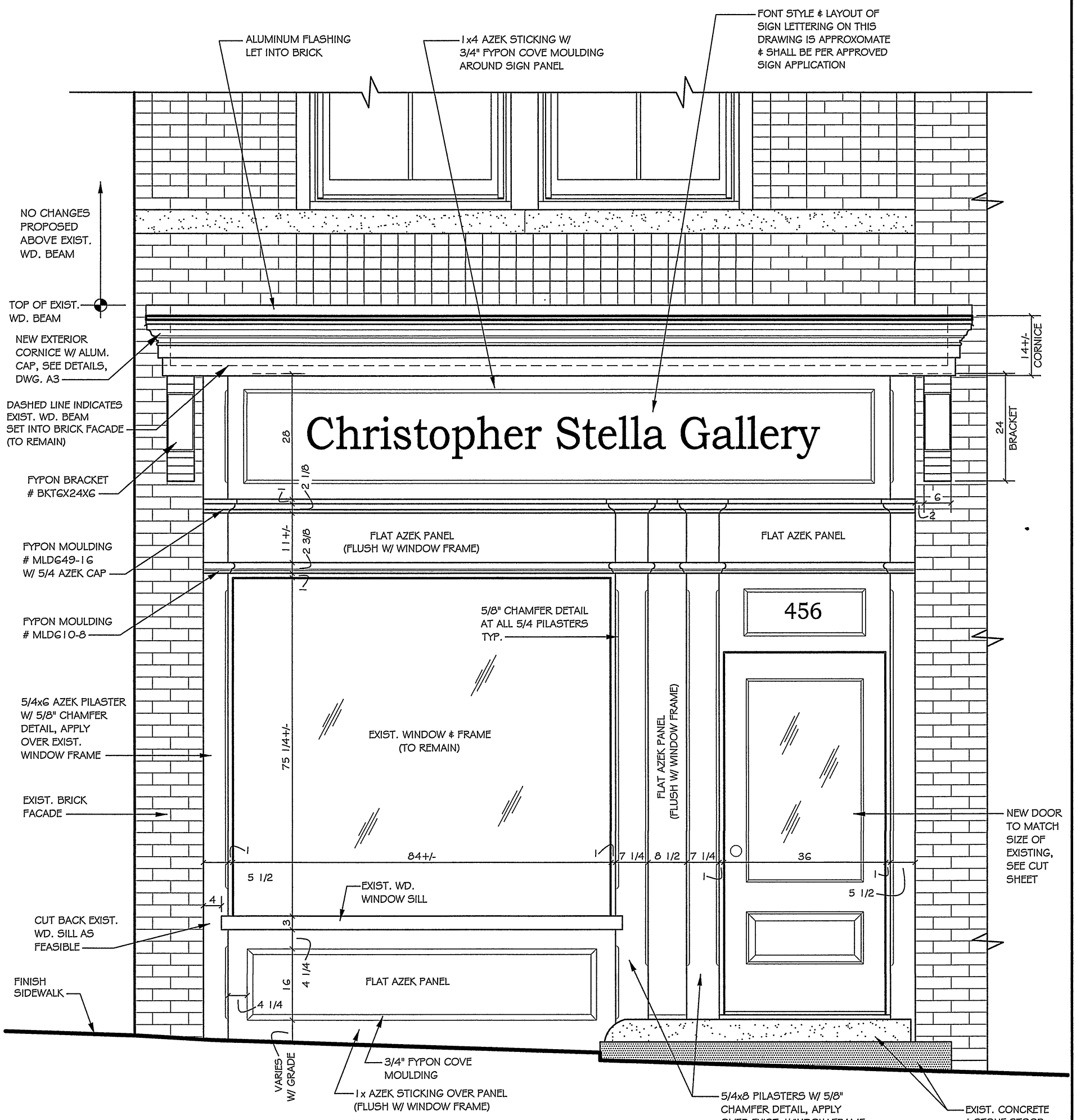
MAY 4, 2023

REVISIONS:

A1

PRELIMINARY

- FOR PLANNING BOARD REVIEW ONLY
- NOT FOR CONSTRUCTION



NOTE: ALL NEW EXTERIOR TRIM DETAILS BELOW CORNICE, TO BE WITHIN THE EXISTING MASONRY OPENING OF THE EXISTING BRICK FACADE, AND SHALL NOT PROJECT BEYOND THE FACE OF THE BRICK FACADE.

1 / A2 PROPOSED FACADE DETAILS

SCALE: 1/2"= 1'-0"

NOTE: NO STRUCTURAL CHANGES PROPOSED.

PREPARED BY:

Karen L. Parks — DESIGN CONSULTANT

292 MAIN ST., SUITE 2A
COLD SPRING, NY 10516
TEL: (845) 265-2607
klparks@optonline.net

PROPOSED FACADE ALTERATIONS FOR:

Joseph Loguirato

456 MAIN ST. - BEACON, NY

PROPOSED FACADE DETAILS

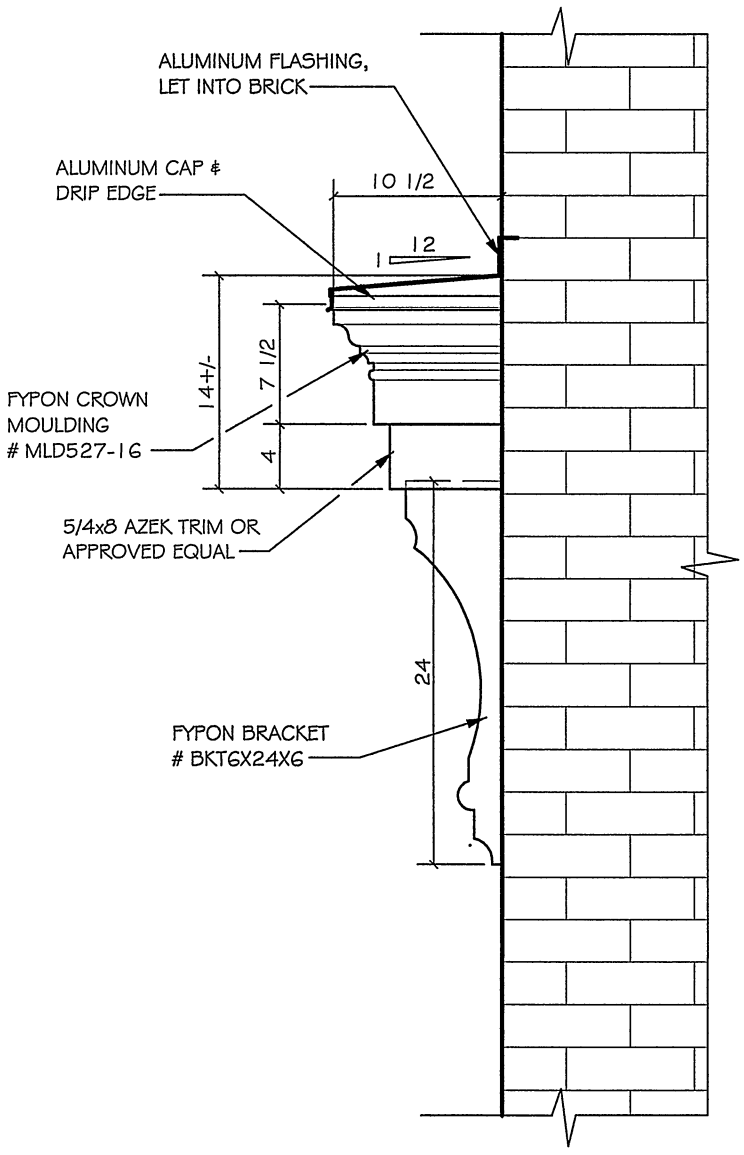
DATE: MAY 4, 2023

REVISIONS:

A2

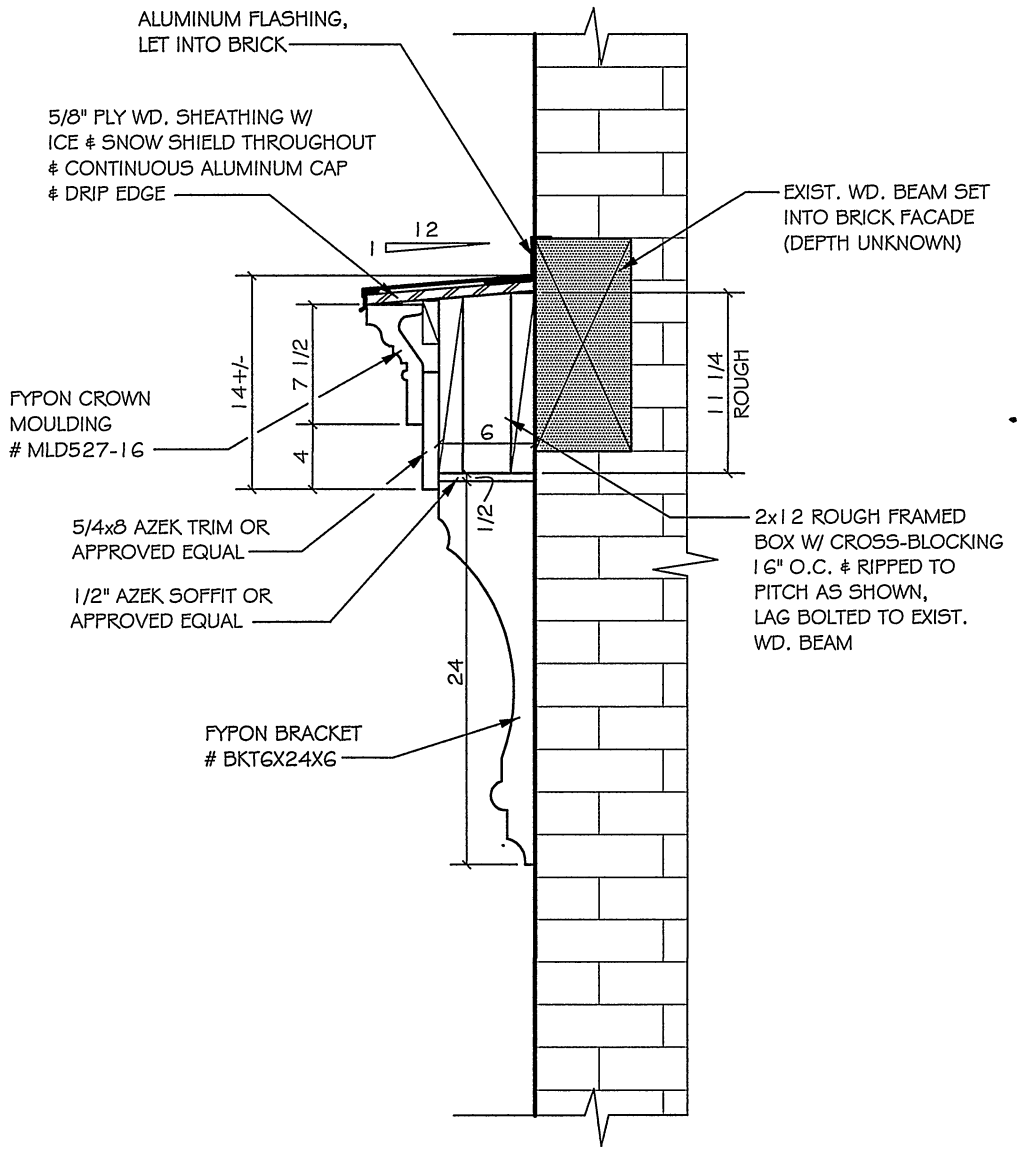
PRELIMINARY

- FOR PLANNING BOARD REVIEW ONLY
- NOT FOR CONSTRUCTION



1 / A3 CORNICE - END VIEW

SCALE: 1"= 1'-0"



2 / A3 CORNICE - SECTION

SCALE: 1"= 1'-0"

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PROPOSED FACADE ALTERATIONS FOR:

Joseph Loguirato

456 MAIN ST. - BEACON, NY

DATE:

MAY 4, 2023

REVISIONS:

CORNICE DETAILS

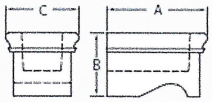
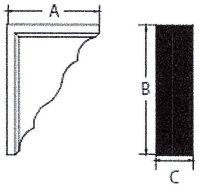
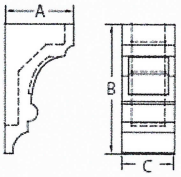
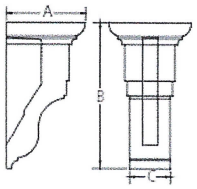
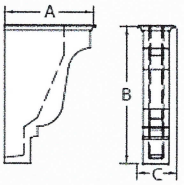
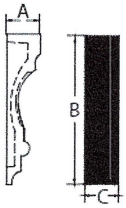
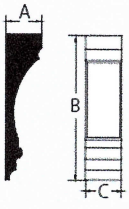
A3

456 MAIN ST.

FYPON

Smooth Brackets

Decorative

Part Number	Projection (A)	Height (B)	Overall Width (C)	
BKT5X8X6	7-7/8"	5"	5-3/4"	
BKT9X13	9"	13"	3"	
BKT11X15	11"	15"	3"	
BKT5X10	5-1/4"	10"	4"	
BKT10X16X6	10"	16"	6"	
BKT10.5X20X6	10-1/2"	20"	6"	
See the product through your mobile device at fypon.com/AR				
BKT8X15	7-7/8"	14-7/8"	8-1/4"	
BKT11X16	10-1/2"	16-1/4"	4-3/16"	
BKT4X18X4	4"	18"	4"	
BKT6X24X6	6"	24"	6"	

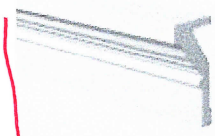
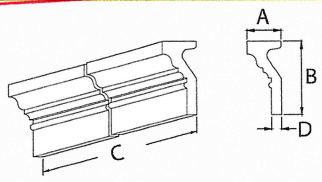
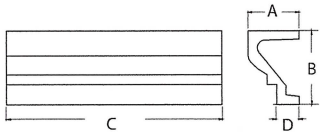
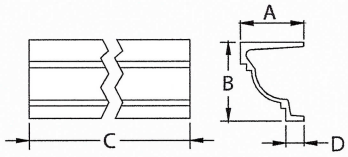
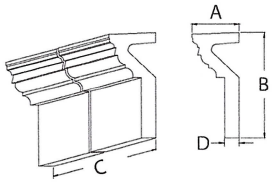
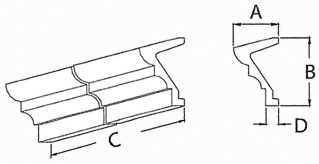
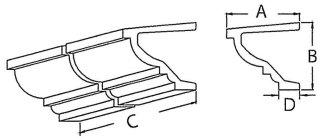
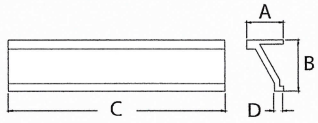
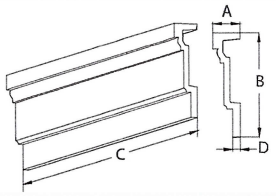
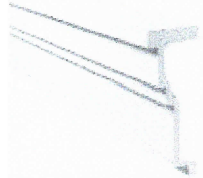
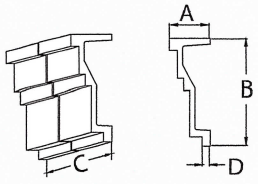
1005

456 MAIN ST.

FYPON

Crown Mouldings

Lip

	Part Number	Projection (A)	Height (B)	Length (C)	Bottom Thickness (D)	
	MLD527-16	3-1/2"	7-5/8"	16'	1"	
	MLD311-16	5-3/8"	7-3/4"	16'	2-3/8"	
	MLD520-16	6-1/8"	8-1/8"	16'	1-7/8"	
	MLD508-12	3-5/8"	8-3/8"	12'	1-1/8"	
	MLD547-16	5-3/8"	8-5/8"	16'	1-1/2"	
	MLD545-12	10"	9-1/8"	12'	2-7/8"	
	MLD512-16	8-1/2"	12-1/8"	16'	2-1/8"	
	MLD505-8 Massive Fascia	3-3/8"	13"	8'	1"	
	MLD521-8	5"	13-1/8"	8'	1"	

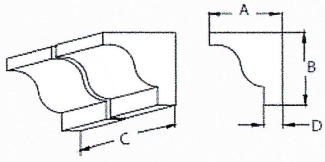
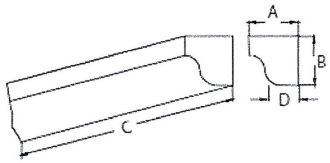
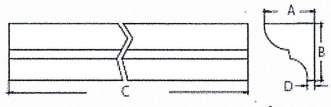
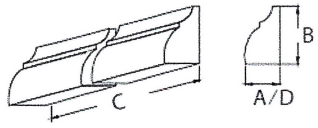
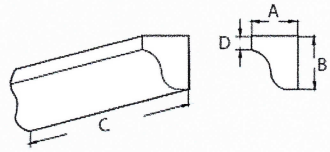
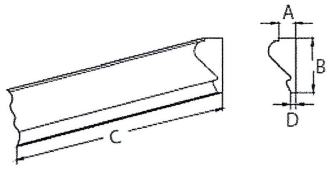
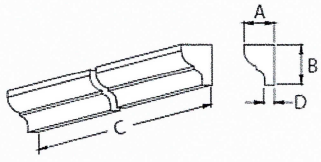
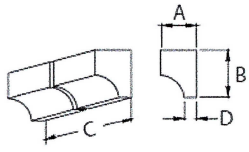
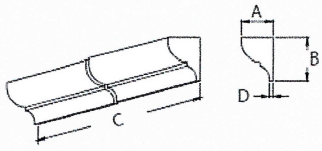
1006

FYPON

456 MAIN ST.

Mouldings

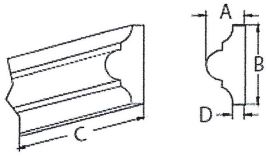
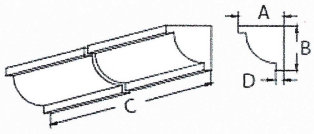
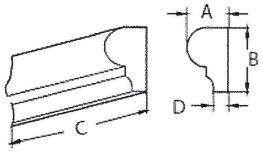
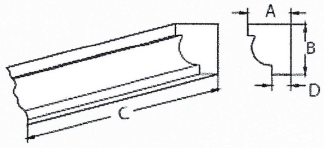
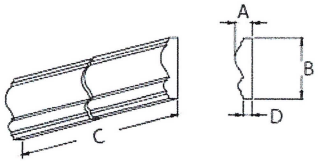
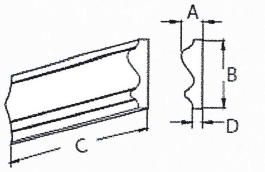
Base Cap

	Part Number	Projection (A)	Height (B)	Length (C)	Bottom Thickness (D)	
	MLD633-8	3/4"	3/4"	8'	1/4"	
	MLD602-8 Crosshead Trim Strip	3/4"	3/4"	8'	1/4"	
	MLD626-8	1-1/8"	1-1/4"	8'	1/8"	
	MLD618-16 Base Cap	1"	1-1/2"	16'	1"	
	MLD601-12	1-1/4"	1-1/2"	12'	3/8"	
	MLD612-12	3/4"	1-3/8"	12'	1/8"	
	MLD634-16	1-3/8"	1-7/8"	16'	1/4"	
	MLD627-16	1-5/8"	2-1/8"	16'	1/2"	
	MLD649-16	1-1/2"	2-1/8"	16'	3/8"	



Mouldings

Base Cap

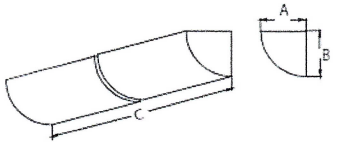
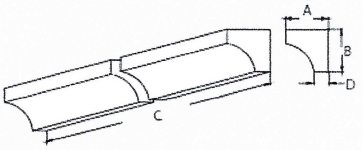
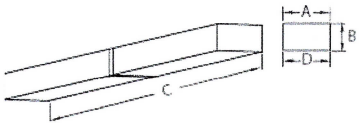
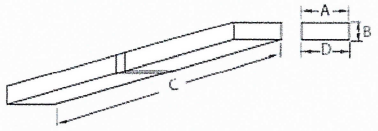
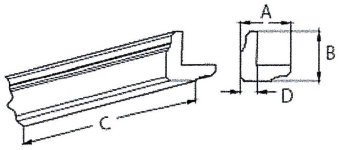
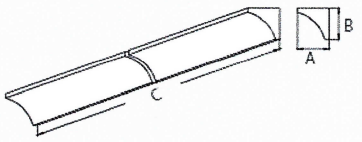
	Part Number	Projection (A)	Height (B)	Length (C)	Bottom Thickness (D)	
	MLD611-12	1-1/8"	2-1/4"	12'	3/8"	
	MLD629-10	2-1/4"	2-1/4"	10'	3/8"	
	MLD610-8	1-1/2"	2-3/8"	8'	1/2"	
	MLD613-12	2-3/8"	2-3/4"	12'	1"	
	MLD631-16	7/8"	3"	16'	1/2"	
	MLD614-16	1-5/8"	5-1/2"	16'	3/4"	

456 MAIN ST.

FYPON

Mouldings

Assorted

	Part Number	Projection (A)	Height (B)	Length (C)	Bottom Thickness (D)	
	MLD603-8 Quarter Round	1/2"	1/2"	8'	3/4"	
	MLD628-8 Cove	3/4"	3/4"	8'	1/4"	
	MLD716-12 Bottom Trim Accessory for 6" high Distinction crosshead	1-3/4"	1"	12'	1-3/4"	
	MLD758-12 Bottom Trim Accessory for 9" high Distinction crosshead	2-5/8"	1"	12'	2-5/8"	
	MLD607-8 Corner Strip	2-1/4"	2-1/4"	8'	3/4"	
	MLD660-10 Cove	2-3/8"	2-3/8"	10'	—	

1009

456 MAIN ST.

THERMA-TRU DOORS

Search for doors

Smooth-Star®

Style No. S2200 | 3/4 Lite 1 Panel Flush-Glazed | Glass Name: Clear 1 Lite No Grid

3.3 (16) Write a review

Overview

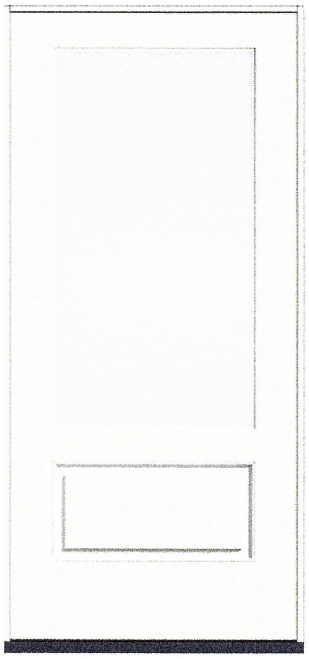
Features & Literature

Reviews & Questions

Where to Buy

Design Your Door

Order Finish Samples



- FIBERGLASS
- PRIMED, TO BE PAINTED PER APPROVED COLORS
- CLEAR INSULATED GLAZING
- SIZE 3'-0" WIDE x 6'-8" HIGH

PAINT OPTIONS

Alpine, Granite, Onyx

Indigo, Cypress, Ruby Red

Cabernet, Chestnut, Peregrine

Obsidian, Estuary, Arctic Ice

Golden Wheat, Canyon, Elk

AVAILABLE SIZES

LITERATURE

Full-Line Catalog

Door System Brochure

City of Beacon Planning Board Agenda
05/09/2023

Title:

Certificate of Appropriateness - 169-175 Main Street; Facade

ATTACHMENTS

169-175 ARB Application.pdf

169-175_ARB Submission_230425.pdf

ARYEH SIEGEL
ARCHITECT

Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 169-175 Main Street
ARB Application

April 25, 2023

Dear Amanda,

Please find enclosed:

- (5) sets of ARB Sheets
- ARB Application
- Check for ARB fee

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 4/25/2023

Project Address: 169-175 Main Street

Project Architect/Engineer: Aryeh Siegel Architect

Owner/Builder: Berisha Brothers Inc.

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

Color/Materials:

Siding: Smooth Fiber Cement (Hardie Panel)

Roofing: Existing to remain

Windows: Color: Benjamin Moore Soot (#2129-20) Type: Wood Double Hung (Marvin Ultimate Wood)

Trim: Paint existing trim at 1st Floor storefront Benjamin Moore Soot (#2129-20). Paint Fiber Cement (Hardie Trim) above storefront Benjamin Moore French Beret (#1610). Paint existing ornamental brackets Benjamin Moore Stonington Gray (#HC170).

Garage Door: NA

Stone/Brick: Existing to remain

X _____

Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____

(Date)

Plan Approved _____

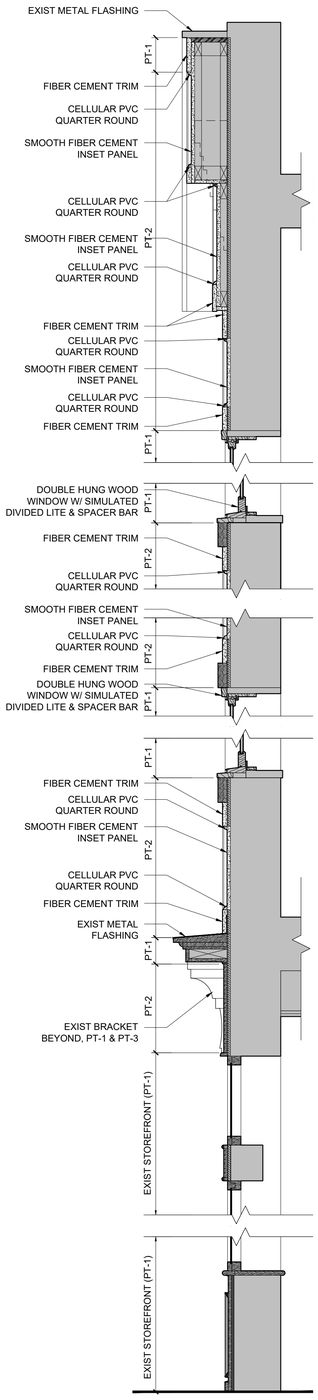
(Date)

Subject to the following:

_____

_____

FEE: $100.00



Section A

3/4" = 1'-0"



Elevation

1/4" = 1'-0"

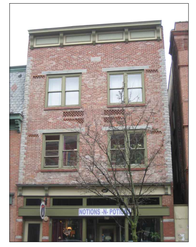
PT-1 (Storefront, Windows, Cornice Trim):
Benjamin Moore
Soot
#2129-20

PT-2 (Cornice, Trim above Storefront):
Benjamin Moore
French Beret
#1610

PT-3 (Ornamental Brackets):
Benjamin Moore
Stonington Gray
#HC-170

Specified Paint Colors

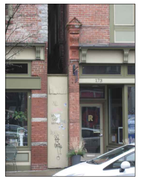
Shown for reference. Refer to physical color chips.











Existing Conditions

NTS



Location Map

Scale: 1" = 200'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4/25/23	ARCHITECTURAL REVIEW BOARD SUBMISSION	AJS

Certificate of Appropriateness Review

Existing Conditions, Elevations, Sections & Paint Colors

Owner:
Berisha Brothers Inc
169 Main Street
Beacon, New York 12508

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

169-175 Main Street
Beacon, New York
Scale: As Noted
April 25, 2023