COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

June 13, 2023
7:00 PM
Planning Board Agenda

The Planning Board will meet on Tuesday, June 13, 2023 at 7:00 PM in the Municipal Center Courtroom. A work session will take place at 7:00 PM for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but not later than 8:00 PM.

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. Continue review of application for Site Plan Approval, 3-story Retail/Commercial, 536 Main Street, submitted by HRSM LLC
3. Continue review of application for Concept Plan Approval, Beacon HIP Lofts and Studios, submitted by Beacon HIP Lofts LLC and referred to the Planning Board by City Council
4. Continue review of application for Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 152-158 Fishkill Ave, submitted by 152-158 Fishkill LLC
5. Continue review of application for Site Plan Amendment, 511 Fishkill Avenue, submitted by Diamond Properties
6. Continue review of 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)
7. Review application for Site Plan Approval, 14 N Cedar Street, 4-unit multi-family dwelling, submitted by Cervone-Perrucci Realty
8. Review application for Site Plan Amendment, "Two Cross Street", three-story mixed-use building, submitted by Hudson Todd, LLC

Miscellaneous Business

1. Consider request for one 90-day extension of Site Plan and Subdivision Approval, 37 units, "Beacon Views Townhouses" at Conklin Street, submitted by Beacon Views LLC

Architectural Review

1. Certificate of Appropriateness - 150 Main Street; Sign
2. Certificate of Appropriateness - Highland Place Lot 1; Single Family Home
3. Certificate of Appropriateness - Highland Place Lot 2; Single Family Home
4. Certificate of Appropriateness - Highland Place Lot 4; Single Family Home
5. Certificate of Appropriateness - 16 Coyne Hill Road; Single Family Home
6. Certificate of Appropriateness - Kent Street Lot 1; Single Family Home
7. Certificate of Appropriateness - Kent Street Lot 2; Single Family Home
8. Certificate of Appropriateness - Kent Street Lot 3; Single Family Home
9. Certificate of Appropriateness - 201-211 Main Street ;Facade
10. Certificate of Appropriateness - 403 Main Street; Facade
11. Certificate of Appropriateness - 21 South Avenue; Facade

City of Beacon Planning Board Agenda
06/13/2023

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

5-31-23 1113 Wolcott Avenue - Supplemental Planning Board Submission Cover Letter.pdf

Exhibit A - Response to Comments Memo prepare by Aryeh J. Siegel dated May 31, 2023.pdf

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

Exhibit C - Revised Full EAF.pdf

Exhibit D - Full Environmental Assessment Form Narrative.pdf

Letter forwarding Supplemental Proof of Service for June 13, 2023 Planning Board Public Hearing 5-31-23.pdf

Site Plan Set - 5-31-23.pdf

1113 Wolcott Public Comment River Ridge Residents.pdf

1113 Wolcott Public Comment Sculley.pdf

1113 Wolcott Public Comment The View River Ridge Hammond Plz.pdf

1113 Wolcott Public Comment Wais.pdf

1113 Wolcott Public Comment Riley.pdf

Planner Review 1113 Wolcott Av 6.9.23.pdf

1113 Wolcott Public Comment Hammond Plz Residents.pdf

1113 Wolcott Public Comment Stratford Ave Residents.pdf

1113 Wolcott Public Comment Simmons Bloom.pdf

1113 Wolcott Public Comment Perdomo.pdf

1113 Wolcott Public Comment Jaffe.pdf

1113 Wolcott Public Comment Bloom.pdf

1113 Wolcott Public Comment Wall.pdf

1113 Wolcott Public Comment 4 River Ridge.pdf

1113 Wolcott Public Comment Borenstein.pdf

1113 Wolcott Public Comment Reed.pdf

1113 Wolcott Public Comment Rivkind.pdf

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Taylor M. Palmer, Esq.
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May 31, 2023

VIA E-MAIL
AND HAND DELIVERY

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

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

Dear Chairman Gunn and Members of the Planning Board:

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

As this Board is aware, at its May 9, 2023 meeting, the Planning Board scheduled a Work Session in connection with the Project for 7:00 p.m. on June 13, 2023, prior to the regularly scheduled meeting Agenda and the continued Public Hearing on the Project. We understand that this Work Session is intended to provide the Applicant and the Board with an opportunity to focus the discussion on the significantly reduced development proposal and the Project's substantial mitigative measures (the "Proposed Action") in the context of the Board's environmental review pursuant to the State Environmental Quality Review Act ("SEQR").

Accordingly, in order to further assist the Planning Board in its continued SEQR review, and as was requested by the Board at its May 9th meeting, the Applicant has prepared an updated Full Environmental Assessment Form ("FEAF") and an accompanying FEAF Narrative, which demonstrate that an exhaustive analysis has been undertaken relating to all potential environmental considerations, and that the state of the voluminous record supports a Determination of Significance that the instant proposal *will not* create any potentially significant adverse environmental impacts (i.e., Negative Declaration). *See* **Exhibit C** – FEAF; and **Exhibit D** – FEAF Narrative. This letter and its referenced enclosures also formally respond to comments contained in the recent memoranda prepared by the City's Consultants.

RESPONSES TO COMMENTS MEMORANDA:

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 May 4, 2023 (the "Engineering Comments Memorandum"); and the City's Planning Consultant, John Clarke Planning and Design, dated May 8, 2023 (the "Planning Comments Memorandum"):

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated May 31, 2023, (the "Architect Response to Comments Memorandum"). *See* **Exhibit A** – Architect Response to Comments Memorandum; and
- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated May 31, 2023 (the "HLD Response to Comments Memorandum"). *See* **Exhibit B** – HLD Response to Comments Memorandum.

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

In further support of this supplemental submission, we respectfully submit the revised Site Plan Set and renderings entitled "Special Use Permit Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated June 29, 2021, last revised May 31, 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.

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 May 31, 2023, providing responses to the Planning and Engineering Comments Memoranda;

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

Exhibit C: Revised Full Environmental Assessment Form; and

Exhibit D: Full Environmental Assessment Form Narrative.

CONCLUSION:

The Applicant looks forward to continuing its review of the Project with the Board at the June 13th Work Session and the continued Public Hearing on the Application. In the meantime, should the Board or City Staff have any questions, please do not hesitate to contact me. Thank you in advance for your consideration of the enclosed.

Very truly yours,

Taylor M. Palmer

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

ARYEH SIEGEL
ARCHITECT

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

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

May 30, 2023

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated May 8, 2023. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated March 10, 2023 and their letter dated May 4, 2023.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged.

2. Comment acknowledged.

3. The following responses address questions that came up during public comment:
   a There is a fence proposed on the River Ridge side of the project, ending at the line of the cemetery. The fence does not serve an acoustic mitigation purpose, and may be eliminated if the River Ridge community comes to the consensus that the fence is not necessary.

   b It appears that there is enough soil depth to support the proposed plantings along the River Ridge side of the project. If there are areas with inadequate soil depth, additional soil will be brought in as required to support the plantings.

   c The event and café uses will be activated when a Certificate of Occupancy has been issued.

   d Accessory conferences/events can occur subject to the hours of operation and limitations set forth in the Applicant's Management Plan.

   e Smoking will be prohibited inside of all of the buildings on the property. If smoking is permitted on any adjacent properties, then hotel management retains the ability to designate a smoking area outside, as far as practicable from the property lines.

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

4. Plans for the cemetery are described on the Site Plan.

5. The 1st floor plan for the hotel on Sheet 5 has been updated to show a public toilet.

6. Comment acknowledged.

Lanc & Tully Comment Responses:

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

Sheet 1 of 16 - Site Plan

1. The last bullet point under the Acoustic Remediation Measures has been verified and expanded upon.

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

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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

May 30, 2023

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

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

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's May 4, 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 Lanc & Tully comments that pertain to his sheets as well as John Clarke Planning and Design's comment memorandum dated May 8, 2023 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. Cemetery Restoration Notes describing the cemetery restoration are provided on the Site Plan Sheet 1 and the Grading & Utility Plan Sheet 9.

Sheet 1 of 16 – Site Plan

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

Sheet 11 of 16 – Vehicle Tracking Plan

1. The AutoCAD glitch has been resolved. The vehicles and tracking paths are shown on the plan.

Please refer to Aryeh Siegel's response letter for additional responses. Please find five (5) hard copies of Sheet 9 and Sheet 11 the revised site plan set for continued review. Digital copies of the entire Site Plan set are provided with this submission. Five (5) copies of a revised EAF with narrative for the reduced proposal is also provided for review. We look forward to discussing this project at your June 13, 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)

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: 1113 Wolcott Avenue - Application for Site Plan and Special Permit Approval		
Project Location (describe, and attach a general location map): 1113 Wolcott Avenue, Beacon NY 12508		
Brief Description of Proposed Action (include purpose or need): Application for Site Plan and Special Permit Approval proposing to redevelop the Premises, which includes an existing church, rectory and cemetery. The proposal calls for the rectory to be renovated with a proposed addition to allow for the construction of a 30 room, 2-1/2 story hotel building with an adjacent parking lot for 30 vehicles. The existing church building will be preserved with minimal changes to the exterior, and internally modified to serve as an accessory venue consisting of a conference center and cafe equipped to serve a maximum occupancy of 150. The Applicant will clean up and maintain the cemetery property as it currently exists by clearing debris, dead trees, and fallen branches. Applicant intends to perform additional restoration work in the future once an appropriate scope of work is evaluated and agreed to along with Applicant's consultants and the cemetery restoration experts recommended by the Beacon Historical Society or preservation group. The schedule for the future restoration work will be coordinated with the scope of work, as well as available funds to accomplish the work as it proceeds.		
Name of Applicant/Sponsor: Prophecy Theater, LLC - Gavin Hecker, President	Telephone: 215-913-3199 E-Mail: gavinhecker@gmail.com	
Address: 36 South Brett Street		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO: Beacon	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan & Special Use Approval LWRP Consistency & Certificate of App. - Planning Board	June 2021, Amended November 2021
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No	Interpretation & Building Permit - Building Department	November 2021
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	SHPO	June 2021
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?
R1-40-One Family, Historic District and Landmark Overlay Zone

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

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

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
City of Beacon Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire Department

d. What parks serve the project site?
Scenic Hudson Long Dock Park, Pete and Toshi Seeger Riverfront Park, Polhill Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 2.28 acres
b. Total acreage to be physically disturbed? 0.81 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.28 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: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 35 height; 48 width; and 84 length

iii. Approximate extent of building space to be heated or cooled: 12,000 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? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? Excavation for installation of foundations and parking areas.

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

- Volume (specify tons or cubic yards): 87 cubic yards
- Over what duration of time? 4 months

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

There will be an approximate excess of 87 cubic yards clean earth material to be trucked off site to other active construction projects in the City of Beacon that require fill material.

i*v.* 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? 0.54 acres

vi. What is the maximum area to be worked at any one time? 0.81 acres

vii. What would be the maximum depth of excavation or dredging? 1.5 feet

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

ix. Summarize site reclamation goals and plan:

Excavated and/or disturbed areas will be covered with hard scape or landscaped with lawn grass, ground cover, trees and shrubs.

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: 5,220 gallons/day

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

If Yes: Proposed water usage is based upon (30 hotel rooms X 110 gpd per room) + (100 venue seats X 5 gpd X 0.8) + (50 cafe seats X 35 gpd X 0.8) + (6 employees X 15gpd X 0.8) + (12 employees at venue events X 5gpd X 0.8)= 5,220 gpd [*Per DCDBCH loading rates*]

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 5,220 gallons/day

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

Sanitary wastewater, laundry, food preparation/cleaning wastewater

_____

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

If Yes:

- Name of wastewater treatment plant to be used: City of Beacon Wastewater Treatment Facility
- Name of district: City of Beacon Sewer
- 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):

N/A

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

None

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)?

Stormwater currently flows toward adjacent properties to the west, and will continue to flow toward the west. An on site underground detention/infiltration system is proposed to mitigate runoff from additional impervious surfaces where currently there is no stormwater control.

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

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☑Weekend ☑ Randomly between hours of 7 am to 11 pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 2 truck trips per day using box delivery trucks, and 1 -2 garbage truck trips per week.

iii. Parking spaces: Existing 18-20 Proposed 33 Net increase/decrease +13

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: None

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: 450 kWh for the hotel and 375 kWh for the venue

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

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: 8 am to 7 pm
- Saturday: 8 am to 6 pm
- Sunday: 9 am to 5 pm
- Holidays: Emergency only

ii. During Operations:

- Monday - Friday: 8 am to 8 pm*
- Saturday: 8 am to 9 pm*
- Sunday: 8 am to 8 pm*
- Holidays: 8 am to 9 pm*

* Hours of operation during operations are shown for the event space. The proposed hotel will operate 24 hours/day, 7 days/week.

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:

Construction equipment on site during demolition and construction operations (8 am to 7 pm). During operation, the church building will continue to be used as it has in the past as a place of public assembly for music, school, food and other community events. Noise ordinances will be followed.

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

Describe: If the City permits, the existing cemetery will be cleaned up by removal of vegetation and some trees.

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:

Most site lighting will be building mounted; however, parking lighting will be LED dark sky compliant on 12' high poles.

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

Describe: See D2.m.ii.

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: 50 tons per year (unit of time)
- Operation : 400 tons per year (unit of time)

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

- Construction: Demolition and construction waste will be recycled as applicable.
- Operation: Solid waste will be separated from recycled materials

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

- Construction: Local sanitation company
- Operation: Local sanitation company

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.53 ac.	0.59 ac.	+0.06 ac.
• Forested	0.89 ac.	0.89 ac.	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.32 ac	0.32 ac.	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn/Landscaped areas	0.54 ac.	0.48 ac.	-0.06 ac.

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

i. If Yes: explain: The existing church is rented out to the public for events. This will continue after the project is completed.

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:

South Avenue Elementary School, Rose Hill Manor Day School

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): V00299, V00096, C314112, V00293, 314069, 546031

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

V00299 - remediation complete % Site Management Plan in place; V00096 & C314112 remediation complete & Site Management Plan in place; V00293 remediation complete; 314069 has been redeveloped; 546031 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? 5.0 (average) feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? <5 %

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

Nassau-Cardigan complex, rolling	60.6 %
Udorthents, smoothed	39.4 %
	%

d. What is the average depth to the water table on the project site? Average: 7 (average) 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%: 48.2 % of site
☑ 10-15%: 29.5 % of site
☑ 15% or greater: 22.3 % 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:

White Tail Deer | Native Birds |
Gray Squirrel | Chipmunk |
Racoon | Skunk

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes:

i. Species and listing (endangered or threatened): Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat

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

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

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

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: Reformed Dutch Church of Fishkill Landing

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

Reformed Dutch Church is on the National Register of Historic Places. There is a cemetery located behind the church that dates back to the early 1800's.

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: Hudson Highlands State Park (+/- 6.5 miles)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Long Dock Park;Madame Brett Park; Fishkill Ridge; Mount Beacon; Beacon Point Park

iii. Distance between project and resource: 0.2 - 1.0 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 Prophecy Theater, LLC (Gavin Hecker) Date 5/30/2023

Signature Gavin Hecker Title Member/Owner/Manager

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	Yes
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]	V00299, V00096, C314112, V00293, 314069, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Reformed Dutch Church of Fishkill Landing
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

1113 WOLCOTT AVENUE - PROPHECY THEATER, LLC

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1 NARRATIVE

Lead Agency
City of Beacon
Planning Board
1 Municipal Plaza
Beacon, NY 12508

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1.0. Introduction: Location, Purpose, Description and Procedural History of Proposed Action

1.1. Introduction

Pursuant to the New York State Environmental Quality Review Act ("SEQR"), the Proposed Action discussed in this Full Environmental Assessment Form ("FEAF") Part 1 Narrative is an Unlisted Action requiring Site Plan and Special Permit Approval by the City of Beacon Planning Board in order to reinvigorate and adaptively re-use an existing historic church and parsonage, and to restore the existing cemetery on the Premises (the "Project").

1.2. Project Location

The Project is located at 1113 Wolcott Avenue/New York State Route 9D ("NYS Route 9D"), known and designated as Tax Parcel ID: 5954-26-651901 (the "Premises"). The 2.28-acre Premises is a through lot fronting on NYS Route 9D and Beekman Street and is currently owned by Prophecy Theater, LLC (the "Applicant"). The Premises is classified in the R1-40 One-Family Residence District Zoning District and the Historic District and Landmark Overlay ("HDLO") District and is located within the City of Beacon's Local Waterfront Revitalization Program ("LWRP") Boundary.

The Premises is currently improved with a historic church, parsonage and cemetery. It is accessed via two (2) existing curb cuts off NYS Route 9D, which is a heavily traveled major urban arterial collector roadway. One of the existing curb cuts lies north of the 2½-story parsonage and continues into a gravel driveway wrapping around the parsonage to the rear parking area. The other southerly curb cut leads into a main driveway that bisects the Premises, between the parsonage and the historic church, and extends into the parking area directly behind the parsonage.

The historic church was previously owned and operated by the Reformed Church of Beacon. The church is currently in poor condition, which the former congregation could not maintain, and the cemetery has been abandoned for approximately 100 years. At present, the church space can host gatherings and events for up to a maximum capacity of 336 attendees.

The properties that surround the Premises consist of densely developed urban area developments, including the River Ridge Views, The View at Beacon, Hammond Plaza, and West End Lofts projects. The Premises are also located in close proximity to the Beacon Metro-North Train Station, Beacon City Hall, off-street parking areas and nearby mixed-use developments along the City's Main Street and in the surrounding neighborhoods.

1.3. Description of the Proposed Action

The Applicant proposes a zoning-compliant, adaptive re-use proposal that includes converting the parsonage into a hotel and the church into an accessory conference center/event space and café. The rear of the existing 2½-story parsonage will be expanded into a thirty (30) room hotel with thirty-three (33) off-street parking spaces provided on-site surrounding the parsonage. Four (4) of the proposed parking spaces will be ADA accessible. The existing church will be preserved with minimal changes to the exterior, and adaptively re-used for the accessory conference center/event space with associated café area.

1.4. Procedural History

In support of the Proposed Action, the Applicant has appeared before the Planning Board at the following meeting dates: July 13, 2021; September 14, 2021; October 13, 2021; December 14, 2021; January 11, 2022; February 8, 2022; March 8, 2022; and May 10, 2022.

The first Public Hearing on the Proposed Action was held on June 14, 2022, with additional Public Hearings held on August 9, 2022; October 12, 2022; November 9, 2022; December 13, 2022; February 15, 2023; March 28, 2023; May 9, 2023, and which has been continued until the June 13, 2023 Planning Board meeting.

While the Applicant also appeared before the City's Zoning Board of Appeals ("ZBA") on referral from the Planning Board on March 15, 2022; April 19, 2022; and May 17, 2022, pursuant to the Building Inspector's Determination, dated October 3, 2022, the Proposed Action, as refined and reduced, is zoning-compliant and thus does not require any approval from the ZBA. Accordingly, the ZBA is not an involved agency under SEQR.

The particular purpose of this FEAF Narrative is not to introduce any new information, but rather to provide a comprehensive submission pertaining to SEQR that consolidates and addresses the Proposed Action's efforts to further minimize and eliminate any potentially significant adverse environmental impacts from the Project over the course of nearly two (2) years as detailed in the Applicant's numerous submissions and presentations at meetings and Public Hearings, the contents of which are herein incorporated by reference.

2.0. Analysis of SEQR Impacts

The Project will not result in any significant adverse environmental impacts pursuant to SEQR, as detailed below:

2.1. Land

The Project does not propose construction on slopes greater than 15%, on land where the depth to the water table is less than 3 feet, or on land where bedrock is exposed. Consistent with its nature as an adaptive re-use proposal, land disturbance is limited in amount. The Project involves implementation of several soil erosion measures to ensure that there will be no measurable increase in erosion or flooding. *See* Sheets 10 and 15 of the Site Plan Set. The Project will not result in any increased risk to surrounding properties and proper drainage and land restoration practices will be followed. A closed pipe network stormwater management system which includes an underground detention system has been designed for the project. The stormwater management system mitigates post-developed runoff rates to be less than pre-development rates. *See* Sheets 9 and 13 of the Site Plan Set. No wetlands or wetland buffer area will be disturbed. The Project is single-phased, with construction expected to last for eighteen (18) months. Accordingly, the Project will not result in any adverse environmental impacts resulting from the proposed physical alteration of land.

2.2. Geological Features

There are no unique geological features on the Premises. Therefore, the Project will not result in any adverse environmental impacts to geological features.

2.3. Surface Water, Groundwater, and Flooding

The Proposed Action will not cause any significant adverse impact on surface or groundwater quality or quantity, or on drainage flows or patterns of surface water runoff.

2.3.1. Storm Water Management

As site disturbance will not exceed 1-acre, a full Storm Water Pollution Prevention Plan ("SWPPP") will not be required, nor will obtaining coverage under the New York State Department of Environmental Conservation ("NYSDEC") State Pollution Discharge Elimination System ("SPDES") General Permit GP-0-20-001. The Proposed Action will result in a slight increase in impervious area. As such, the City of Beacon has requested that the Applicant provide temporary detention of the site's runoff prior to discharging to offsite properties. Therefore, an underground detention system has been designed for the Project. The underground detention system ("UGDS") temporarily stores site runoff and releases it slowly so that post-development flow rates do not exceed pre-

development flow rates. Infiltration testing will be conducted in the footprint of the underground detention system during construction. If the subsoils are pervious and allow for infiltration, the system will perform better than with no infiltration. A closed pipe network has been designed for the project that intercepts and conveys site runoff to the UGDS. *See* Engineer Drainage Report dated November 30, 2021 prepared by Hudson Land Design Professional Engineering, P.C.; Sheets 9 and 13 of the Site Plan Set.

2.3.2. Water Supply

At full build-out, the Project is expected to require 5,220 gallons of water per day. The anticipated flow is broken down into thirty (30) hotel rooms at 110 gpd/bedroom, 100 seats within the event space at 4 gpd/seat, 50 café seats at 28 gpd/seat and 6 hotel employees at 12 gpd/employee.[1] There will also be up to twelve (12) employees at larger events at 4 gpd/employee. The Premises is located within the City's Water District. Pursuant to conversations with the City of Beacon Water Superintendent, the anticipated increase in daily water demand is readily available. New 6" DIP water service lines will be provided to each building for domestic and fire sprinkler purposes. *See* Sheet 14 of the Site Plan Set.

2.3.3. Sewage Disposal

At full build-out, the project is expected to generate 5,220 gallons of wastewater per day. The Premises is located with the City of Beacon Sewer District. Pursuant to conversations with the City of Beacon Sewer Superintendent, the City's existing sewer infrastructure and sewer treatment plant have sufficient capacity to handle the anticipated increase in daily sewage load.

Most of the site's sewer connections are old and experience infiltration and inflow ("I&I") problems; however, the City has been working diligently to correct I&I issues with the old infrastructure by eliminating sources of stormwater discharges into the sewer, and infiltration by replacing old infrastructure.

An on-site I&I study was conducted on Premises, and it was determined that no building rooftops or floor drains discharge to the City's sewer. *See* Infiltration and Investigation Letter, dated November 30, 2021, prepared by Hudson Land Design Professional Engineering, P.C. During rainstorms, the flow into the City's sewer mains increases dramatically, which is a common problem in cities with old buildings. The increase in flow adds unnecessary strain to the existing sewer mains and sewer plant. Therefore, a new sewer service connection will be provided at the proposed hotel building. The existing sewer later will continue to be used for the church building. Sewage will be

[1] The proposed flows have been reduced by 20% for water saving fixtures per Table 1A of the New York State Department of Environmental Conservation ("NYS DEC") materials.

conveyed to the City-owned sewer treatment plant, which has a reported excess capacity of three (3) million gallons per day. *See* Sheet 14 of the Site Plan Set.

2.4. Air

The Project does not require federal or state air emission permits. Although construction activities related to grading and excavation may result in temporary air quality impacts, given the limited site disturbance proposed resulting from the adaptive re-use and temporary nature of proposed construction operations, air quality in the immediate vicinity is not expected to be significantly impacted.

The Proposed Action nonetheless incorporates several measures to mitigate and limit any potential impacts. For instance, the Applicant will schedule construction operations to minimize the amount of disturbed areas at any one time. The Applicant will also apply temporary soil stabilization practices, such as mulching, seeding, and spraying water. Lastly, structural measures will be installed in disturbed areas in an effort to prevent any dust accumulation. *See* Sheet 10 of the Site Plan Set. Accordingly, the Project will not have a significant adverse environmental impact on air quality.

2.5. Plants and Animals

The Project will not result in a significant adverse environmental impact to plants or animals. The Project proposes ample native landscaping throughout the Premises, at an appropriate scale for the developed lot and surrounding dense developments. Canopy street trees and additional low landscaping are proposed in front of the parsonage. Ample trees and shrubbery are proposed along the southern abutting property line and several trees are proposed along the rear of the parking lot, both in an effort to screen views from the neighboring developments. Indeed, the Applicant's proposed landscape is designed to offer beauty for both the Premises and residents of the adjacent developments, as well as visitors and citizens of Beacon. Importantly, it creates privacy for the adjacent residents and provides a clear boundary for attendees of Project's hotel, conference center/event space and café.

The dense, multi-species planting at the southern property line combines evergreens with spring-blossoming trees and shrubs that become reds, bronzes, oranges, and burgundies in autumn. Set against the backdrop of the evergreens, this landscape will be in full view for the visual enjoyment of adjacent developments, attendees, and citizens and visitors travelling along busy NYS Route 9D. Moreover, plant community functions for both properties by creating a living privacy fence that supports biodiversity and provides attractiveness throughout all four (4) seasons. Even in winter it will maintain its beauty and density due to the evergreens and architecture of the tree and shrub stems. *See* Correspondence from Landscape Restorations dated November 21, 2022.

The FEAF indicates the Premises does not contain any rare plant or animals and may contain or serve as a habitat to the Indiana Bat. Given the Project's location in a densely developed urban area and the Premises' existing improvements, it is unlikely the Premises serve as a habitat area for any bats. Indeed, the existing landscape is currently a barren food desert for wildlife, extensive lawn, a few shrubs, and little opportunity for wildlife to forage for food and find cover.

In contrast, when the Project is completed, the Premises will be flush with native plants that will flower and attract insects, which could lead to benefits for birds and bats. Accordingly, the project enhances the landscape for the bats and all wildlife and leaves the landscape ecologically healthier than it is now, as well as beautified for human enjoyment.

2.6. Agricultural Resources

There are no agricultural resources located on the Premises. Thus, the Project will not result in any significant adverse environmental impacts to same.

2.7. Aesthetic Resources

The Project will not have a significant adverse environmental impact on any aesthetic resources. In particular, the relevant viewshed articulated in the City's LWRP is the viewshed located at the intersection of Beacon Street and NYS Route 9D. The LWRP describes the viewpoint as follows: "the view from Route 9D and Beacon Street is dominated by the Reform Church and parsonage in the foreground to the southwest, leaving an open view to the west and northwest." This described viewshed is located to the northeast of the Property.

The Project will have no impact on the relevant viewshed. The adjacent three (3)-story West End Lofts dominate the viewshed and prevents most of the visibility of the Property.[2] The church, which will house the accessory uses, is set back from NYS Route 9D and is not visible from the Beacon Street/NYS Route 9D intersection. A proposed drop-off circle in front of the existing church was also removed from the plans in response to recommendations by the City's Planner. To the extent the front of the parsonage building is visible, the Project does not propose any alterations to that portion of the building. Instead, the Applicant is proposing a rear addition to the parsonage for the hotel. The existence of the new West Ends Lofts development will prevent any visibility of the parsonage addition from the viewshed intersection. As a result, the Project and any future improvement will be sufficiently screened and have no impact on the public viewshed, making the Project consistent with the City's LWRP.

[2] *See also* the Applicant's LWRP Consistency Statement dated November 30, 2021, which statement includes visuals addressing the viewshed.

2.8. Historic and Archeological Resources

The Project will not cause a significant adverse environmental impact on historic resources. The Applicant proposes to adaptively re-use and preserve the historic character and quality of the Premises, which consist of a historic church, parsonage, and cemetery. Indeed, the Project will help fully realize the potential of the Premises', where people have congregated for more than a century.

As noted above, the historic church was previously owned and operated by the Reformed Church of Beacon. As it stands today, the church is not in great shape, and the cemetery has been abandoned for approximately 100 years. The former congregation, unfortunately, could not maintain the building as they lacked the necessary funding. The Proposed Action will preserve the church with minimal changes to the exterior, and adaptively re-used as an accessory conference center/event space with associated dining facilities.

At present, 336 people can gather in the church space. An active church community for a space of this size would have a similar use intensity as the Applicant is proposing. There was once daily use of the property as a school, as well as large services every weekend. This church was a centerpiece for the community, and the Applicant's plans will maintain its use that will also serve as a resource to the community.

In further support that the Proposed Action will not cause any adverse environmental historic impacts, the New York State Office of Parks, Recreation, and Historic Preservation ("SHPO") has determined that the Project is appropriate, and that the Project will not have an impact on historic or cultural resources in its SHPO No Impact & SEQR Appropriateness Letter, dated July 21, 2022.

2.9. Open Space and Recreation

The Project is neither designated in an open space area in the City of Beacon nor will it eliminate any existing open or recreational space. The Premises consist of a fully developed lot that is a developed parcel improved with driveway access lanes, parking area, church, parsonage building and cemetery. Therefore, the Project will not have a significant adverse impact on open space and recreation.

2.10. Critical Environmental Areas

The Project is not located within a Critical Environmental Area. Thus, the Project will not result in any significant adverse impacts to same.

2.11. Transportation

See Appendix A included below.

2.12. Energy

The Project does not require a new or an upgrade to an existing substation, or an extension of an energy transmission or supply system. Instead, existing energy infrastructure will serve the Project. Accordingly, the Project will not result in significant adverse environmental impact on energy.

2.13. Noise, Odor, and Light

The Project will not result in any significant adverse impacts resulting from odor, light, or noise.

The Applicant's Acoustical Reports # 1-3 demonstrate the current elevated sound levels on and in the vicinity of the Premises are a result of the surrounding, densely populated area and heavily traveled major urban arterial (NYS Route 9D/Wolcott Avenue). The Applicant's consultant conducted noise level measurements on a Tuesday (i.e., not on a busy weekend or when a band was playing amplified music outside of the nearby restaurant, Bank Square; or when live bands play into the late hours (past 11 pm) of the night, outside, across the Hudson River in the City of Newburgh with live amplified music, etc.). Notwithstanding the Tuesday sampling, the ambient noise levels, largely as a result of the site's proximity to NYS Route 9D and the train station, as well as the existing apartment complexes and active parking lots, and the sidewalks along NYS Route 9D—that are presently used by walkers and passersby that may also be in conversation—demonstrated that there were numerous contributors to localized, ambient noise proximate to the Premises. *See* Acoustical Supplemental Report # 1 prepared by B. Laing Associates, dated January 31, 2023.

Any use on the Applicant's property – including the existing church use in the no build condition (which is not subject to the City's noise ordinance)[3] – 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.[4] These factors result in an existing elevated sound environment in the City

[3] 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.

[4] 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 the Applicant's April 25, 2023 submission to the Planning Board. The City's independent sound consultant also reached a similar conclusion at the May 9, 2023 Public Hearing, stating "vehicles that are currently traversing on that site are doing it with no

in which the Project is embedded. *See* Acoustical Supplemental Report # 1 prepared by B. Laing Associates, dated January 31, 2023.

It is also important to emphasize that 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. *See* Acoustical Supplemental Report # 3 prepared by B. Laing Associates, dated May 3, 2023. This result is accomplished in large part by the Applicant's numerous mitigation measures and the reduced capacity and hours of operations, which are proposed in response to the concerns of the Planning Board and the public regarding the sound emissions of conferences/events held on the Premises.

Such mitigation measures include the following:

- a 95 dB(A) limit on amplified music as measured at the east end of the conference/event space;

- acoustical glass inserts (minimum of one (1) pan with a minimum STC rating of 10) installed on the interior side of the stained-glass windows in the conference/event space;

- solid fillings within any opening of the brick wall on the west side of the deck;

- a tongue and groove construction of a rough cedar sound mitigating fence along the northwestern boundary line;

- fencing around all HVAC units will be a minimum of one (1) foot above the exhausts; and

- Prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am.

Over the course of the Planning Board's review, the Applicant has greatly reduced the hours of operation and maximum capacity for the conference center/event space. A full accounting of those reductions is included herein in **Appendix A**. In short, the Applicant is now proposing a simplified, reduced conference/event space proposal that limits the maximum capacity to 150 attendees, where 180 was previously proposed and 500 was originally considered. In direct response noise concerns voiced by members of the Planning Board and the public, the Applicant also curtailed events to end in at 8:30 p.m. on Fridays, Saturdays, and Holiday Eves, with attendees dispersed by 9:00 p.m., and 7:30 p.m. on Sundays, Thursdays, and Holidays preceding workdays, conferences/events with attendees dispersed by 8:00 p.m.

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remediation and any other potential use of that site could also have vehicles that are emitting at the same sound levels."

These mitigation measures, taken together with the reductions noted above, and in consideration of the existing elevated sound levels in the surrounding area, demonstrate that the Project will not result in any significant adverse noise impacts.

Finally, the Project will not produce any noxious odors and all proposed lighting will be fully shielded. The photometric diagrams establish that there will be no adverse light impacts. *See* Sheet 4 of the Site Plan Set.

2.14. Human Health

The Proposed Action does not include construction or implementation of a solid waste facility and the Premises have never been used as a solid waste management facility. According to the NYSDEC Site Remediation Database, there has never been a reported spill at the Premises and of the Remediation sites located within 2000 feet of the Premises, four (4) sites have already completed remediation, one (1) site had been redeveloped, and one (1) site is undergoing remediation. Accordingly, the Project will not result in a significant adverse impact on human health.

2.15. Community Plans

The Project is in furtherance of and will achieve the City's current plan and goals. By proposing an adaptive re-use project that will maintain and restore the historic church, the Applicant is achieving the City's goal of "encourag[ing] the preservation of properties that are of special historical or architectural significance."[5] The City's 2017 Comprehensive Plan Update supports the proposed revitalization of the Premises. Indeed, the Comprehensive Plan Update establishes a general historic resource goal of encouraging the preservation of historically and culturally significant buildings, landscapes, and neighborhoods[6] and the Premises are explicitly identified as a historic resource within the Comprehensive Plan.[7] In accordance with the foregoing, the Applicant is proposing to maintain and restore the historic church and parsonage located on the Premises. The 2017 Comprehensive Plan Update also promotes local regional residents and tourists to visit the City by highlighting the historic, cultural, and recreational opportunities of the City.[8] The establishment of the hotel and conference/event space will encourage tourists to visit Beacon in order attend a variety of events proposed to be hosted. Local residents will similarly benefit from the provision of cultural events and conferences proposed on the Premises.

Moreover, the Applicant understands that this location is well-suited for commercial development, given the character of the surrounding developments, and that the future use of the site will be woven into the fabric of downtown Beacon as an important link

[5] CITY OF BEACON ZONING CODE § 134-1.
[6] *See* CITY OF BEACON 2017 COMPREHENSIVE PLAN, at pg. 119.
[7] *See* CITY OF BEACON 2017 COMPREHENSIVE PLAN, at pg. 115.
[8] *See* CITY OF BEACON 2017 COMPREHENSIVE PLAN, pg. 70.

between the Metro-North station and Main Street. The LWRP and its appended City of Beacon Harbor Management Plan, which includes the Premises within its boundaries, specifically outlines a goal that the "[d]evelopment of cultural uses, facilities, and opportunities should be promoted and encouraged" and "[t]he waterfront should be linked to and integrated with downtown Beacon and other points of interest".[9] The City's 2017 Comprehensive Plan Update similarly provides that "[t]he primary focus area for the 2017 Plan is the **waterfront and train station area**…. The vision for this area is to create a destination that serves as a "gateway" to Beacon, to reclaim the riverfront and to link that riverfront to downtown Beacon." [10] Moreover, the Project achieves the purpose of the abutting Linkage District, which is to "… increase the vitality, attractiveness and marketability of the part of the City of Beacon lying between Main Street and the Metro North Train Station (the "Linkage District") by providing [a] flexibility of land use, while enhancing urban form as recommended in the City of Beacon Comprehensive Plan…"[11]

Accordingly, this adaptive re-use Project is consistent with and achieves the goals set forth in the City's planning documents, including the Zoning Code, Comprehensive Plan Update, and LWRP.

2.16. Community Character

The Proposed Action will not result in any potential adverse impact to the character of the surrounding community by virtue of the surrounding development, proposed mitigation measures, and nature of the adaptive re-use proposal.

Most nearby developments (including West End Lofts and River Ridge Views) were recently built as a part of Beacon's ongoing renewal and revitalization process, and to "increase the vitality, attractiveness and marketability of the of the City of Beacon lying between Main Street and the Metro North Train Station… as recommended in the City of Beacon Comprehensive Plan adopted on December 17, 2007, and the Comprehensive Plan update adopted on April 3, 2017." The majority of the adjacent residential neighborhoods are representative of higher-density urban living[12] and the proximity of these developments–that were built around the existing church on the Premises–to Main Street, the Fire Department, the riverfront, and the MTA Metro-North station already establish the surrounding area as an active and pedestrian-friendly neighborhood with a flexible mix of uses.

In addition to being consistent with the character of the surrounding area, the Project will also benefit the community. Guests of the hotel and the event space (many of

[9] CITY OF BEACON LWRP, APPENDIX C: HARBOR MANAGEMENT PLAN, p. 8. *See also* the Applicant's LWRP Consistency Statement dated November 30, 2021, which statement demonstrates the Project's consistency with LWRP Policies 5, 13, 14, 23, 23A, 25, 33, 37, 38, and 41.

[10] CITY OF BEACON, 2017 COMPREHENSIVE PLAN UPDATE, at 10 (emphasis added).

[11] CITY OF BEACON ZONING CODE § 223-41.19.

[12] *See* CITY OF BEACON 2017 COMPREHENSIVE PLAN, Figure 11-1 Future Land Use Map (characterizing the majority of surrounding properties as "High Density Residential").

whom stay at the hotel will attend events on the Property) will patron other businesses located on and around Main Street. As with any hotel, guests will be provided detailed information and guides on surrounding businesses, restaurants, and other local activities. The Applicant also intends to collaborate with other businesses, community members, arts institutions, and schools in Beacon for events/conferences/workshops on the Property.

Moreover, the Proposed action will maintain and enhance the aesthetics of the surrounding area and Premises. For instance, the rear parking spaces will benefit from modest landscaped screening along the property line, while the southern spaces will be situated between the proposed hotel and church event spaces, and the northern spaces along the driveway shielded by fencing, thereby limiting any visual impacts. It is worth noting that the majority of adjacent residential neighborhoods are representative of high-density urban living, and thereby lack screening amongst properties.

APPENDIX A – TRANSPORTATION

EAF Traffic & Parking Narrative

Traffic & Parking

Colliers Engineering & Design (CED) prepared a Traffic & Parking Study as well as a detailed Traffic & Parking Management Plan for the Project. These documents have been reviewed in detail by the Planning Board and their Consultants throughout the review of the Project. Based on these reviews, the Traffic & Parking Study has been revised twice to address Planning Board and Consultant comments and Project modifications, while the Traffic & Parking Management Plan (TPMP) has been revised a total of nine (9) times to address Planning Board and Consultant comments as well as public comments received during Planning Board Public Hearings. In addition to these documents, detailed responses have been provided in letter format to the Planning Board addressing specific Consultant Comments and Planning Board & Public Hearing Comments. These letters also included supplemental parking analyses and other studies to address specific items raised in the comments.

The below table provides a summary of the various submissions and revisions prepared by CED as well as a summary of the Project Proposal at the time of submission.

Exhibit 1 – Submission Summary

Submission Documents	Project Proposal	Notes
Traffic & Parking Study November 30, 2021	Typical Conditions: 30 Room Hotel, 125 Seat Café Event Conditions: 350 Person Capacity Events	• Initial Traffic & Parking Study
Traffic & Parking Study December 28, 2021	Typical Conditions: 30 Room Hotel, 125 Seat Café Event Conditions: 350 Person Capacity Events	• Revised per Creighton Manning (CM) Comments December 13, 2021
Letter to Planning Board January 24, 2022	Typical Conditions: 30 Room Hotel, 125 Seat Café Event Conditions: 350 Person Capacity Events	• Response to Comments from Lanc & Tully (L&T) January 5, 2022 & CM January 10, 2022 • Provided Event Sensitivity Analysis for 10% Non-Vehicular Traffic Credit
Letter to Planning Board February 21, 2022, **Revised Traffic & Parking Study** February 21, 2022, **Draft Traffic & Parking Management Plan** February 21, 2022	Typical Conditions: 30 Room Hotel, 50 Seat Café Event Conditions: 350 Person Capacity Events Removed formerly proposed loop driveway in favor of one-way north driveway	• Traffic & Parking Study revised per Project modifications; John Clarke Planning (JCP) February 3, 2022 & CM Comments February 7, 2022 • Draft Traffic & Parking Management Plan prepared based on discussions at February 8, 2022 Planning Board (PB) Meeting

Submission Documents	Project Proposal	Notes
Letter to Planning Board April 25, 2022, **Traffic & Parking Management Plan** April 25, 2022	Typical Conditions: 30 Room Hotel, 50 Seat Café, Event Conditions: 276 Person Capacity Events + 10 Employees Northerly exit only driveway proposed to be gated and only used during events, emergency access & delivery vehicles	• Response to Comments from CM March 7, 2022 • Traffic & Parking Management Plan revised per CM Comments March 7, 2022 • Letter to PB also included Traffic & Parking Sensitivity Analysis analyzing the modified Project proposal.
Letter to Planning Board May 26, 2022, **Traffic & Parking Management Plan** May 26, 2022	Typical Conditions: 30 Room Hotel, 50 Seat Café, Event Conditions: 276 Person Capacity Events + 10 Employees On-Site Circulation modified to one-way clockwise circulation pattern at all times	• Response to Comments from L&T May 5, 2022, JCP May 6, 2022 & CM May 10, 2022 • Traffic & Parking Management Plan revised per CM Comments May 10, 2022 • Letter to PB also included Revised Traffic & Parking Sensitivity Analysis analyzing the modified Project proposal and addressing CM Comments May 10, 2022
Letter to Planning Board July 25, 2022, **Traffic & Parking Management Plan** July 25, 2022	Typical Conditions: 30 Room Hotel, 50 Seat Café, Event Conditions: 198 Person Capacity Events	• Response to Comments from CM June 6, 2022, JCP June 10, 2022 & Public Hearing Comments from June 14, 2022 PB Meeting
Letter to Planning Board August 29, 2022, **Traffic & Parking Management Plan** August 29, 2022	Typical Conditions: 30 Room Hotel, 50 Seat Café, Event Conditions: 198 Person Capacity Events 130 Persons Capacity Events with Café use	• Response to Comments from JCP August 5, 2022, CM August 8, 2022, & Public Hearing Comments from August 9, 2022 PB Meeting • Traffic & Parking Management Plan revised Project modifications
Letter to Planning Board October 6, 2022, **Traffic & Parking Management Plan** October 6, 2022	Typical Conditions: 30 Room Hotel, 50 Seat Café, Event Conditions: 180 Person Capacity Events 130 Persons Capacity Events with Café use	• Response to Comments from JCP September 9, 2022 & CM September 9, 2022 • PB Letter also included analysis of Project parking demand per Project modifications • Traffic & Parking Management Plan revised Project modifications & CM Comments
Traffic & Parking Management Plan October 6, 2022	Typical Conditions: 30 Room Hotel, 50 Seat Café, Event Conditions: 180 Person Capacity Events 130 Persons Capacity Events with Café use	• Traffic & Parking Management Plan revised Project modifications & CM Comments

Submission Documents	Project Proposal	Notes
Letter to Planning Board November 23, 2022, **Traffic & Parking Management Plan** November 23, 2022	Typical Conditions: 30 Room Hotel, 50 Seat Café, Event Conditions: 180 Person Capacity Events 130 Persons Capacity Events with Café use	• Response to Comments from L&T November 1, 2022, JCP November 6, 2022, CM November 8, 2022 & Public Hearing Comments from November 9, 2022 PB Meeting • Traffic & Parking Management Plan revised per L&T & CM Comments • Letter to PB also included a Supplemental Parking Analysis analyzing required parking including employee parking needs and based on updated parking observations conducted in November 2022 as requested by the PB. The letter also included an Event Queuing Analysis related to drop-off/pick-up operations as requested by the PB which indicated that there would be no queue extending beyond the limits of the driveway into Wolcott Avenue from the Project operations.
Letter to Planning Board January 30, 2023, **Traffic & Parking Management Plan** January 30, 2023	Typical Conditions: 30 Room Hotel, 50 Seat Café, Event Conditions: 180 Person Capacity Events 100 Persons Capacity Events with Café use	• Response to Comments from JCP December 9, 2022 & CM December 9, 2022 • Traffic & Parking Management Plan revised per L&T & CM Comments and Project modifications • Letter to PB also included a revised Supplemental Parking Analysis addressing Project modifications.
Letter to Planning Board February 27, 2023, **Traffic & Parking Management Plan** February 27, 2023	Typical Conditions: 30 Room Hotel, 50 Seat Café, Event Conditions: 150 Person Capacity Events 100 Persons Capacity Events with Café use	• Response to Comments from L&T February 9, 2023, JCP February 10, 2023 & CM February 13, 2023 • Traffic & Parking Management Plan revised per L&T & CM Comments and Project modifications • Letter to PB also included a revised Supplemental Parking Analysis addressing Project modifications.

A summary of the conclusions of the various traffic and parking studies is discussed further below.

Project Traffic Generation

The Traffic & Parking Study last revised February 21, 2022, provided traffic generation estimates for the Project during Typical Conditions with the proposed 30 room hotel and a 50-seat café and during Event Conditions based on assumed 350-person capacity event that was proposed at the time of that study. The event conditions were further analyzed in a sensitivity analysis contained in the May 26, 2022 letter to the Planning Board which accounted separately for event

employee/vendor trips. The traffic generation estimates from the February 21, 2022 Traffic & Parking Study and May 26, 2022 Sensitivity Analysis are summarized below.

Exhibit 2 – Traffic Generation Summary – 350 Person Event

Time Period	Entry Volume	Exit Volume	Total Volume
Typical Conditions			
Weekday Peak PM Hour	21	17	38
Saturday Midday Peak Hour	26	21	47
Event Conditions			
Weekday Peak Event Entry Hour	123	27	149
Weekday Peak Event Exit Hour	24	126	149
Saturday Peak Event Entry Hour	123	23	136
Saturday Peak Event Exit Hour	24	112	136

Traffic analysis was conducted for each of the time periods identified above for the intersections listed below:

- Wolcott Avenue and Verplanck Avenue
- Wolcott Avenue and Beekman Street/W. Church Street
- Wolcott Avenue and Main Street/City Hall
- Wolcott Avenue and Beacon Street/West End Lofts
- Wolcott Avenue and South Avenue

The traffic analysis was based on traffic volume data collection conducted in September 2021 to determine existing traffic volume conditions in the area of the Project and accounted for traffic associated with other specific potential and/or approved developments in the area including the 364 Main Street project, the Craig House (Mirbeau) development and the 416-420 Main Street project.

The traffic analysis results indicated in the February 21, 2022 Traffic & Parking Study and May 26, 2022 Sensitivity Analysis indicated that the Project would not have a significant impact on traffic operating conditions in the vicinity of the Project site. It was noted that the intersection of Wolcott Avenue at Beekman Street/W. Church Street currently experiences a poor level of service during the afternoon peak periods generally related to flow of traffic exiting the Beekman Metro North train station. While it is not anticipated that the Project traffic will significantly change the traffic operating conditions at this location, traffic signal timing modifications were identified to potentially improve this overall intersection operation. Since this traffic signal is owned and maintained by the NYSDOT any signal timing modifications would be implemented by their department and the recommended signal timings will be presented to them as part of the final Highway Work Permit Application with the State.

As previously indicated, the traffic analysis contained in the February 21, 2021, Traffic & Parking Study and May 26, 2022, Sensitivity Analysis was based on a maximum event capacity of 350 persons. As noted previously in Exhibit 1, the event capacities have been reduced to a maximum of 150 Persons or 100 Persons with simultaneous use of the Café. While an updated traffic analysis for these reduced size events has not been conducted it can be assumed that the traffic generation associated with the Project during event conditions would be significantly less than analyzed in the February 21, 2021, Traffic & Parking Study and May 26, 2022, Sensitivity Analysis and therefore any traffic impacts associated with the Project would also be reduced.

It should also be noted that the November 23, 2022, letter submitted to Planning Board included an Event Queuing Analysis analyzing the potential queueing conditions during the drop-off/pick-up operations at the Project Site as was requested by the Planning Board. This analysis concluded that Project will not result in queues extending beyond the limits of the available on-site queue storage and therefore will not disrupt traffic flow along Wolcott Avenue. Furthermore, the Traffic & Parking Management Plan (TPMP) provides strategies to address queuing including use of two queuing lanes when need, which can be adjusted by the on-site parking attendants as needed as well as posting of a parking attendant at Wolcott Avenue to help monitor the on-site queues. This is in addition to other strategies mentioned in the TPMP to reduce the need to pick-up and drop-off during events through the dissemination of parking and public transportation information to event attendees as well as the potential use of shuttles on an as needed basis.

Finally, it is important to note that the City's Traffic Consultant, in a letter dated March 10, 2023, which followed the submission of the reduced development proposal, acknowledged that the Applicant had addressed all prior concerns and comments.

Project Parking

The Project proposes to provide a total of 33 off-street parking spaces, inclusive of four (4) ADA accessible parking spaces on the site. During typical operations i.e., no event at the church, hotel parking will generally be accommodated by the available on-site parking. The café use, which requires 17 parking spaces per City of Beacon Code will generally be accommodated by other off-site public parking in the vicinity of the Project. However, it is anticipated that a portion of the patrons visiting the café will also be hotel guests or residents walking to the site from the surrounding area, thereby reducing the overall parking demand for the café.

As indicated previously, the Applicant proposes events of up to 150-persons. For all events under 100-persons, the Café will remain open to public use and as indicated on the Site Plans, three rows of seats in the event space will be secured with a gate or other physical barrier to prohibit their use during these times, ensuring a maximum capacity of no more than 100-persons when the Café is open. For events

exceeding 100-persons the Café will be closed to the public and will serve as support to the event. For the purposes of the parking analysis, these two scenarios have been focused on considering a Friday or Saturday event. It should be noted that the Project has been determined to be fully parking compliant under the City of Beacon Code based on the 1964 Parking Exception for both Typical and Event conditions.

The full parking requirements associated with the 100-Person Event with Public Use of the Café (Type B Event) and the scenario for the 150-Person Event with No Public Café Use (Type A Event) are presented in the table below. This includes guest parking along with employee parking based on the employee totals noted in the Hotel Event Space/Café Management Plan. Exhibit 3 below summarizes the Project parking demand for each event type

Exhibit 3 – Project Parking Demand

Event Time	100-Person Event with Public Use of Café		150-Person Event with No Public Café Use	
	12 PM – 6 PM	After 6 PM	12 PM – 6 PM	After 6 PM
Hotel				
30 Rooms (1 Space/Room)	30	30	30	30
Employees/Personnel (1 Space/Employee)	6	2	6	2
Café				
50 Seats (1 Space/3 Seats)	17	17	-	-
Employees/Personnel[1] (1 Space/Employee)	4	4	4	4
Event Space				
100/150 Seats (1 Space/4 Seats)	25	25	38	38
Employees/Personnel[1] (1 Space/Employee)	5 – 10	5 – 10	9 – 18	9 – 18
Total Project Parking Demand	87 – 92	83 – 88	87 – 96	83 – 92
Available On-Site Parking	33	33	33	33
Excess Parking Demand	54 – 59	50 – 55	54 – 63	50 – 59

Notes:

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

In order to assess the ability of the area public parking to accommodate the anticipated Project excess parking demands, the previous parking observation data collected on Friday and Saturday September 24 & 25, 2021, Friday and Saturday November 5 & 6, 2021 and Friday January 21, 2021, as was presented in Table No. 4 of the February 21, 2022, Traffic & Parking Study. Additional parking data was also collected during November 2022 at the request of the Planning Board and was presented in the Supplemental Parking Analysis submitted to the Planning Board with our November 23, 2022 letter and revised based on Project modifications with our subsequent January 30th and February 27th 2023 submission as noted in Exhibit 1 above. The resulting parking availability data as was previously presented in the Supplemental Parking Analysis is presented in Exhibit 4 below.

A review of the parking availability data in the three parking locations nearest the Project indicates that there is sufficient available parking in just these locations to accommodate the anticipated parking demands of the Project under the largest event conditions as identified in Exhibit 3 above. It should be noted that this analysis takes no credit for guests of the hotel also attending events or utilizing the café, which will reduce the overall parking demand of the Project. Furthermore, the parking analysis conservatively assumes a 1-to-1 ratio of employees/event staff to parked cars. It is our opinion that this ratio is unlikely considering the anticipated use of local employees who may not need to drive to the Project site and that event Organizers, Presenters and Crew are more likely to arrive in shared vehicles reducing the parking demand they would generate.

Exhibit 4 – Observed Parking Availability

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

Total Observed Parking Availability	173	173	173	176	173	174	173	175

The TPMP has identified significant strategies to control and reduce the parking demand and allows for the use of other more remote off-site parking locations where shuttling between the parking locations and Site can be provided by Applicant to further reduce the demand on the nearby public parking locations. The TPMP will be implemented for all Project events. The specific recommendations for the TPMP are summarized further below in the Summary of Project Mitigation Measures.

Access and Circulation

Access to the Project is proposed via an existing access connection from Wolcott Avenue that will provide access to the main parking area as an entry only driveway. A second, exit only driveway is also proposed at the northern property line of the Site, which will be a reestablishment of the existing driveway in this location. On-site circulation will be a one-way clockwise flow at all times during both typical and event conditions.

The TPMP details the permanent and temporary signage that will be in place within the site that will dictate the flow path during the event drop-off and pick-up periods. In addition to the signage, parking attendants will be posted within the site at location specified in Exhibit No. 1 of the TPMP in order to maintain and monitor on-site traffic flow during the event drop-off and pick-up time periods. The attendants will also be responsible for monitoring queuing of vehicles on the entry driveway during the drop-off and pick-up time periods to ensure queue do not extend into Wolcott Avenue. The Event Queueing Analysis provided with the November 23, 2022 Letter to the Planning Board indicated that there would be no queues extending beyond the limits of the driveway into Wolcott Avenue from the Project operations. However, in the unlikely event queues did extend to Wolcott Avenue the parking attendants would have the ability to modifying the queueing of vehicles to utilize two stacking lanes within the site to provide additional queue storage for vehicles.

In addition to the on-site circulation, modification will be made to the access driveways along Wolcott Avenue and median striping within the roadway. This will include modifications to the driveway curb cuts to establish the two one-way driveways, removal of the existing southerly driveway curb cut, sidewalk reconstruction on the west side of Wolcott Avenue and installation of "One-Way" and "Do Not Enter" signage enhancements. The existing striped median along Wolcott Avenue will be modified to remove the striped median in the vicinity of the proposed exit only driveway and the existing two-way left turn lane in the vicinity of the entry only driveway is proposed to be modified to a dedicated left turn only lane

for vehicles entering the site. These modifications will require the review and approval by the NYSDOT as part of the Highway Work Permit application process.

Summary of Project Mitigation Measures

The following is a summary of the mitigation measures relating to Traffic & Parking that will be implemented by the Applicant as part of the proposed Project.

- Traffic & Parking Management Plan Implementation
  The TPMP will be implemented by the Applicant for all events (both Type A and Type B events).

- Employee Parking
  As outlined in the TPMP, during Type A Events, the Applicant will provide a specified location for employee and event personnel parking, which could include the Denning's Avenue parking lot, the Beacon Metro North Station or other offsite locations to accommodate these parking needs and ensure greater availability of public parking nearer the Project. When necessary, shuttling for employees and event personnel from these remote parking locations will be provided. Under typical daily operations it is anticipated that hotel and café employees will find parking at the nearby public parking areas as well as additional employees and performers to support the Type B Events.

- Temporary Off-Site Signage
  As identified in Exhibit No. 3 of the TPMP temporary signage will be installed along Route 9D at the entrance to the Municipal Plaza and at Beacon Street to direct attendees to both the Municipal Plaza and Tompkins Lots for event parking. In addition, temporary signage indicated "No Event Parking" will be installed at the entrance to the River Ridge and West End Lofts residential developments as well as at the entry to several public roadways in the vicinity of the Site including Beacon Street, Academy Street, Rombout Avenue and Stratford Avenue.

- Dissemination of Information
  As outlined in the TPMP, the Applicant will disseminate information to event attendees on preferred parking locations and public transportation information via various methods as outline in the TPMP in order to reduce potential parking demand and to ensure attendees parking in desired locations. This will also help to reduce potential drop-off/pick-up queuing during events.

- Shuttles
  As identified in the TPMP, events such as conferences or weddings may allow for the use of shuttle buses for attendees arriving from other area hotels. The use of shuttles for these types of events will be strongly encouraged as outlined in the TPMP. Furthermore, the Applicant proposes to assess the need for shuttling to/from remove parking locations when event attendance is expected to exceed 130 persons. If it is determined that the use of remote parking locations is necessary, event attendees will be updated prior to the event, via email, website, social media, etc. and on the day of event by staff parking attendants and shuttling to and from those locations will be provided by the Applicant as outline in the TPMP.

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

- Parking of Event Related Oversize Vehicles
  Buses, vans, or smaller trucks, if required for specific events will be provided with a specified off-site parking location to be designated by the Applicant. In addition, if any loading/unloading of event equipment will be arranged to ensure that these vehicles arrive to the site well before the start of the event for unloading of equipment in order to not interfere with anticipated drop-off of event attendees.

- TPMP Ongoing Monitoring and Coordination
  In order to ensure that the TPMP is achieving the goals set forth in the document the Applicant has agreed to conduct a monitoring of the event conditions within a 6 to 12-month period after initial occupancy of the event space. This monitoring, which will include monitoring of both a Type A and Type B Event, will be utilized to incorporate further refinements to the TPMP at that time if determined to be necessary. This monitoring and any associated modifications to the TPMP will be determined in consultation with the City of Beacon. The requirements of the TPMP and the associated monitoring will be worked into the Project approvals with the City of Beacon.

R:\Projects\2021\21004333A\Correspondence\OUT\230526RGD_EAF Traffic & Parking Narrative.docx

CUDDY +FEDER LLP

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

May 31, 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 Proof of Service – June 13, 2023 Planning Board Public Hearing
Premises: 1113 Wolcott Avenue, Beacon, New York 12508
Tax Parcel ID: (30-5954-26-651901)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Prophecy Theater, LLC, enclosed please find an Affidavit of Posting and photographs evidencing that the previously posted signs were updated on the property on May 25, 2023 to reflect the Planning Board Public Hearing date of June 13, 2023.

Please incorporate the enclosed as part of the official record of the proceeding.

Thank you for your attention to the within.

Very truly yours,

Meyling Nuñez

Enclosures

cc: Taylor Palmer, Esq.
Allison M Fausner, Esq.


VICE TIMES
presbyterian church
Sunday | 10:00am
Sunday School | 8:45am
GOODWILLCHURCH.ORG
(845) 457-5959
facebook.com/Goodwill
PUBLIC NOTICE
A Public Hearing for a
SPECIAL USE PERMIT SITE PLAN APPROVAL
Application will be held by The City of Beacon
PLANNING BOARD
On JUNE 13, 2023 At 8:00 P.M.
At The City of Beacon City Hall
One Municipal Plaza, Beacon, NY
Additional informtion is available at:
Beacon Building Dept. (845) 838-5020


School | 8:45am
RCH.ORG
(845) 457-5959
n/GoodwillEPC
@GoodwillEPC
PUBLIC NOTICE
A Public Hearing for a
Special Use Permit Site Plan Approval
Application will be held by The City of Beacon
Planning Board
On June 13, 2023 At 8:00 P.M.
At The City of Beacon City Hall
One Municipal Plaza, Beacon, NY
Additional information is available at:
Dept. (845) 838-5020

City of Beacon Planning Board
Beacon, New York

AFFIDAVIT OF POSTING

In the matter of the application for

Application for Special Use Permit and Site Plan Approval

1113 Wolcott Avenue
(Property Address)

30-5954-26-651901-00
(Tax Map ID Number)

The undersigned, Gavin Hecker, being duly sworn hereby deposes and says:

1. I am over the age of 18 years of age and am a resident of the State of New York
2. That on 5/25/23, in anticipation of the Public Hearing on June 13, 2023, the public notice signs at the referenced address were updated to reflect the Public Hearing in accordance with the City of Beacon's Zoning Ordinance.

Photographs were taken on 5/25/23 showing the sign(s) and the location(s) are attached.

Gavin Hecker
(Signature)

Gavin Hecker
(Printed Name)

NOTARY ACKNOWLEDGEMENT:

Sworn to me this 25 day of May, 2023.

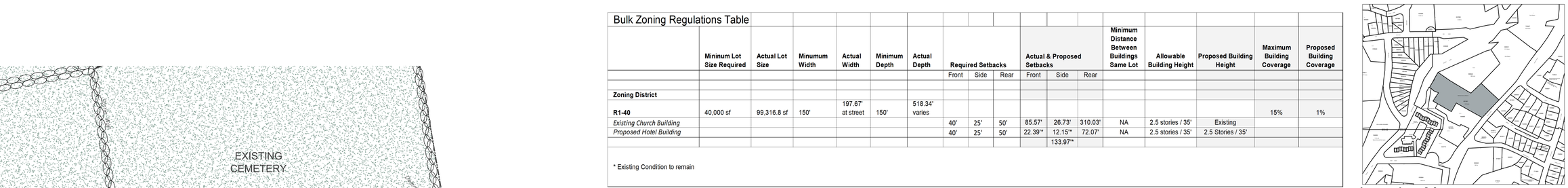
Denise W Gaither
Notary Public

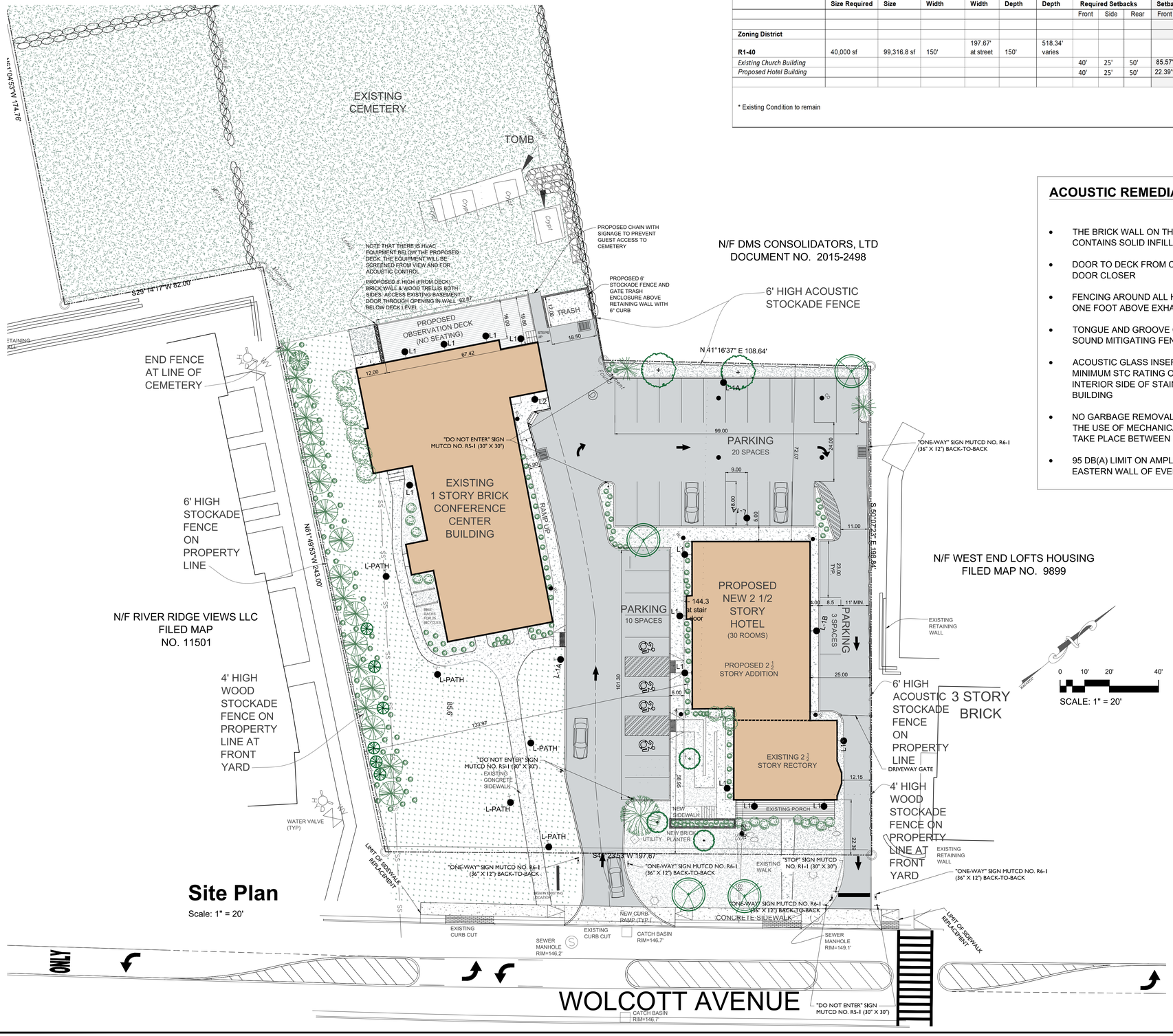
DENISE W. GAITHER
Notary Public, State of New York
No. 01GA4748008
Qualified in Dutchess & Putnam County
Commission Expires January 31, 2026

5670901.v1

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, Conference/Event Space, 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. Total number of event days will not exceed 160 days per year. The café shall be open 7:00am – 8:30pm on Sunday – Thursday and 7:00 am to 9:00 pm on Friday and Saturday. The Hotel shall operate 24 hours per day, 7 days a week, 365 days a year.
5. The proposed uses on the Property include a hotel and accessory conference/event space and café. The Café will be closed to the public if there is a conference/event with more than 100 people. In those cases, the seating at the rear of the Conference/Event Space will be opened to a maximum seating capacity of 150 people. If there is an event with fewer than 100 people, the upper rows of seating will be gated off and will remain unused for the event, and the Café can remain open with a maximum occupancy of 50 people. In no case will there be more than 150 people total in the Event Space and Café at any time.
6. The cafe will be closed to the public for any event at the premises over 100 occupants.
7. The Applicant and project shall comply with the final approved version of the Traffic and Parking Management Plan, as prepared by Colliers Engineering & Design.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
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7	04/26/22	REVISED PER PLANNING BOARD COMMENTS	AJS
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19	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

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 Plan
Sheet 10 of 16	Erosion & 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 & Sediment Control Details
Sheet 16 of 16	Work Zone Traffic Control Plan

Special Use Permit Application

Sheet 1 of 16 - Site Plan

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

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

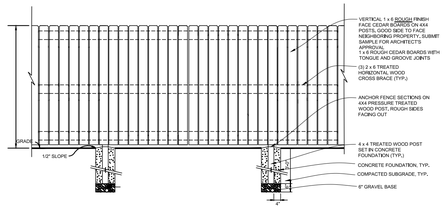
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

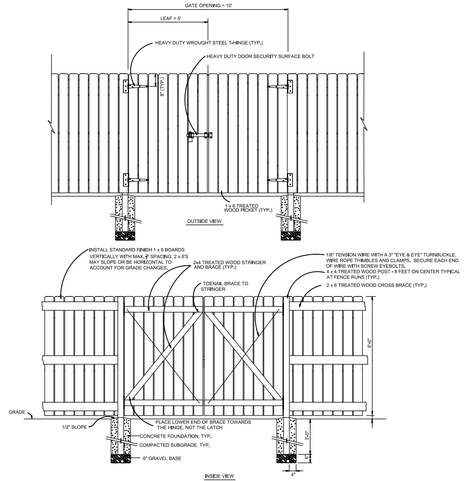
1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 20'
June 29, 2021

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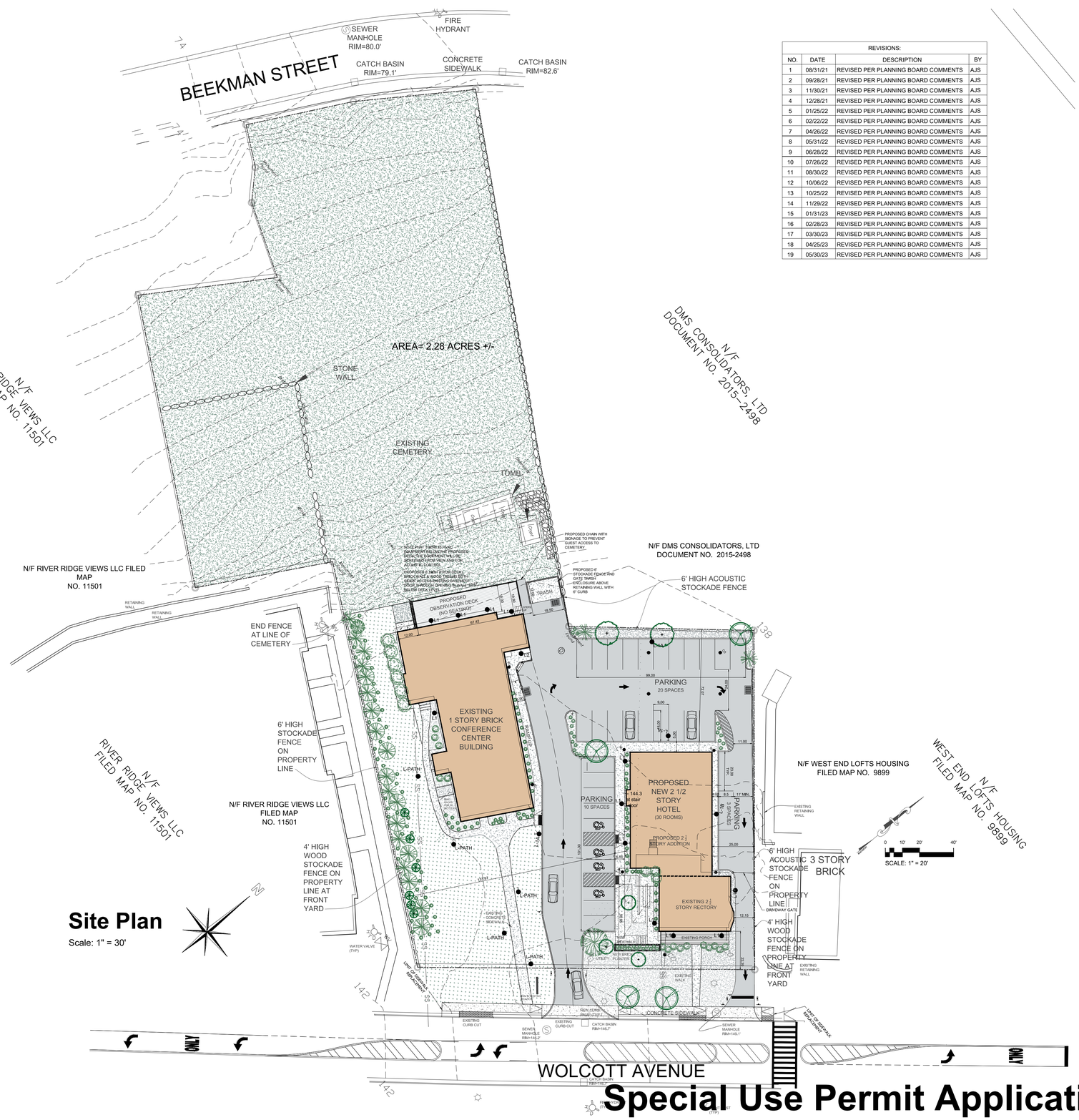


ACOUSTIC WOOD FENCE DETAILS

Acoustic Fence Details



Stockade Fence Details



Site Plan

Scale: 1" = 30'

Special Use Permit Application

Sheet 2 of 16 - Full Site Plan

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

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

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

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

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

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

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17	03/30/23	NO CHANGE	AJS
18	04/25/23	NO CHANGE	AJS
19	05/30/23	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
BLACKTOP PARKING
2 STORY FRAME
13.7'
22.3'
REMOVE EXISTING ADDITIONS TO BUILDING
REMOVE EXISTING WALK
1 STORY BRICK CHURCH
28.7'
UTILITIES
EXISTING SIGN
S40°23'53"W 197.67'
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)
REMOVE BLACKTOP DRIVEWAY
85.6'
CONCRETE SIDEWALK
N61°49'53"W 243.00'
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
2 STORY FRAME
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
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Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

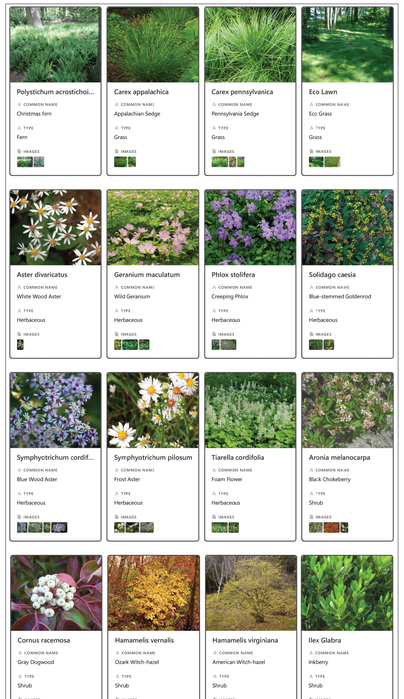
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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

Planting Schedule

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

Illustrated Plant List



Planting and Landscape Notes

1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
4. No plants will be accepted that display mechanical injury, disease or specie irregularities.
5. Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
6. All plants must be labeled when delivered to site.
7. Areas to be planted shall be marked and labeled by designer.
8. All plant locations and orientations in the field require approval from designer and owner prior to installation.
9. Test tree-pit for drainage before planting. Do not plant tree in pit if water is still evident after one hour. Contact site engineer or landscape designer if this condition is encountered.
10. All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
11. All trees shall be ball and burlap unless otherwise specified on Plant List.
12. Each new tree hole tree shall be twice the width of the rootball.
13. Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
14. Plant all plants so top of rootball is slightly above surrounding soil(small and large plants)
15. No planting shall be done in muddy, rainy or frozen conditions.
16. All plants calling for 'Overflowing" in the notes shall not be accepted by designer if plants are thin.
17. If planting is delayed for more than 3 hours after delivery, set plants in shade. Protect from weather and mechanical damage. Keep roots moist and cover with mulch.
18. Contractors shall leave site neat and orderly during course of project, and store materials and equipment in owner-approved locations away from all trees and plants. Store all unplanted plant material away from damaging sun.
19. If site conditions conflict with intended design, contractor shall alert Owner and designer.
20. No substitutions are to be made without the written or verbal consent of landscape designer and owner.
21. Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
22. Water thoroughly after planting each plant. Water schedule to be determined.
23. Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
24. Keep planting areas weed-free until plant is established.
25. Eco Lawn seeding shall be implemented by contractor familiar with this specie mix and with the process and approved by designer. This is not the same as casting contractor grass seed.
26. Pervious/Permeable Pavers and associated grass seeding shall be installed by contractor with experience in this process. This process requires establishment maintenance, in order to succeed.
27. Bermed areas shall be built with designer directing construction.
28. Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
29. All plants require regular watering for the first two seasons to succeed.



POLE MOUNTED LIGHT (L1A)

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



WALL MOUNTED HOUSE LIGHT (L1)

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



WALL MOUNTED HOUSE LIGHT (L2)

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



PATH LIGHT (L-PATH)

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

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



POLE MOUNTED LIGHT (L1B)

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



Landscape Plan

Scale: 1" = 30'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
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19	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS

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"



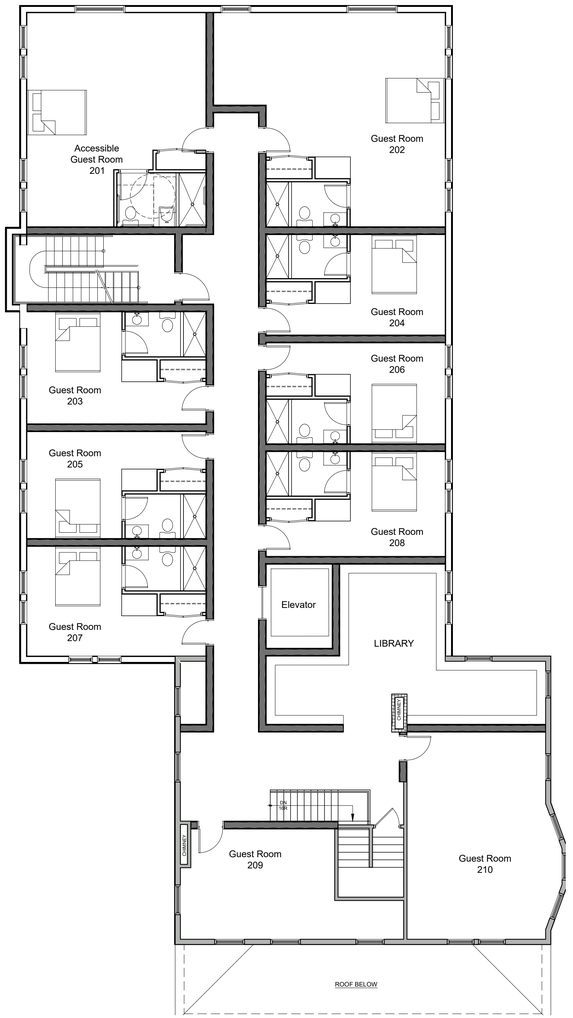
Elevation: Front - Facing Wolcott

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

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

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

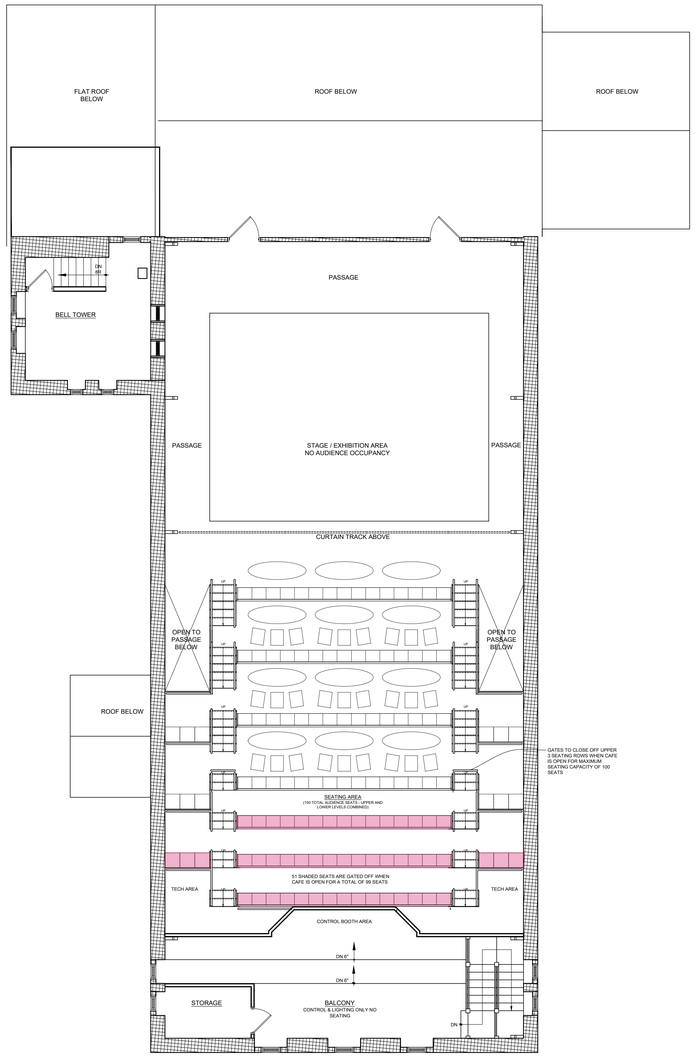
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

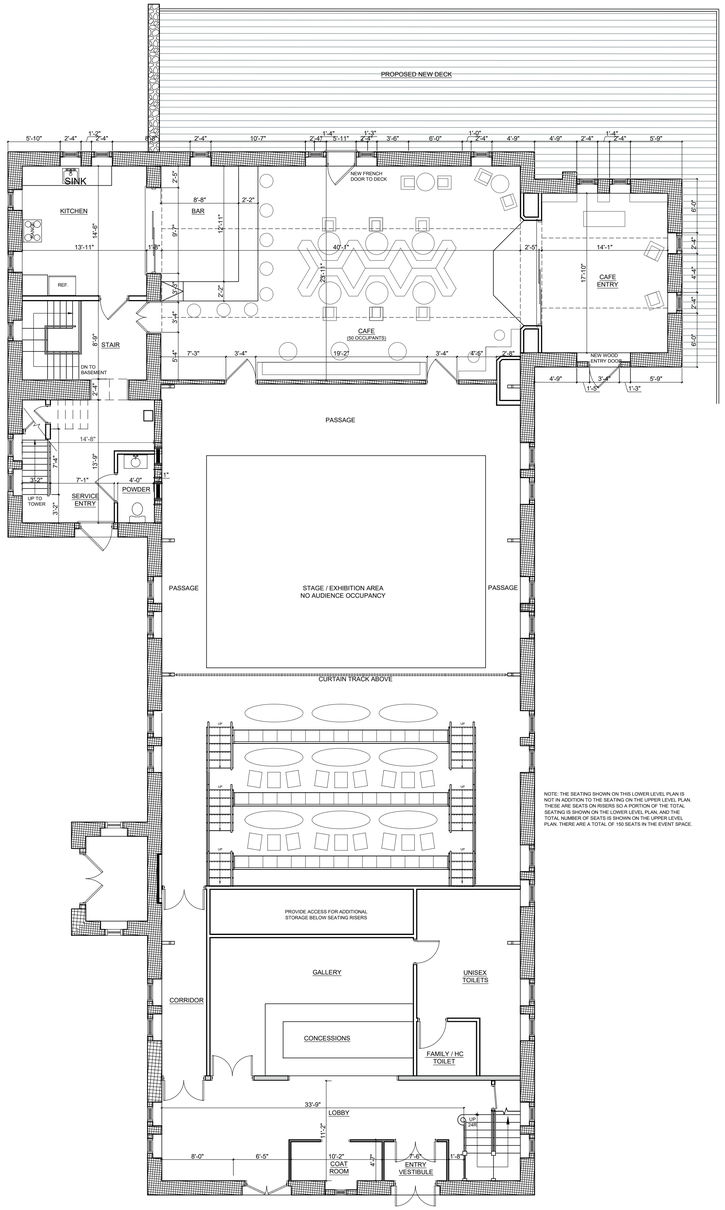
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Beacon, New York
Scale: AS NOTED
April 29, 2021

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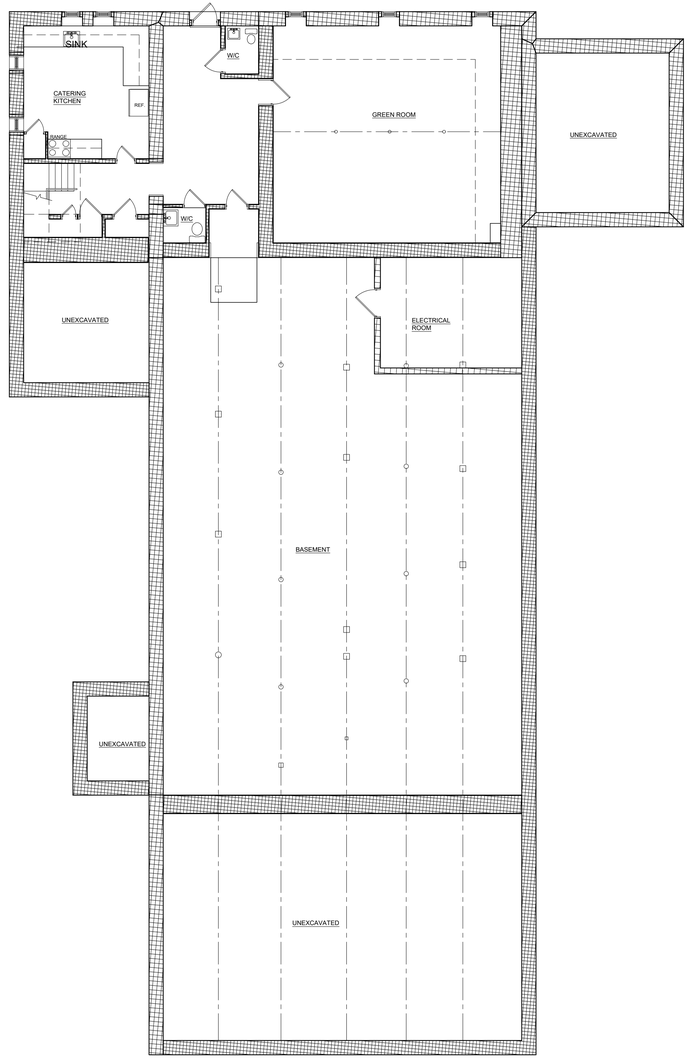
Upper Level Plan: Conference Center: Stage and Seating Configuration

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

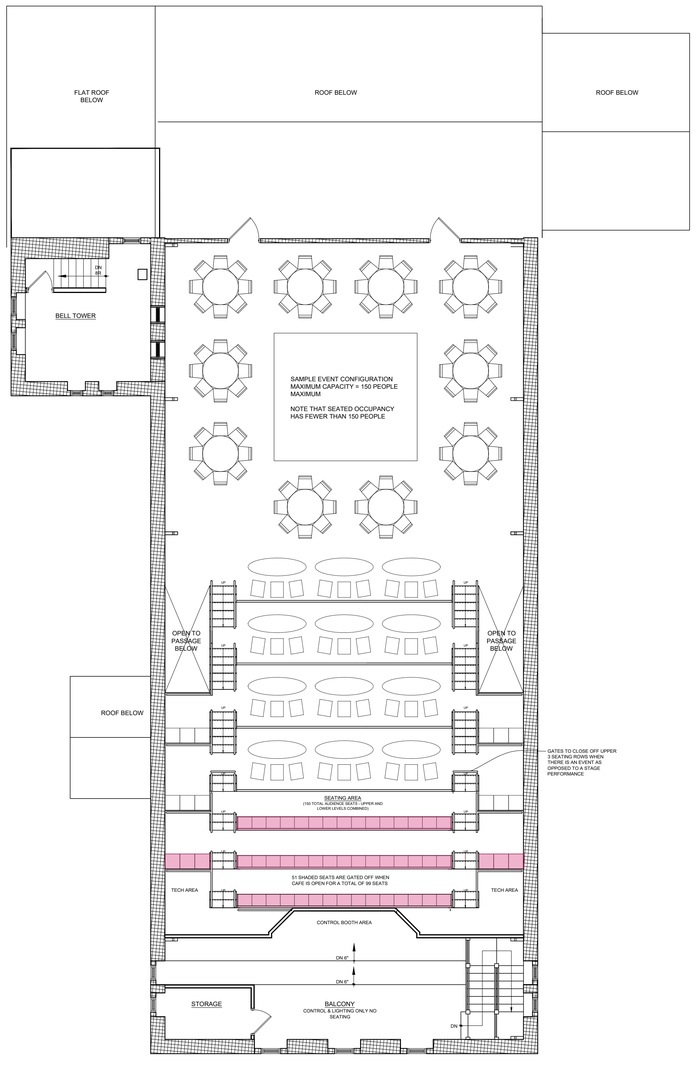
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

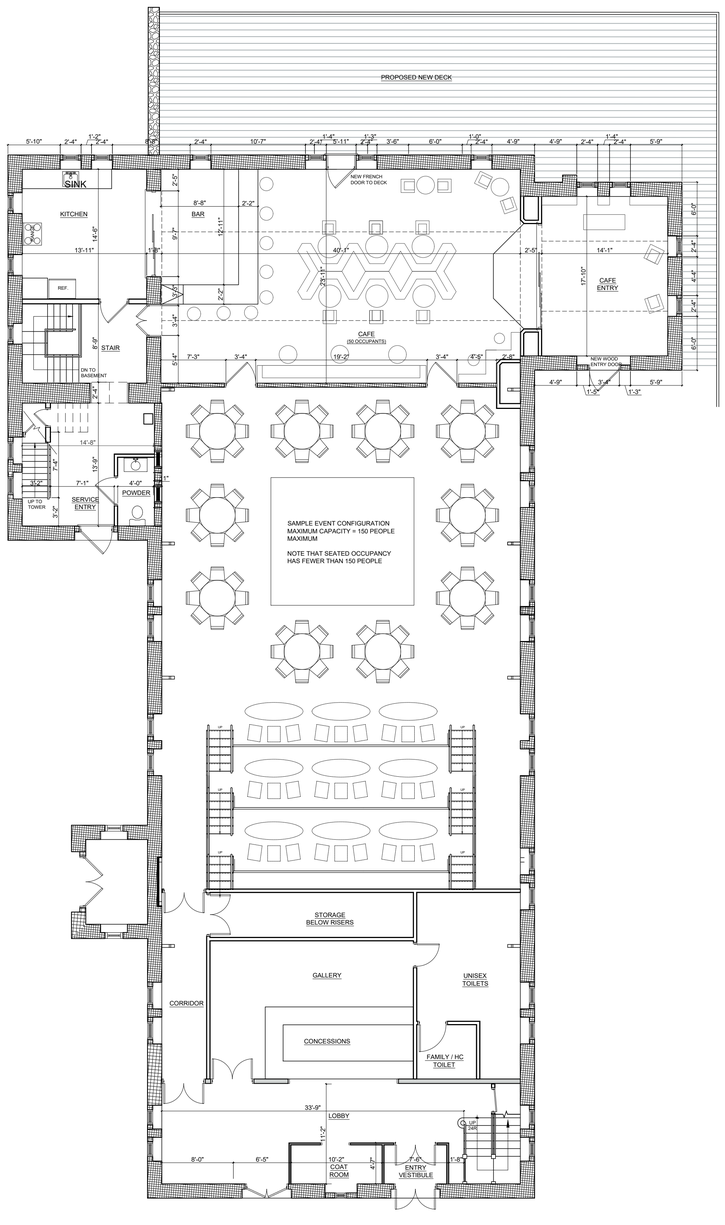
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Beacon, New York
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April 29, 2021

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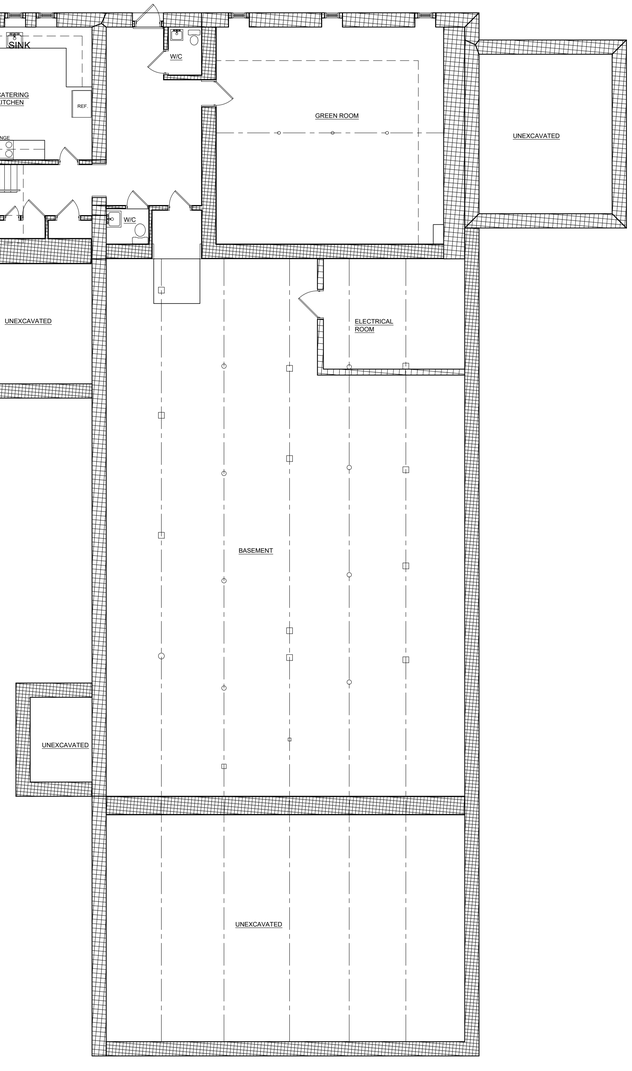
Upper Level Plan: Conference Center: Event Configuration

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



Main Level Plan: Conference Center: Event Configuration

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



Basement Plan: Conference Center

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

Special Use Permit Application

Sheet 7 of 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

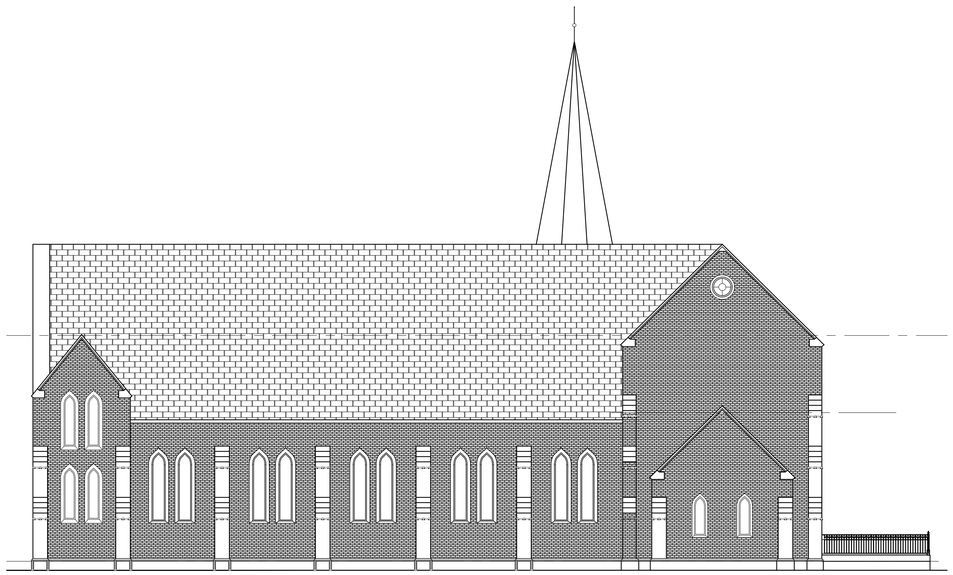
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

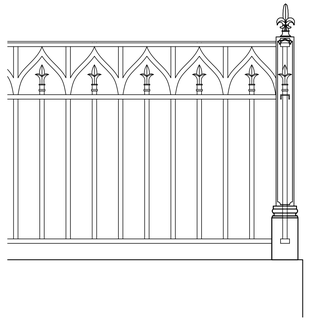
1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
April 29, 2021

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Elevation: Conference Center Building - North

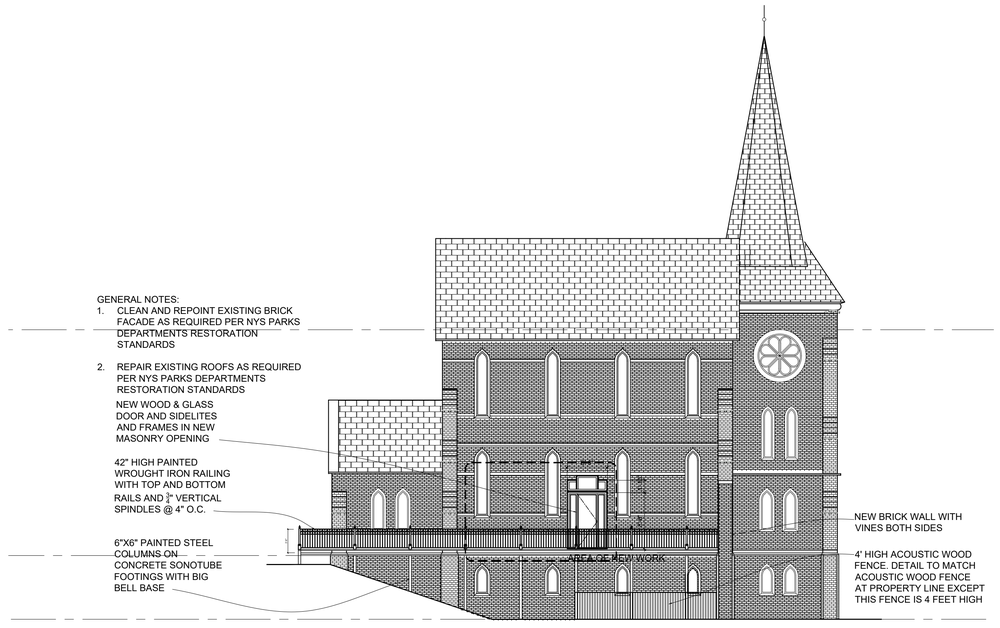
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Enlarged View: Railing

Scale: 1" = 1'-0"

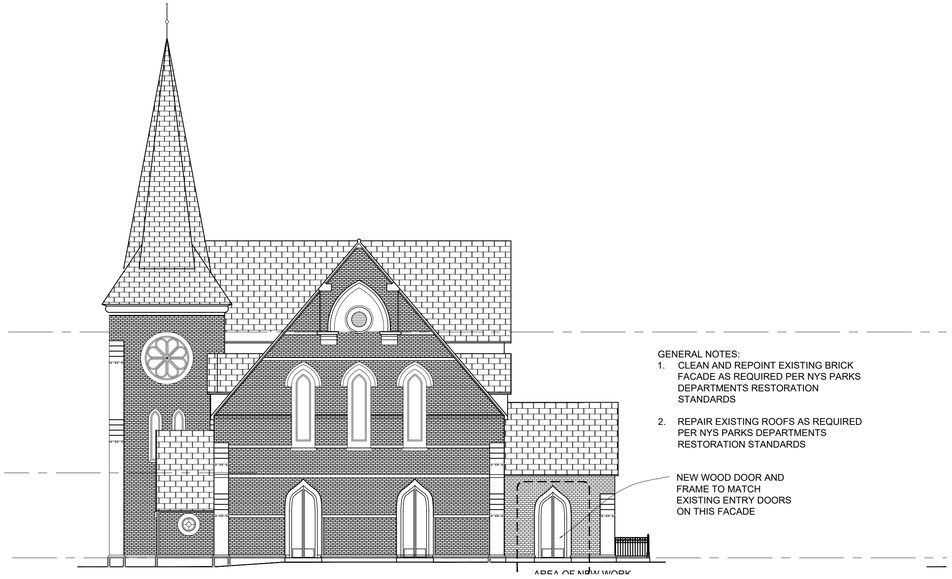
NOTE: THE RAILING CONFIGURATION WILL BE SIMILAR TO THE RAILING SHOWN, BUT MAY DIFFER IN FINAL DETAILING DEPENDING ON THE FABRICATOR SELECTED.



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

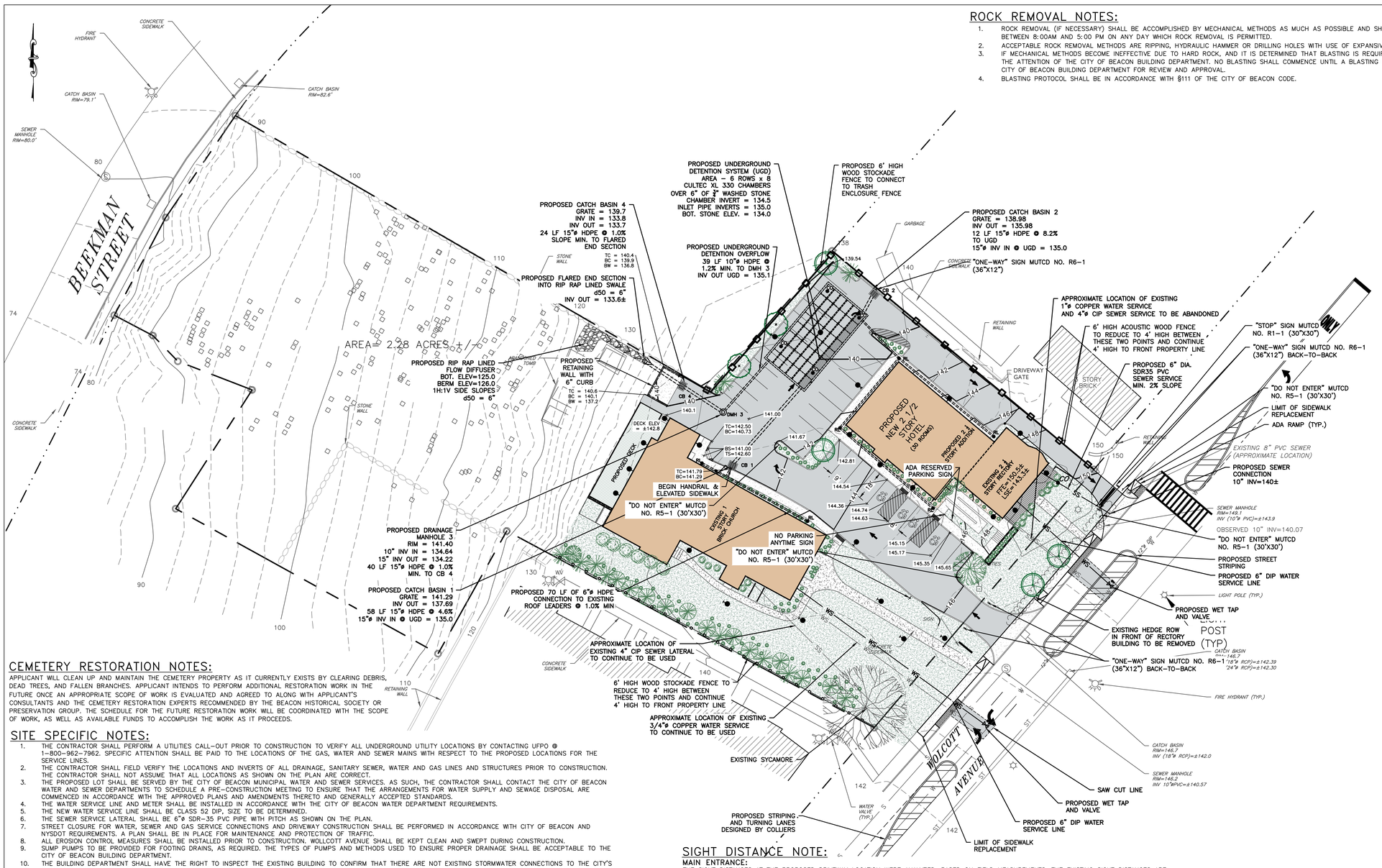
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

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



ROCK REMOVAL NOTES:

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

LEGEND:

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

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

RIP RAP OUTLET PROTECTION AND FLOW DIFFUSER:

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

UNDERGROUND DETENTION:

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

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

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

MAINTENANCE GUIDELINES:

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

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

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

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

UNDERGROUND DETENTION INFILTRATION NOTES:

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

SNOW REMOVAL AND STORAGE NOTES:

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

CEMETERY RESTORATION NOTES:

APPLICANT WILL CLEAN UP AND MAINTAIN THE CEMETERY PROPERTY AS IT CURRENTLY EXISTS BY CLEARING DEBRIS, DEAD TREES, AND FALLEN BRANCHES. APPLICANT INTENDS TO PERFORM ADDITIONAL RESTORATION WORK IN THE FUTURE ONCE AN APPROPRIATE SCOPE OF WORK IS EVALUATED AND AGREED TO ALONG WITH APPLICANT'S CONSULTANTS AND THE CEMETERY RESTORATION EXPERTS RECOMMENDED BY THE BEACON HISTORICAL SOCIETY OR PRESERVATION GROUP. THE SCHEDULE FOR THE FUTURE RESTORATION WORK WILL BE COORDINATED WITH THE SCOPE OF WORK, AS WELL AS AVAILABLE FUNDS TO ACCOMPLISH THE WORK AS IT PROCEEDS.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE SHALL BE CLASS 52 DIP, SIZE TO BE DETERMINED.
6. THE SEWER SERVICE LATERAL SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN.
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON AND NYSDOT REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. WOLCOTT AVENUE SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
11. WATER AND SEWER FOR THE RECTORY WILL BE ABANDONED IN ACCORDANCE WITH CITY REQUIREMENTS.
12. IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM 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:

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY
13	1/31/23	PER PLANNING BOARD COMMENTS	CMB
14	2/28/23	UPDATED SHEET NUMBER	MAB
15	3/30/23	PER PLANNING BOARD COMMENTS	MAB
16	4/25/23	PER PLANNING BOARD COMMENTS	CMB
17	5/30/23	PER PLANNING BOARD COMMENTS	CMB

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. BOSKOVICH 084466 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
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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
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- 100' WETLAND BUFFER
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- WS PROPOSED WATER SERVICE LINE
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- 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 NECESSARRY. 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
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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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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
SEAL

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

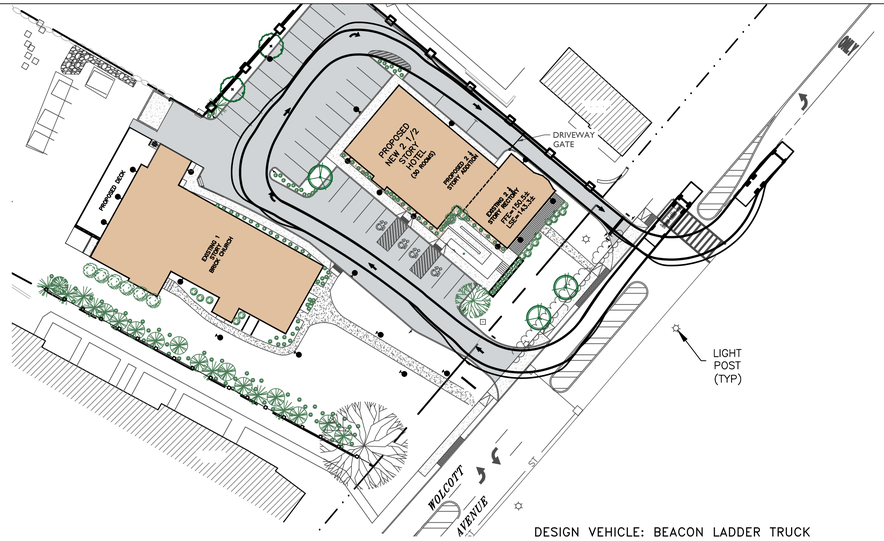
EROSION & SEDIMENT CONTROL PLAN

1113 WOLCOTT AVENUE

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

JOB #:	2021:022
DATE:	6/29/2021
SCALE:	1" = 30'
TITLE:	EC-1
SHEET:	10 OF 16

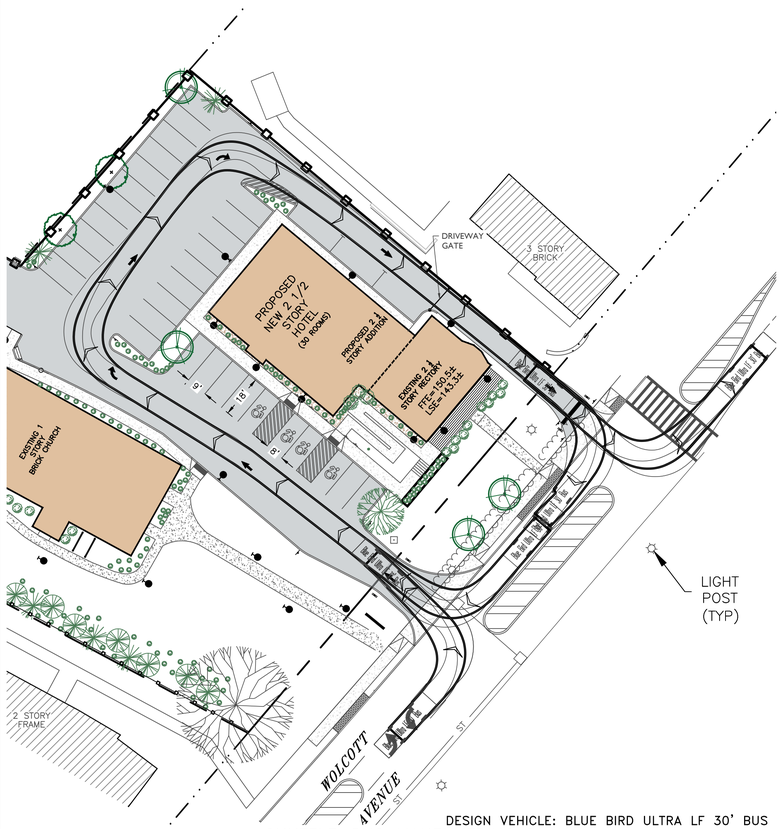
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



DESIGN VEHICLE: BEACON LADDER TRUCK

BEACON LADDER TRUCK MANEUVERING PLAN

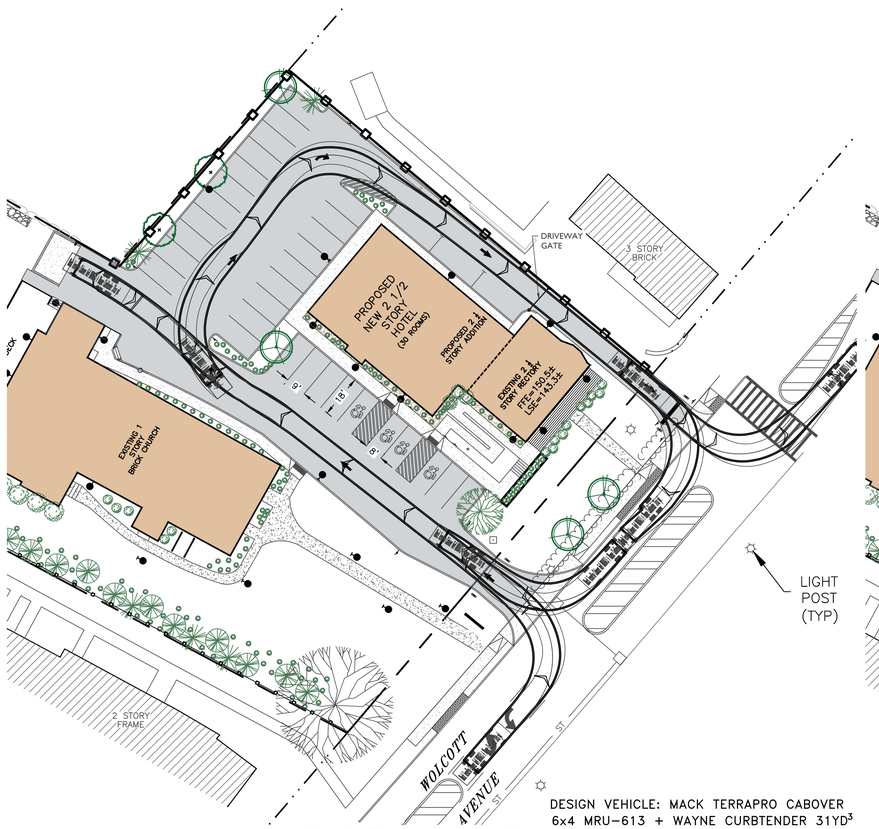
SCALE: 1" = 40'



DESIGN VEHICLE: BLUE BIRD ULTRA LF 30' BUS

SHUTTLE-BUS MANEUVERING PLAN

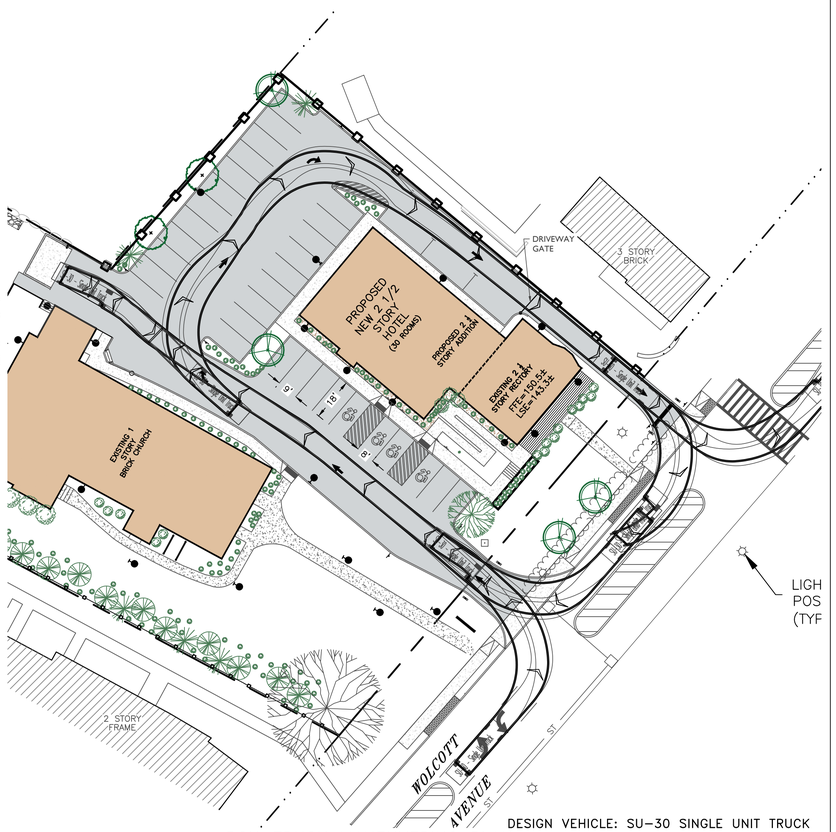
SCALE: 1" = 30'



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

GARBAGE-TRUCK MANEUVERING PLAN

SCALE: 1" = 30'



DESIGN VEHICLE: SU-30 SINGLE UNIT TRUCK

BOX-TRUCK MANEUVERING PLAN

SCALE: 1" = 30'

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

VEHICLE TRACKING PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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

SEAL

HUDSON LAND DESIGN

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VEHICLE TRACKING PLAN

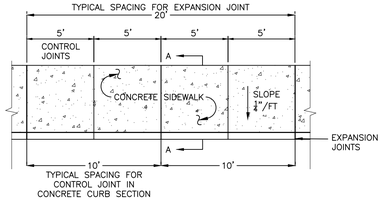
1113 WOLCOTT AVENUE

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CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
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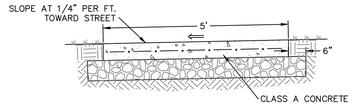
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SHEET:	11 OF 16

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

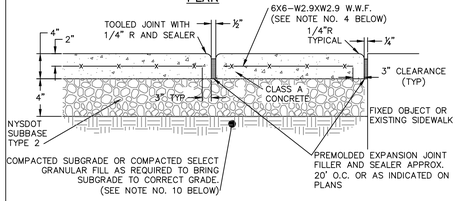
SITE DETAILS



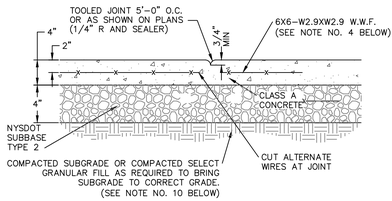
PLAN



SECTION A–A



EXPANSION JOINT

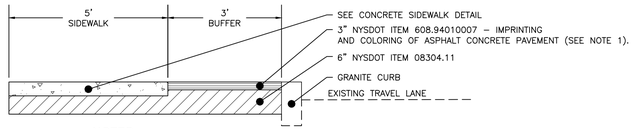


CONTROL JOINT

NOTES:

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

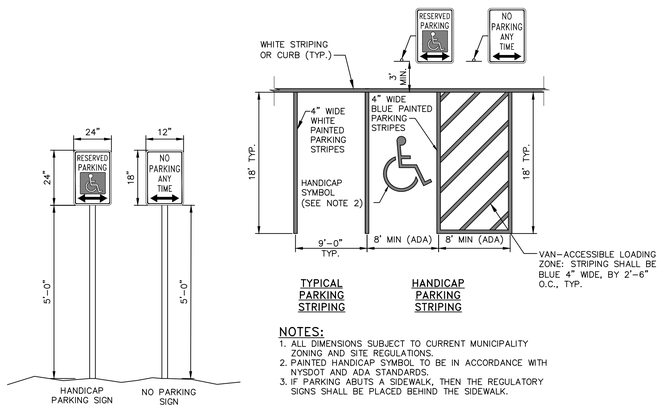
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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

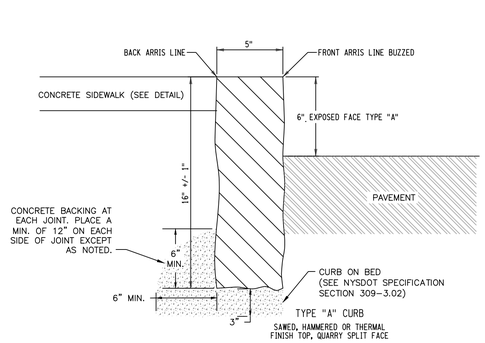


SIGN DETAILS
NOT TO SCALE

NOTES:

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

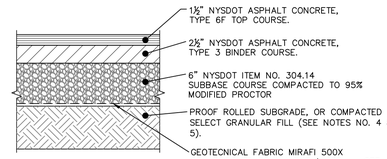
PARKING AND STRIPING DETAIL
NOT TO SCALE



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.

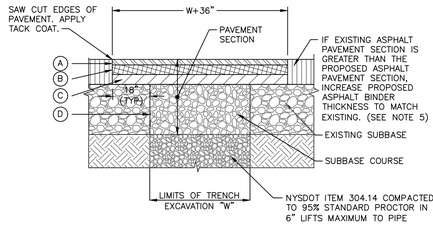
GRANITE CURB DETAILS
NOT TO SCALE



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



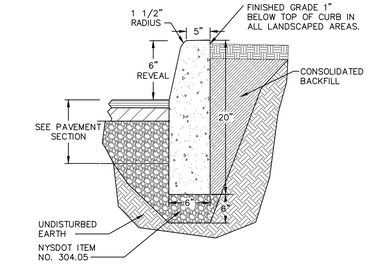
LEGEND

- (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

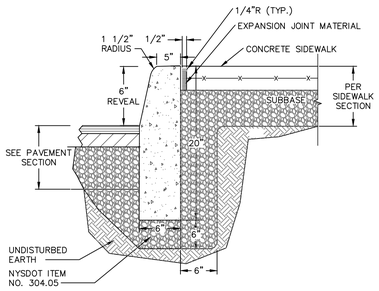
NOTES:

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

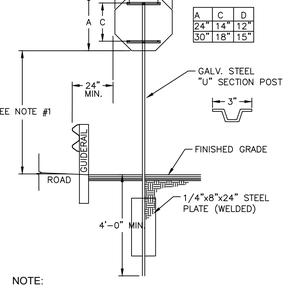


ABUTTING SIDEWALK

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.

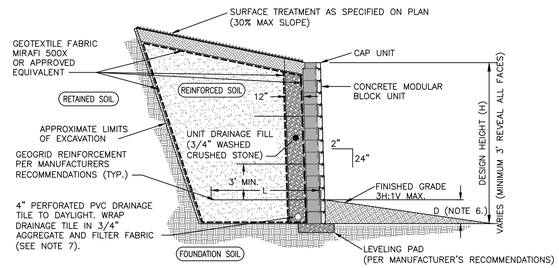
CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

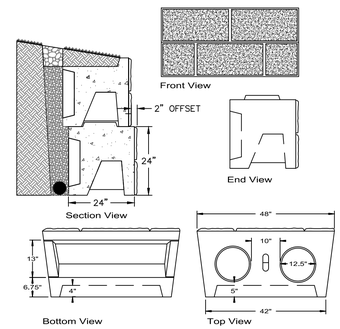


NOTE:

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
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12	11/29/22	NO CHANGE THIS SHEET	MAB				

STATE OF NEW YORK · ANDREA A. BOSSONE · 084466 · LICENSED PROFESSIONAL ENGINEER

SEAL

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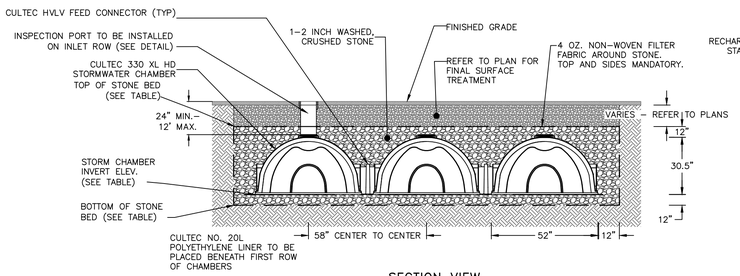
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

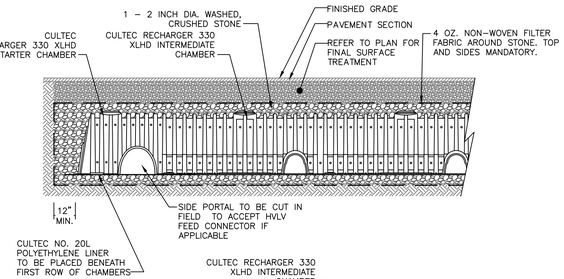
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DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

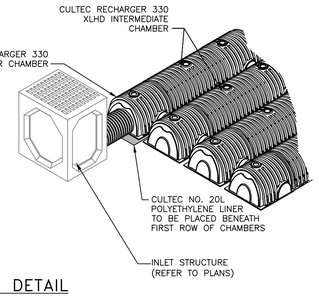
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	12 OF 16

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



SECTION VIEW

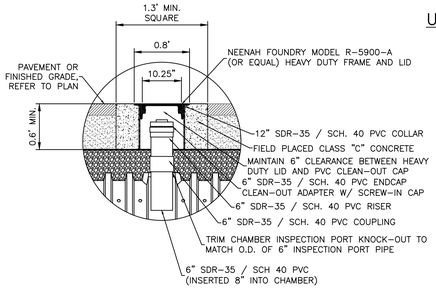




NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD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

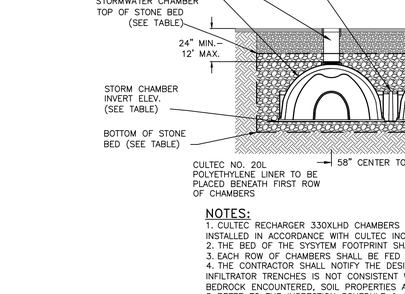
BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
134.0	134.5	137.54	1,601 S.F.	30.5'X52.5'	42

UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE



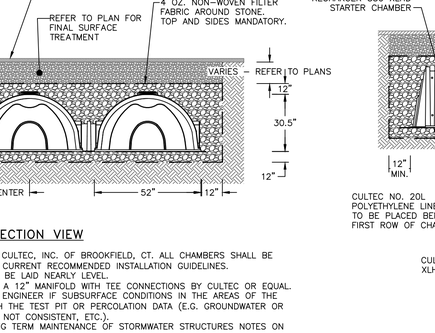
NOTES:
1. PROVIDE AN INSPECTION PORT FOR THE INITIAL AND FINAL CHAMBER OF EACH ROW, AND FOR ROWS WITH MORE THAN 10 CHAMBERS, ONE IN AN INTERMEDIATE CHAMBER.

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE



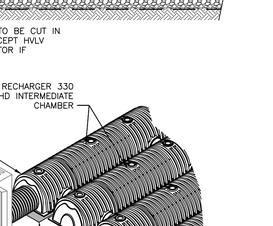
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



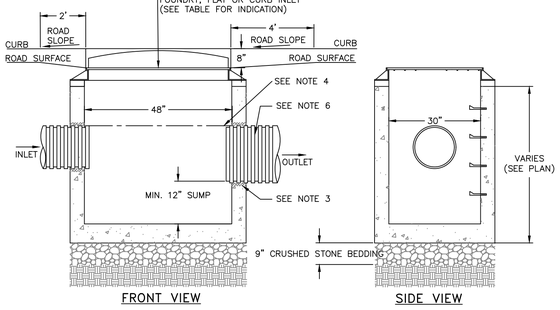
NOTES:
1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT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

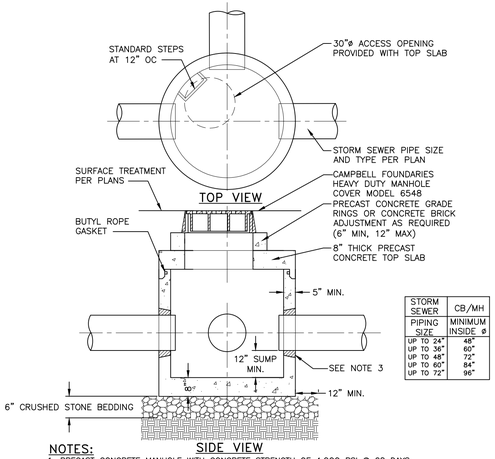
B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

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

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"

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	17	5/30/23	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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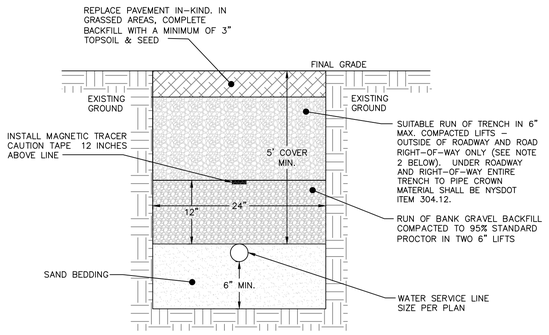
STORMWATER CONSTRUCTION DETAILS

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

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



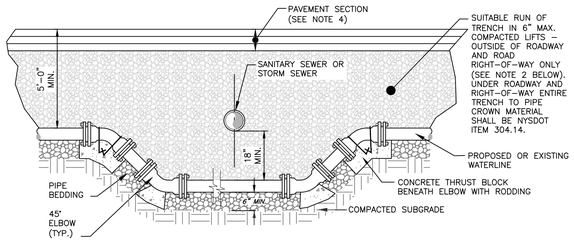
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

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

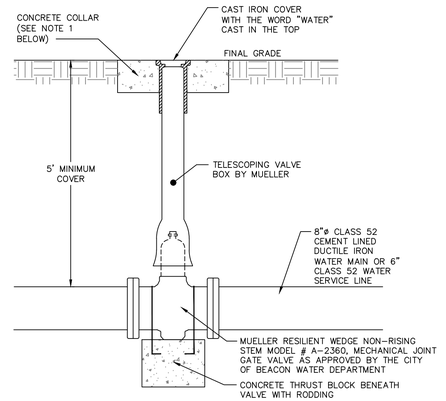
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

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

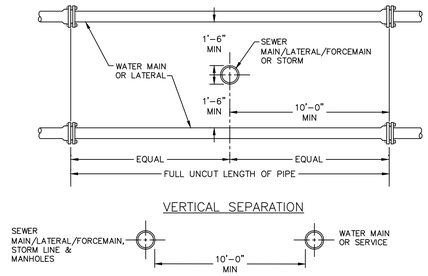
WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

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

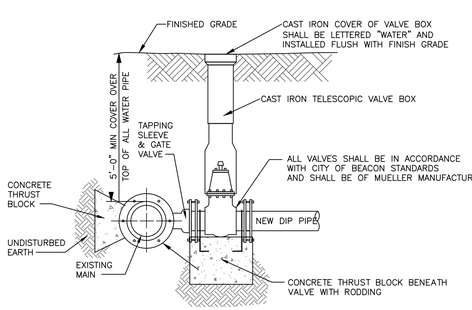
GATE VALVE DETAIL
NOT TO SCALE



NOTE:

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

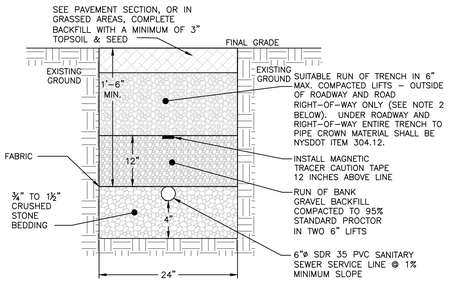
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

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

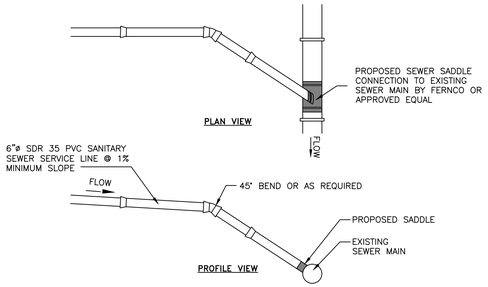
TAPPING SLEEVE DETAIL
NOT TO SCALE



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

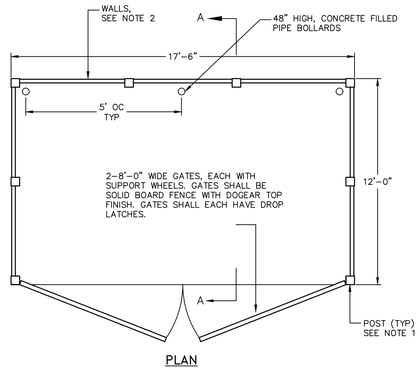
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

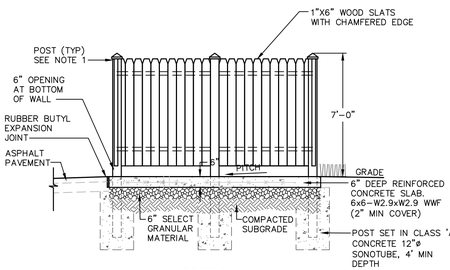
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE





NOTES

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

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

TRASH ENCLOSURE DETAILS
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
7	5/31/22	PER PLANNING BOARD COMMENTS	CMB	13	1/31/23	NO CHANGE THIS SHEET	CMB
8	6/28/22	NO CHANGE THIS SHEET	CMB	14	2/28/23	UPDATED SHEET NUMBER	MAB
9	7/26/22	NO CHANGE THIS SHEET	CMB	15	3/30/23	NO CHANGE THIS SHEET	MAB
10	10/7/22	NO CHANGE THIS SHEET	CMB	16	4/25/23	NO CHANGE THIS SHEET	CMB
11	10/25/22	NO CHANGE THIS SHEET	CMB	17	5/30/23	NO CHANGE THIS SHEET	CMB
12	11/29/22	NO CHANGE THIS SHEET	MAB				

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WATER & SEWER CONSTRUCTION DETAILS

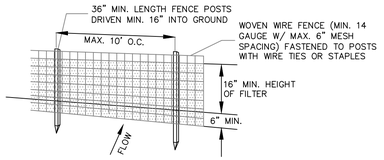
1113 WOLCOTT AVENUE

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

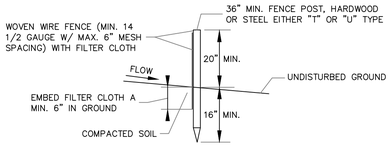
JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD-3
SHEET: 14 OF 16

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



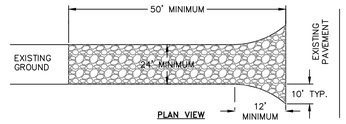
SECTION VIEW

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.

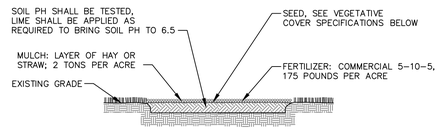
7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT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

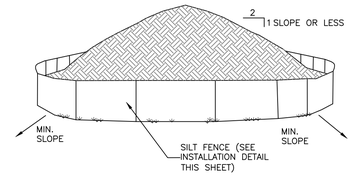
3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

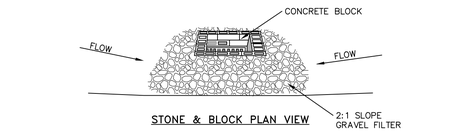


NOTES:

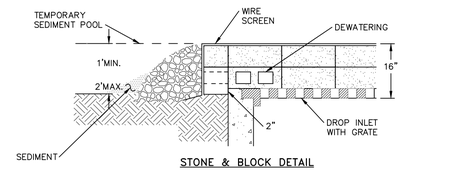
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL

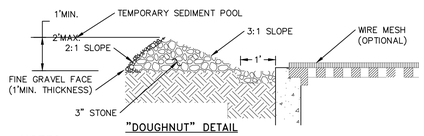
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

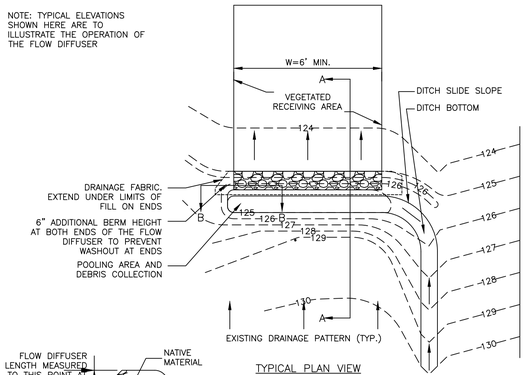
NOTES:

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

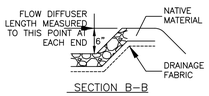
CATCH BASIN INLET PROTECTION DETAIL

NOT TO SCALE

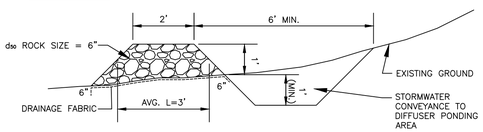
NOTE: TYPICAL ELEVATIONS SHOWN HERE ARE TO ILLUSTRATE THE OPERATION OF THE FLOW DIFFUSER



TYPICAL PLAN VIEW



SECTION B-B



SECTION A-A

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	12	5/30/23	NO CHANGE THIS SHEET	CMB

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

SEAL

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

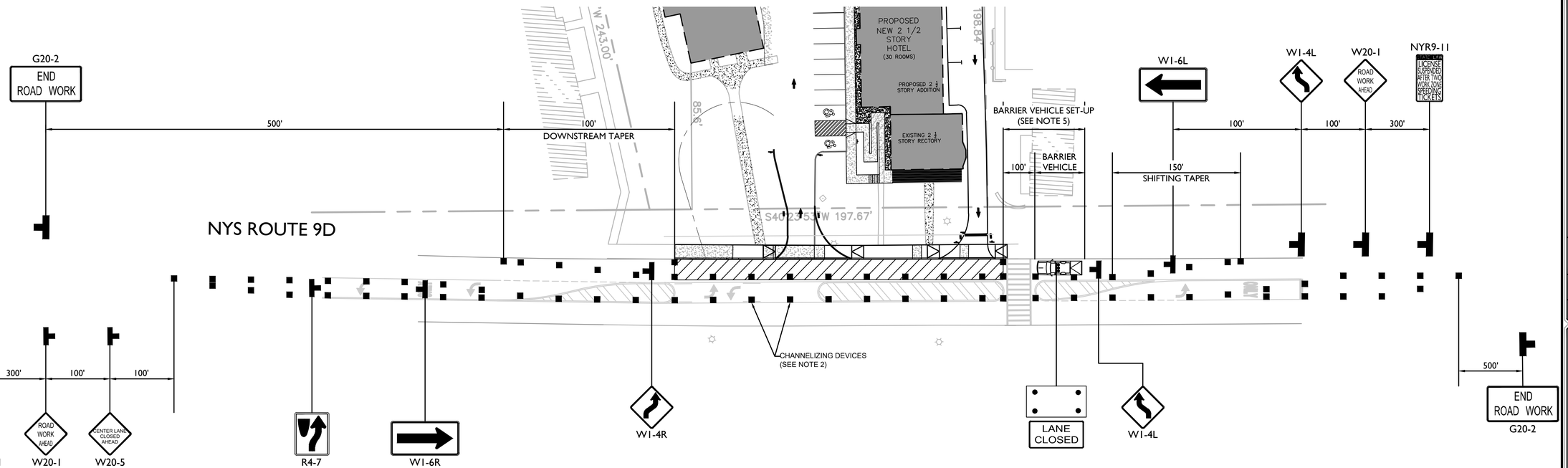
EROSION & SEDIMENT CONTROL DETAILS

1113 WOLCOTT AVENUE

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

JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD-4
SHEET: 15 OF 16

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).

Colliers
Engineering & Design
www.colliersengineering.com
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Doing Business as MASER CONSULTING
811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY

WORK ZONE TRAFFIC CONTROL PLAN

FOR

PROPHECY THEATER, LLC

1113 WOLCOTT AVENUE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

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

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

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

SHEET TITLE:
WORK ZONE TRAFFIC CONTROL PLAN

SHEET NUMBER:
WZTC-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20210210433A\Transportation\Plans\R-PL02-WZTC.dwg(R-PL02-WZTC By:JMcCCN

June 8, 2023

Dear Amanda,

Attached are 14 letters of concern regarding the current proposal for 1113 Wolcott Avenue from residents at River Ridge Views.

Thank you.
Betty Wall

June 6, 2023

From: River Ridge Residents

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 with an accessory event space and bar/café for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue. There are still so many unresolved and concerning issues, but we are trying to keep these letters brief, so we will focus on just 4 points here.

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- We are still very concerned about the noise that will not only occur from the event venue, but also when attendees are coming and going. The Noise Consultancy pointed out that although the applicant might meet regulatory compliance when our windows are closed, that doesn't mean that there won't be adverse **impact** for neighbors-- and that is a clear consideration for the issuance of a Special Use Permit. "Operations in connection with this special use will not conflict with the existing permitted uses on adjacent blocks and will not be more objectionable to nearby properties of any permitted use, not requiring a special permit."

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- It is concerning that they continue to refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community, multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

This project as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Angela Hutchard
1 River Ridge Ct

June 6, 2023

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3 River Ridge Court

June 6, 2023

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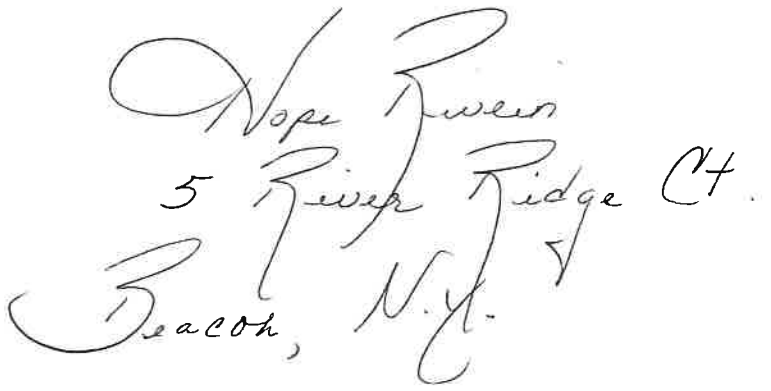
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Sincerely,

ELLIOT D SHRIFTMAN

6 RIVER MEADOW CT
BEACON NY

MADELEINE A. SHRIFTMAN

6 RIVER MEADOW CT
BEACON NY

June 6, 2023

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7 River Ridge Court



June 6, 2023

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Sincerely,



8 River Ridge Court

June 7, 2023

From: River Ridge Residents

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Sincerely,

Virginia Romano

9 River Ridge Court

June 6, 2023

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This project as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

10 River Ridge Ct.

June 6, 2023

From: River Ridge Residents

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 with an accessory event space and bar/café for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue. There are still so many unresolved and concerning issues, but we are trying to keep these letters brief, so we will focus on just 4 points here.

- The applicant has no plan to prevent his customers from coming onto River Ridge property on foot or by car and parking in our spots, other than putting up signs in front of our development which will be ineffective, and a nuisance to our community. There have been multiple Planning Board discussions about signage and how that it is not a solution for trespassing and parking concerns for neighbors.

- We are still very concerned about the noise that will not only occur from the event venue, but also when attendees are coming and going. The Noise Consultancy pointed out that although the applicant might meet regulatory compliance when our windows are closed, that doesn't mean that there won't be adverse **impact** for neighbors-- and that is a clear consideration for the issuance of a Special Use Permit. "Operations in connection with this special use will not conflict with the existing permitted uses on adjacent blocks and will not be more objectionable to nearby properties of any permitted use, not requiring a special permit."

- On the Applicant's revised Environmental Assessment Form submitted this month, they admit that the event space will "*result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services.*" This is despite months of them claiming that there would be *no* detrimental impact.

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This project as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Kimberly S Rodriguez

Kimberly S. Rodriguez
12 River Ridge Ct.
Beacon, NY 12508

June 6, 2023
From: River Ridge Residents
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 with an accessory event space and bar/café for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue. There are still so many unresolved and concerning issues, but we are trying to keep these letters brief, so we will focus on just 4 points here.

- The applicant has no plan to prevent his customers from coming onto River Ridge property on foot or by car and parking in our spots, other than putting up signs in front of our development which will be ineffective, and a nuisance to our community. There have been multiple Planning Board discussions about signage and how that it is not a solution for trespassing and parking concerns for neighbors.

- We are still very concerned about the noise that will not only occur from the event venue, but also when attendees are coming and going. The Noise Consultancy pointed out that although the applicant might meet regulatory compliance when our windows are closed, that doesn't mean that there won't be adverse **impact** for neighbors--and that is a clear consideration for the issuance of a Special Use Permit. "Operations in connection with this special use will not conflict with the existing permitted uses on adjacent blocks and will not be more objectionable to nearby properties of any permitted use, not requiring a special permit."

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- It is concerning that they continue to refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community, multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

This project as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Smith Old Household

13 River Ridge Court

June 6, 2023

From: River Ridge Residents

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 with an accessory event space and bar/café for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue. There are still so many unresolved and concerning issues, but we are trying to keep these letters brief, so we will focus on just 4 points here.

- The applicant has no plan to prevent his customers from coming onto River Ridge property on foot or by car and parking in our spots, other than putting up signs in front of our development which will be ineffective, and a nuisance to our community. There have been multiple Planning Board discussions about signage and how that it is not a solution for trespassing and parking concerns for neighbors.

- We are still very concerned about the noise that will not only occur from the event venue, but also when attendees are coming and going. The Noise Consultancy pointed out that although the applicant might meet regulatory compliance when our windows are closed, that doesn't mean that there won't be adverse **impact** for neighbors-- and that is a clear consideration for the issuance of a Special Use Permit. "Operations in connection with this special use will not conflict with the existing permitted uses on adjacent blocks and will not be more objectionable to nearby properties of any permitted use, not requiring a special permit."

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- It is concerning that they continue to refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community, multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

This project as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood, as currently proposed.

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

Sincerely,

Karoline Norillo

Karoline Norillo
14 River Ridge Ct

June 6, 2023

From: River Ridge Residents

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 with an accessory event space and bar/café for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue. There are still unresolved issues of concern:

- The applicant has no plan to prevent his customers from coming onto River Ridge property on foot or by car and parking in our spots, other than putting up signs in front of our development which will be ineffective, and a nuisance to our community. There have been multiple Planning Board discussions about signage and how that it is not a solution for trespassing and parking concerns for neighbors.

- We are still very concerned about the noise that will not only occur from the event venue, but also when attendees are coming and going. The Noise Consultancy pointed out that although the applicant might meet regulatory compliance when our windows are closed, that doesn't mean that there won't be adverse **impact** for neighbors-- and that is a clear consideration for the issuance of a Special Use Permit. "Operations in connection with this special use will not conflict with the existing permitted uses on adjacent blocks and will not be more objectionable to nearby properties of any permitted use, not requiring a special permit."

- It is concerning that they continue to refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community, multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people

attending separate ticketed events per day. We would like to see an overall cap of attendees to a much more reasonable number.

This project as currently proposed needs further review before granting a Special Permit because it's clear our quality of life could be diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

Thank you for your time.

Sincerely,

Kevin L. Davidson

16 River Ridge Court

June 6, 2023

From: River Ridge Residents

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 with an accessory event space and bar/café for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue. There are still so many unresolved and concerning issues, but we are trying to keep these letters brief, so we will focus on just 4 points here.

- The applicant has no plan to prevent his customers from coming onto River Ridge property on foot or by car and parking in our spots, other than putting up signs in front of our development which will be ineffective, and a nuisance to our community. There have been multiple Planning Board discussions about signage and how that it is not a solution for trespassing and parking concerns for neighbors.

- We are still very concerned about the noise that will not only occur from the event venue, but also when attendees are coming and going. The Noise Consultancy pointed out that although the applicant might meet regulatory compliance when our windows are closed, that doesn't mean that there won't be adverse **impact** for neighbors-- and that is a clear consideration for the issuance of a Special Use Permit. "Operations in connection with this special use will not conflict with the existing permitted uses on adjacent blocks and will not be more objectionable to nearby properties of any permitted use, not requiring a special permit."

- On the Applicant's revised Environmental Assessment Form submitted this month, they admit that the event space will "*result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services.*" This is despite months of them claiming that there would be *no* detrimental impact.

- It is concerning that they continue to refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community, multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

This project as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Christien Methot
17 River Ridge Court

June 6, 2023

From: River Ridge Residents

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 with an accessory event space and bar/café for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue. There are still so many unresolved and concerning issues, but we are trying to keep these letters brief, so we will focus on just 4 points here.

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This project as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Jordan Comito
18 River Ridge Court

8 June 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

On the Applicant's Environmental Assessment Form submitted this month, they admit that the event space will "*result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services.*" This is despite months of them claiming that there would be *no* detrimental impact.

It is concerning that they refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

These two factors alone demonstrate that this project, as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood. Thank you for your careful consideration of this proposal and your time.

Sincerely,

Seanegan and Jenny Sculley
30 Beekman St., Unit 103
Beacon, NY 12508

Thursday, 8th June, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: 1113 Wolcott Avenue Prophecy Theater proposal

We have read the Applicant's cover letter and Exhibits for the June 2023 meeting. Our concerns are extensive and so—with respect for your time—we determined that the most efficient way to present them to you would be in a table format. We hope this is helpful.

In a nutshell, there is little new information in the information presented and some we found to be even more contradictory than previously stated. We find it hard to imagine that a Special Permit would be permissible when it is so evident that the quality of life for our three communities will be so negatively impacted.

So, here goes:

Prophecy Theater's Claim	**Response from The View (TV), River Ridge Views (RRV), and Hammond Plaza (HP)**
Exhibit A	
a) *There is a fence proposed on the River Ridge side of the project, ending at the line of the cemetery. The fence does not serve an acoustic mitigation purpose, and may be eliminated if the River Ridge community comes to the consensus that the fence is not necessary.*	RRV has repeatedly advised the Applicant that the currently proposed 6' fence is not necessary as it does not serve a purpose of sound mitigation and blocks the homeowners' existing view. **The Applicant has failed to provide a remedy that will protect RRV from noise pollution and trespassing**.
c) *The event and café uses will be activated when a Certificate of Occupancy has been issued.*	This does not answer the question which is whether the Applicant intends to complete, finish, and open the Hotel (the main building) before the church which is the accessory space. We understand this isn't permissible.
d) *Accessory conferences/events can occur subject to the hours of operation and*	Again, this does not answer the question. We should take it to be an admission that they do intend to host all day festivals which involve

limitations set forth in the Applicant's Management Plan.	multiple groups of 150 people arriving and leaving at the same time, which could amount to 600+ descending upon the immediate neighborhood over the course of the day. This is a way for the applicant to get around the 150 daily capacity limit and should be prohibited.
e) *Smoking will be prohibited inside of all of the buildings on the property. If smoking is permitted on any adjacent properties, then hotel management retains the ability to designate a smoking area outside, as far as practicable from the property lines.*	Allowing smoking anywhere on the property, including the exterior should be prohibited. **The View has a no smoking policy for the interior and surrounding exterior property and this is stipulated in the building's By-Laws.** **The View's property includes woodlands that sit behind the church and parsonage and alongside the cemetery and this could be a serious fire hazard, especially during periods of drought. It should be noted that West End Lofts is also a no-smoking property.**
1. Environmental Assessment Form	
P1. Description: (Relating to cemetery): *Applicant intends to perform additional restoration work in the future once an appropriate scope of work is evaluated and agreed to along with Applicant's consultants and the cemetery restoration experts recommended by the Beacon Historical Society or preservation group. The schedule for the future restoration work will be coordinated with the scope of work, as well as available funds to accomplish the work as it proceeds.*	The Applicant is giving themselves plenty of wiggle room to never "restore" the cemetery and we believe they should be required to provide details of what "additional restoration" will be done before gaining approval. The claim here is contrary to the multiple claims the Applicant has made over the past 12 months that they will "restore" the cemetery, yet they have never provided details of their vision.
P6. *Stormwater currently flows toward adjacent properties to the west and will continue to flow toward the west. An on-site underground detention/infiltration system is proposed to mitigate runoff from additional impervious surfaces where currently there is no stormwater control.*	This will directly impact The View. While the Applicant claims they will mitigate the runoff impact, do their plans take account of the additional runoff once trees and foliage in the cemetery are removed and thinned? The Applicant should provide information as to

	whether their assessment accounts for all the trees and foliage they will remove.
P7. *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****.* ***Proposed Hours: Morning, Afternoon, Evening between 7am and 11pm***	Time and time again, the Applicant has claimed that there will be little impact to the neighborhood, yet their response here is a direct contradiction of their claim. Even worse, they are making clear that the substantial increase in traffic will run from 7AM in the morning until 11PM at night. How is this compliant with their cited hours of operation? This is proof that our quality of life will be negatively impacted.
Page 7 (j) ii. *For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks)* *2 truck trips per day using box deliveries, and 1 to 2 garbage truck trips per week.*	How is it realistic to only have garbage removal 1 to 2 times per week for an event space and hotel? We are concerned that this will result in rodents and air pollution (odors of rotting food and other waste)
Page 7 (l). *Hours of operation:* During Construction: Monday to Friday: 8am to 7pm Saturday: 8am to 6pm Sunday: 9am to 5pm Holidays: Emergency only *During Operations* *Mon to Friday – 8am to 8pm* *Sat 8am to 9pm* *Sun 8am to 8pm* *Holidays 8am to 9pm*	The Applicant says there will be 18 months of construction. It is yet another indication of their lack of regard for this residential neighborhood that they plan to have construction running 7 days a week. Should this inappropriate project be given a Special Permit, we ask that the Planning Board restrict the days and hours of construction. This contradicts the statement above on proposed hours. Also, hours of operation for the event space were stated in the last proposal (March 2023) to be: 7am to 7:30 Thursday and Sunday 7am to 8:30 Friday and Saturday Is the Applicant hoping to secure a late-night event space on a technicality of the café (bar) remaining open long after the event is over.

	Does Hours of Operation mean everyone is off site by these hours or is it just “last orders” at 9PM? This, of course, could mean patrons still on site until 10PM or later.
E.1 Land uses on and surrounding the project site *Urban* *Residential (suburban)*	The Applicant has checked off both boxes. This is a residential suburban neighborhood. What urban uses are there?
P12. *Identify the predominant wildlife species that occupy or use the project site: White tail deer, gray squirrel, raccoon, native birds, chipmunk, skunk*	We ask that the Planning Board also take into consideration the diversity of animals which live on (and frequently pass through) both The View’s woodlands and in the cemetery, all of which will be driven away and/or displaced if the trees and foliage are removed and the cemetery and the event space becomes highly active (e.g. all day festivals) and there is increased light pollution in the cemetery and on the grounds. Indiana bats, groundhogs, cotton tail rabbits, red foxes, possums and a plethora of native and migratory birds including Indigo Bunting, Gray Catbird, Chimney Swift, American Goldfinch, Northern Cardinal, Eastern Phoebe, Blue Jay, White Breasted Nuthatch, Northern Mockingbird, Northern Flicker, Red Tail and Red Shouldered Hawks, Falcon, Osprey (identified and tracked via Merlin/Cornell University App 2023) as well as Monarch butterflies, the increasing rare Fire Flies and much-loved Crickets and Cicadas.
Environmental Assessment Form Narrative	
P. 2. *The properties that surround the Premises consist of densely developed urban area developments, including the River Ridge Views, The View at Beacon, Hammond Plaza, and West End Lofts projects. The Premises are also located in close proximity to the*	This is misleading and disingenuous. The Planning Board members who attended the tour arranged by the Board Presidents of RRV, TV, and HP will remember the quiet nature of the garden areas of each properties. The View, in particular, has a woodlands area which is

Beacon Metro-North Train Station, Beacon City Hall, off-street parking areas and nearby mixed-use developments along the City's Main Street and in the surrounding neighborhoods.	populated and visited by more than 25 different species of animals. We may hear ambient traffic noise from time to time, but it is not constant and it isn't the non-ambient noise of large groups of people gathering and dispersing, often under the influence of alcohol. For RRV residents on the North side there is virtually no noise at all and the backyard of RRV is also currently quiet and peaceful. The ambient noise which our complexes endure emanate from public areas and services, not privately-owned businesses. To argue that it's ok to add to the "noise" because there is some "noise there already is not a valid reason to ruin the neighbors' quality of life.
P2. *Given the Project's location in a densely developed urban area and the Premises' existing improvements, it is unlikely the Premises serve as a habitat area for any bats. Indeed, the existing landscape is currently a barren food desert for wildlife, extensive lawn, a few shrubs, and little opportunity for wildlife to forage for food and find cover.*	**Again, please note the comments above regarding the population and visiting of more than 25 species of animals at any given time. The View has a woodlands area deliberately left wild to help the biodiversity living there.** **The argument that it is "unlikely" the Indiana bats are present is insufficient. It should be noted that the bats fly over the rooftop of The View frequently at sunset and in fact, have taken up residence on more than one occasion in a RRV's homeowner's roof.**
P8. *At present, 336 people can gather in the church space. An active church community for a space of this size would have a similar use intensity as the Applicant is proposing. There was once daily use of the property as a school, as well as large services every weekend. This church was a centerpiece for the community, and the Applicant's plans will maintain its use that will also serve as a resource to the community.*	The Applicant is deliberately misrepresenting the presence of an active church community now or in the future. A church congregation would meet once or twice a week for around two hours and would not be under the influence of alcohol. There is no valid comparison between their project and an active church community.

	In this Highlands Current feature from 2022, it states that the church was built to hold 200 people max, with no mention of 336: https://highlandscurrent.org/2022/02/25/the-challenge-for-churches/
P9 – *The Project will not result in any significant adverse impacts resulting from odor, light, or noise.*	This is untrue. The Applicant has admitted on the EAF form that traffic will increase substantially. Equally important is that they are not factoring in the noise generated by their patrons in surrounding grounds of the church and the neighborhood. They have already admitted in a previous meeting that they will have no control over that. If they remove or thin trees in the cemetery, sound will be amplified and will travel further. We don't understand why neither sound consultant deemed it unnecessary to calculate sound impacts based on the plan (i.e. to remove trees and foliage) nor to assess the impact for The View or Hammond Plaza. We contend that being sandwiched downhill between the church and the river, the noise will travel and greatly impact both properties (as well as RRV and WEL) and this should be considered.
P9 – The Applicant's Acoustical Reports # 1-3 demonstrate the current elevated sound levels on and in the vicinity of the Premises are a result of the surrounding, densely populated area and heavily traveled major urban arterial (NYS Route 9D/Wolcott Avenue). The Applicant's consultant conducted noise level measurements on a Tuesday (i.e., not on a busy weekend or when a band was playing amplified music outside of the nearby restaurant, Bank Square; or when live bands play into the late hours (past 11 pm) of the night, outside,	This is untrue. The Applicant is using language to misrepresent the character of our neighborhood. Furthermore, just because there is existing ambient noise—which has existed for decades and in some cases over 100 years—why is acceptable to add to it? Neighbors already complain about late night music from across the river which disrupts their sleep and peace. It is not acceptable to further amplify the disruption.

across the Hudson River in the City of Newburgh with live amplified music, etc.). Notwithstanding the Tuesday sampling, the ambient noise levels, largely as a result of the site's proximity to NYS Route 9D and the train station, as well as the existing apartment complexes and active parking lots, and the sidewalks along NYS Route 9D—that are presently used by walkers and passersby that may also be in conversation—demonstrated that there were numerous contributors to localized, ambient noise proximate to the Premises.	It should be noted that Bank Square Coffee Shop is in the City of Beacon Business District, and events it hosts are infrequent to the point of non-existent. 1113 Wolcott Avenue is not in the business district AND plans to host 160 large events per year. Currently, any passersby are in single digit numbers. They are in no way comparable to large groups of individuals leaving the event space together and potentially under the influence of alcohol.
P9. *Any use on the Applicant's property – including the existing church use in the no build condition (which is not subject to the City's noise ordinance)3 – 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.4 These factors result in an existing elevated sound environment in the City 3 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.*	Here the Applicants admits that they will increase the noise levels and disturbances. Again, it is inaccurate to compare the patrons of their proposed event space to the congregation of an active church which would only operate for less than 10 hours a week, serving no alcohol, nor hosting all day festivals in which upwards of 600 people could attend.
P10. *It is also important to emphasize that 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. See Acoustical Supplemental Report # 3 prepared by B. Laing Associates, dated May 3, 2023. This result is accomplished in large part by the Applicant's numerous mitigation measures and the reduced capacity and*	We are concerned that the noise consultants have not been asked to address or analyze the offsite impact, when clearly this is a major area of concern that has been addressed in the many public hearings for the proposal, and is also a crucial consideration for a Special Permit. The Applicant deliberately fails to address the concerns of his neighbors by not addressing the impact upon the residential neighborhood

hours of operations, which are proposed in response to the concerns of the Planning Board and the public regarding the sound emissions of conferences/events held on the Premises.	of large groups of people arriving at the same time and leaving at the same time. This would also be in addition to Uber, taxi drivers, and parents waiting to pick up teenagers parking outside, along 9D and in the neighboring properties, awaiting the patrons.
P11. *Moreover, the Applicant understands that this location is well-suited for commercial development, given the character of the surrounding developments, and that the future use of the site will be woven into the fabric of downtown Beacon as an important link.*	This is offensive and demonstrates that the Applicant has no regard or care for the fact that this proposal—if approved—will be tightly shoehorned into a quiet, residential neighborhood, disrupting the lives of many people who bought their properties and invested in Beacon in the belief that they had bought into a residential community.
P13. *It is worth noting that the majority of adjacent residential neighborhoods are representative of high-density urban living, and thereby lack screening amongst properties.*	As the members of the Planning Board who attended our site visit will know, this is plainly untrue.
P22. *Temporary Off-Site Signage As identified in Exhibit No. 3 of the TPMP temporary signage will be installed along Route 9D at the entrance to the Municipal Plaza and at Beacon Street to direct attendees to both the Municipal Plaza and Tompkins Lots for event parking. In addition, temporary signage indicated "No Event Parking" will be installed at the entrance to the River Ridge and West End Lofts residential developments as well as at the entry to several public roadways in the vicinity of the Site including Beacon Street, Academy Street, Rombout Avenue and Stratford Avenue.*	There has already been a lengthy discussion during several Planning Board meetings agreeing that signage doesn't work. In addition, neighbors in RRV, TV, HP and the surrounding streets have indicated that they do not want temporary signage on or near their properties. The fact that the property does not have sufficient parking of its own is a fundamental challenge to this project which should be in a business district/Main Street area or somewhere with sufficient parking.

In summary, the Applicant has time and time again dodged answering critical questions. We believe they should be held accountable for these non-deliverables. At the last Planning Board

meeting they were asked to come back to finally present a “nuts and bolts” full plan. This is not a plan of any sort.

We are no clearer on how they intend to operate the event space, or what type of events they plan to host, than we were before and there is absolutely no reassurance for us that this will be a positive addition to our residential community.

We are also at a loss to understand why the Applicant is not required to maintain the property currently. The sidewalk and the deteriorating steeple are both a hazard to public safety. At the very least, the Applicant should ensure the property is not a safety concern while awaiting an outcome on their application, if for no other reason than to demonstrate that they can be good, considerate neighbors.

Given the vast number of outstanding issues and concerns, as flagged in this letter, this project, as currently proposed, should NOT be given a special permit because it is clearly not compatible with the existing residential neighborhood that surrounds it. Furthermore, the Applicant has demonstrated that any concerns its neighbors may have will likely be discounted, disregarded, and misinterpreted.

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

(Submitted on behalf of the concerned residents of our communities)

June 7, 2023

Dear Chairman Gunn and the Beacon Planning Board,

As always, I want to start by thanking you and the Board for your service to the Beacon community! It is both highly valued and deeply appreciated.

Within this context, I am writing to voice in the strongest of terms my full support of the attached letter from many of my neighbors here in River Ridge to reject the Special Permit request for the developer of 1113 Walcott Avenue for the reasons articulated in the letter. The developer continues to demonstrate an inability (and/or a lack of interest/commitment) in addressing the vital issues of noise, traffic, disruption/tresspassing, and size of particular events embedded in his proposal, that would adversely impact and change the nature and character of not only the River Ridge community but this entire region of the greater Beacon community.

Once again, I respectfully ask that you decline the request for a Special Permit. Thank you for your time and attention to this matter and your consideration of our many concerns over this past year. With all best wishes,

Marc Wais
2 River Ridge Ct.
Beacon

June 6, 2023

From: River Ridge Residents

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 with an accessory event space and bar/café for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue. There are still so many unresolved and concerning issues, but we are trying to keep these letters brief, so we will focus on just 4 points here.

- The applicant has no plan to prevent his customers from coming onto River Ridge property on foot or by car and parking in our spots, other than putting up signs in front of our development which will be ineffective, and a nuisance to our community. There have been multiple Planning Board discussions about signage and how that it is not a solution for trespassing and parking concerns for neighbors.

- We are still very concerned about the noise that will not only occur from the event venue, but also when attendees are coming and going. The Noise Consultancy pointed out that although the applicant might meet regulatory compliance when our windows are closed, that doesn't mean that there won't be adverse **impact** for neighbors-- and that is a clear consideration for the issuance of a Special Use Permit. "Operations in connection with this special use will not conflict with the existing permitted uses on adjacent blocks and will not be more objectionable to nearby properties of any permitted use, not requiring a special permit."

- On the Applicant's revised Environmental Assessment Form submitted this month, they admit that the event space will "*result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services.*" This is despite months of them claiming that there would be *no* detrimental impact.

- It is concerning that they continue to refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community, multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

This project as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

2 River Ridge Court

June 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

On the Applicant's Environmental Assessment Form submitted this month, they admit that the event space will *"result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services."* This is despite months of them claiming that there would be *no* detrimental impact.

It is concerning that they refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

These two factors alone demonstrate that this project, as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Jane Riley
4 Stratford Avenue
Beacon, NY

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: June 9, 2023
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the May 31, 2023 cover letter from Cuddy+Feder, May 30, 2023 response letters from Aryeh Siegel and Hudson Land Design, May 30, 2023 updated Full EAF, Part 1 with an additional narrative, and sheets 1, 5, 9, and 11 of a 16-sheet Special Permit set, dated May 30, 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. During the Special Permit review process, other conditions to a potential approval should be considered, including:

    a) The phasing of future operations to ensure that any new accessory uses to the hotel are not opened before the primary hotel use.

    b) Limitations to avoid successive or overlapping events that would exceed any agreed-upon capacities, traffic mitigation, and parking demands.

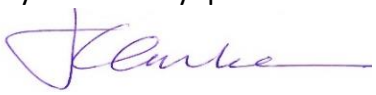
    c) If outdoor smoking is to be permitted at all, the designation of a limited smoking area away from adjacent properties.

    d) More specific restoration and maintenance agreements for the overgrown cemetery.

4. Since a fence along the River Ridge frontage is not meant to serve an acoustical purpose, a metal picket fence may be a better option to restrict access without blocking views.

5. 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
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

June 12, 2023

Dear Amanda,

Attached are 4 letters of concern from residents at Hammond Plaza regarding the Prophecy Theater proposal for 1113 Wolcott Avenue.

Thank you.

June 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

On the Applicant's Environmental Assessment Form submitted this month, they admit that the event space will "*result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services.*" This is despite months of them claiming that there would be *no* detrimental impact.

It is concerning that they refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

These two factors alone demonstrate that this project, as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Name: Marilyn T. Cooper

Address: 25 Hammond Pl
Beacon NY 12508

June 9, 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

On the Applicant's Environmental Assessment Form submitted this month, they admit that the event space will "*result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services.*" This is despite months of them claiming that there would be *no* detrimental impact.

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I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Signature: Joyce A. Kaiden

Name (printed): Joyce A. Kaiden

Address: 1 Hammond Plaza

Beacon, NY 12508

June 9, 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

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I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Signature: Carol Zaccara

Name (printed): CAROL ZACCARA

Address: 14 HAMMOND PLAZA, BEACON, NY 12508

08 June 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

On the Applicant's Environmental Assessment Form submitted this month, they admit that the event space will "*result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services.*" This is despite months of them claiming that there would be *no* detrimental impact.

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I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely, Dawn Powell-Manso

Name: Dawn Powell-Manso

Address: 19 Hammond Plaza

June 6, 2023

Hi Amanda,

Attached are 5 additional letters from residents on Stratford Avenue.

Thank you.

June 6, 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

On the Applicant's Environmental Assessment Form submitted this month, they admit that the event space will *"result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services."* This is despite months of them claiming that there would be *no* detrimental impact.

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I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Name: Lisa Daly

Address: 6 Stratford Ave
Beacon, N.Y.
12508

June 6, 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

On the Applicant's Environmental Assessment Form submitted this month, they admit that the event space will *"result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services."* This is despite months of them claiming that there would be *no* detrimental impact.

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I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Name: Linda Bradford

Address: 6 STRATFORD #2 BEACON

June 6, 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

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I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Name: JIM JENKINS

Address: 6 STRATFORD AVE. #2
BEACON, NY 12508

June 6, 2023

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Proposed development of 1113 Wolcott Avenue

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These two factors alone demonstrate that this project, as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Name: Laura Bono

Address: 18 Stratford Ave
Beacon, NY 12508

June 6, 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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

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I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Name:

Address: 10 Stratford Ave
Beacon, NY 12508

Monday June 12th, 2023

Dear Chairman Gunn and the City of Beacon Planning Board

Re: 1113 Wolcott Avenue, Prophecy Theater proposal

Prophecy Theater's Environmental Assessment Form and accompanying narrative submitted this month reveals the extent to which this proposal is completely incompatible with our residential neighborhood. It also reveals the extent to which the Applicant is—at best—unable to comprehend the actual devastating impact their plans would have upon our quality of life.

My husband and I are homeowners at The View, living at the back of the building overlooking our beautiful, small woodlands. Some might see an unkempt hillside. We see nature thriving. At the last count, there were at least 25 different species of animals (including bats) living and passing through our woodlands and the Dutch Reformed Church cemetery. It's a treasured space for us and our neighbors.

At night, as we sit on our balcony, looking out onto the hill, it is pitch black, with almost uninterrupted quiet (except in summer when the cicadas and crickets are in full song). This is despite the fact we live just a few hundred feet from Wolcott Avenue. As we have said so many times now, an event space at this historic building would cause significant light and noise pollution, trespassing, and safety issues that would simply destroy the quality of life we currently enjoy. This now isn't just an opinion of concerned residents; the Applicant's own Environmental Assessment Form and narrative confirm it.

I'm concerned that there have been several discussions around granting the Applicant a "trial period." I ask that the Planning Board do not consider this as an option. It would mean our neighborhood living with 18 months of construction—seven days a week according to the Applicant (how considerate of them)—only for us then to have to endure constant noise, traffic, parking and trespassing issues once the property is active, until the City takes action. Why would the City do that to its tax-paying residents when there are already so many red flags to the project?

As so many of us have said for the past year now, this proposal belongs in a business district like Main Street, or on an industrial site with ample space to accommodate the noise, crowds, and business it wishes to generate.

We may never know why Prophecy Theater bought this historic property in a residential neighborhood without knowing whether they would be able to bring their "dream" to life. However, it is **not** incumbent upon their neighbors to sacrifice *their* quality of life just to help the Applicant get what they want, when they should have conducted more due diligence up front. As we all know, not all dreams can come true!

Please protect our quality of life and say no to this project.

Thank you as always for your time. I know your role isn't easy and we're grateful for your careful consideration.

Sincerely,
Shelley Simmons-Bloom | The View, 30 Beekman Street, Beacon, NY 12508

Amanda Caputo

From: Laura Perdomo <llgiuliano23@gmail.com>
Sent: Monday, June 12, 2023 9:00 AM
To: Amanda Caputo
Subject: Proposed development of 1113 Wolcott Avenue

Follow Up Flag: Follow up
Flag Status: Completed

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 with an accessory event space and bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

On the Applicant's Environmental Assessment Form submitted this month, they admit that the event space will "*result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services."* This is despite months of them claiming that there would be *no* detrimental impact.

It is concerning that they refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

These two factors alone demonstrate that this project, as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life, particularly for the young children of our community, and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,

Laura Perdomo

30 Beekman St. Unit 108

STEVEN JAFFE

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

June5, 2023

Beacon Planning Board
Beacon, NY

RE: 1113 Wolcott Ave Concerns

Dear Beacon Planning Board:

Once again, I am writing to voice my concerns about creating an event venue at 1113 Wolcott Avenue, at the site of the Historic Dutch Reform Church.

Having read the updated assessment form and the *newly created narrative,* it still is not clear what the applicant is proposing as many of the applicant's terms and writings in general are contradictory or simply unclear.

Here are some questions I've asked myself—perhaps the planning board can ask the applicant:

Will the church be a conference center or an event venue, the applicant refers to this project using both terms? Which is it? They are very different in nature.

Will the applicant restore the cemetery and church building as they have more than implied, they will do, or will they simply clear some brush from the cemetery and build out the interior of the church (see page 1 of the assessment form)? One of the applicant's key arguments is that the church and cemetery are in dire need of restoration and if they are not given a go-ahead the church will further fall into disrepair. Shouldn't the applicant be required to provide details as to what the restoration will be?

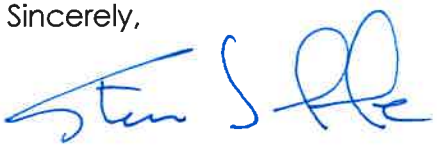
Will the applicant attempt to open the venue prior to the completion of the hotel? This does not seem to be legal, as the city ordinances clearly say that "a conference center" can be created as an accessory to the hotel.

How in the name of common sense is River Ridge Views considered a densely populated urban area? The applicant has said this many times in their effort to explain why a commercial event venue should be allowed smack in the middle of a residential neighborhood.

These are but a few questions that were raised by the applicant's latest submission.

Thank you, Chairman Gunn and the Planning board, for listening to my concerns and working diligently to create a wonderful City of Beacon.

Sincerely,



Steve Jaffe

Matt Bloom
30 Beekman Street
Beacon, NY 12508

Dear Chairman Gunn and the City of Beacon Planning Board,

Thanks for all your hard work and diligence.

This letter is comprised of questions expressing my continued concern regarding the proposed Prophecy Theater project.

1. If Prophecy Theater bought 1113 Wolcott before they knew they could use it for their intended purpose, why is it incumbent on us residents to sacrifice our peace, quiet, and well-being to help them make it work? Why do we have to suffer for their dream?

2. If a business trying to move into a residential neighborhood has rights—as the acting Chairman of Planning Board mentioned repeatedly during the last hearing—don't *residents* in a residential neighborhood have superseding rights?

3. How can the Planning Board grant Prophecy Theater a negative declaration when Prophecy Theater has admitted in writing and verbally that the project will substantially increase traffic and create parking problems they wouldn't be able to mitigate?

4. How can the Planning Board issue a negative declaration when it very likely doesn't know precisely what Prophecy Theater will be?

5. This is a statement, not a question: I believe allowing this project to go forward on a trial basis—an idea that has been mentioned—would only give Prophecy Theater the chance to be on their best behavior during that trial period, then flout the conditions and rules afterword, thus forcing us residents to police them. And how do you walk it all back if the trial doesn't work?

   Their conduct during this long review process has given me no reason to believe they will be good neighbors, especially after blatantly attempting to hijack a previously scheduled meeting between the Hammond Plaza, River Ridge, and The View board presidents. For the record, that's what happened.

Thank you.

Matt

June 13, 2023

Dear Chairman Gunn, the Beacon Planning Board and Mr. Clarke,

I have submitted a separate letter again this month as part of the larger community which directly surrounds 1113 Wolcott Avenue. In that letter representatives from The View, Hammond Plaza and River Ridge Views have enumerated our continued concerns regarding the ongoing lack of detail in the Prophecy Theater's proposals and their inability to address the numerous significant issues that remain. Below are just a few concerns which are important to me as a resident of River Ridge. Additional concerns have been stated in my previous letters — I'm focusing on just a few here:

I don't know if it is intentional or a result of there being so many issues, but it seems like the applicant either misunderstands or misrepresents our concerns or just chooses not to respond and hopes they will be forgotten. Each month, the applicant's lawyer says that he will come back the next month and address various concerns, but he does not.

I have tried to make it clear that putting up a 6' fence on our property line, which won't solve the noise issue, and which would only serve to block the views of all the residents on the north side of River Ridge is not a solution, but just having landscaping there is not sufficient either. I had hoped that instead of just saying he will get rid of the 6' fence, that the applicant would come back with a thoughtful way of addressing the overall concern. He has not. I was happy to see that Mr. Clarke made a suggestion regarding this issue. Putting a metal picket fence (preferably on their side of the new landscaping) won't solve all of our trespassing concerns because patrons could walk around the fence and still enter our property -- but at least it would give the residents on the north side a little bit more of a sense of security.

During the 2 years that I have been attending these meetings and stating my concerns, there has been absolutely no vision by the applicant for protecting the residents who live at River Ridge from noise, parking, safety, and trespassing issues. The only plan he has been able to come up with is to put up temporary signage in front of our homes which we all know will be a nuisance to us and ineffective — and members of the surrounding community (River Ridge,

Hammond Plaza, The View, residents on Stratford Avenue...) have stated repeatedly that they don't want this signage. It has also been stated by the Planning Board and the Planning Board's attorney, that this type of signage on public streets is not even enforceable.

I believe that the applicant's primary goal is to create an event venue (not a hotel or conference center) and he is using the hotel as a loophole in the Beacon code to get approval for this event venue. According to code, the "conference center" is an accessory to the hotel but I am sure that the applicant is going to try to get permission to open the accessory event venue before the hotel is complete. This of course **should not be permitted**. I was happy to see that Mr. Clarke called this out as well.

For the last several months I have been asking the applicant if he plans to hold festivals or multiple events in one day which would allow him to get around the 130/150 maximum capacity limit. His lack of response to this very simple question makes me believe that this is his plan. It would be **devastating** to the neighbors to have hundreds of people and cars, coming, and going throughout the day and evening all year long. I was happy to see that Mr. Clarke raised this concern as well and suggested that limitations be placed so that the applicant cannot exceed the agreed upon daily capacities.

For over a year, I have been asking what the applicant is going to do to restore the poor condition of the church and the cemetery and the response has been double talk. I have long suspected that other than building an access stairway through the cemetery and clearing trees to improve patrons' views, that nothing significant would be done to restore the outside of the church or the cemetery. I have pointed out that shingles from the steeple are constantly falling on neighbor's property creating a dangerous situation. I have also pointed out that the sidewalk in front of the property is dangerous to pedestrians. When I read on page 1 of the updated Environmental Assessment Form that "Applicant "intends" to perform additional restoration work in the cemetery in the future once an appropriate scope of work is evaluated and agreed to along with Applicant's consultants and the cemetery restoration experts..." that gives me pause. Isn't this something that should be presented to the Planning Board prior to any approval? Also, the paragraph continues "The schedule for the future restoration work will be coordinated with the scope of work, **as well as available funds** to accomplish the work as it

proceeds." This gives me little confidence that this work will ever get done. I was happy to see Mr. Clarke suggested that more specifics be provided on this topic.

While the idea of a "trial period" which the applicant's lawyer has been pushing for, sounds great on paper, I think we all know that once the project is approved and millions of dollars are spent on hotel construction, that it will be much more difficult, if not impossible, to revoke the special use permit. Meanwhile the residents surrounding 1113 Wolcott will suffer. We urge the Planning Board to make sure that the issues are solved **prior** to any potential approval.

As stated, numerous times, the Planning Board needs to go beyond considering the city ordinances (which in this case have been contorted every step of the way) when approving a special permit — the applicant needs to show that the use will not conflict with the existing permitted uses on adjacent blocks and will not be more objectionable to nearby properties than any permitted use not requiring a special permit. **This proposal does not fit the neighborhood** and will have a **significant negative impact** on the residents, and I ask that you **decline to issue the special use permit.**

Thank you for all of your time and effort on this proposal.

Betty Wall

8 River Ridge Court

Beacon, NY

Betty Wall

June 6, 2023

From: River Ridge Residents

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 with an accessory event space and bar/café for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue. There are still so many unresolved and concerning issues, but we are trying to keep these letters brief, so we will focus on just 4 points here.

- The applicant has no plan to prevent his customers from coming onto River Ridge property on foot or by car and parking in our spots, other than putting up signs in front of our development which will be ineffective, and a nuisance to our community. There have been multiple Planning Board discussions about signage and how that it is not a solution for trespassing and parking concerns for neighbors.

- We are still very concerned about the noise that will not only occur from the event venue, but also when attendees are coming and going. The Noise Consultancy pointed out that although the applicant might meet regulatory compliance when our windows are closed, that doesn't mean that there won't be adverse **impact** for neighbors-- and that is a clear consideration for the issuance of a Special Use Permit. "Operations in connection with this special use will not conflict with the existing permitted uses on adjacent blocks and will not be more objectionable to nearby properties of any permitted use, not requiring a special permit."

- On the Applicant's revised Environmental Assessment Form submitted this month, they admit that the event space will *"result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services."* This is despite months of them claiming that there would be *no* detrimental impact.

- It is concerning that they continue to refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community, multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

This project as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in our residential neighborhood.

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

Sincerely,



4 River Ridge Court

Amanda Caputo

From: Susan Borenstein <sborenstei@aol.com>
Sent: Monday, June 12, 2023 11:35 AM
To: Amanda Caputo
Subject: 1113 Wolcott Avenue

June 12, 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 with an accessory event spaceand bars for the Dutch Reformed Church, graveyard, and parsonage at 1113 Wolcott Avenue.

On the Applicant's Environmental Assessment Form submitted this month, they admit that the event space will "*result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services."* This is despite months of them claiming that there would be *no* detrimental impact.

It is concerning that they refuse to answer several important questions, including one that has been posed by the Planning Board's consultant and the concerned community multiple times. This relates to the possibility of the event space hosting all day/weekend festivals where patron numbers could rise to 600+ people attending separate ticketed events per day.

These two factors alone demonstrate that this project, as currently proposed, should NOT be granted a Special Permit because it's clear our quality of life will be seriously diminished because of significantly increased traffic, noise disturbance, trespassing, and safety issues.

I ask the Planning Board to protect my community's quality of life and decline to grant a Special Permit for this project in ourresidential neighborhood.

Thank you for your careful consideration of this proposal and your time.
Sincerely,
Susan Borenstein
30 Beekman Street, Unit 212
Beacon, NY 12508

Sent from my iPhone

June 12, 2023

Dear Council Members.

I am writing to you to express my concern over the proposed Prophecy Project. As an officer on the Hammond Plaza Homeowners Association Board of Managers, I have been attending the Planning Board meetings regularly and keeping up on the many iterations of this project. I am in complete agreement with the letters submitted by the presidents of The View, River Ridge View and Hammond Plaza on our behalf and will do my best not to repeat those concerns in this letter.

I do have a concern, which I mentioned at a meeting many months ago and I have never heard it addressed. In the many discussions about traffic and parking, no one has addressed what will happen when there is an event (let's assume a capacity event) where the target audience does not drive (teens). These eventgoers will need to be dropped off and picked up. This will require their drivers (parents, Ubers, etc.) stopping along both sides of Wolcott Avenue in front of the venue to drop them off. I'm sure you can imagine the impact this will have on traffic flow. This problem however, is nothing compared to the tie-ups that will ensue when these same eventgoers need to be picked up. Now parents are not dropping and leaving, they are *waiting* for their teens with engines idling. This creates a traffic problem, a pollution problem and most likely a noise problem as people call or honk to be seen by their children. Maybe some savvy parents or Uber drivers plan to pick up their rides a little off-site to avoid this congestion. Now we have the possibility of groups congregating on adjacent properties waiting for rides. Of course, this falls under the category of things that the applicant can't control and he has clearly stated there will be things he can't control. The problem is that approval of the applicant's proposal will place these burdens squarely on the community. There is a world of unintended consequences and the community should not be asked to bear the brunt of these consequences because the applicant wants to make a square peg fit in a round hole

Another concern of mine is what I will chose to call the disingenuous manner in which, I believe, the applicant is dealing with the Board and the community. I appreciate that on some occasions he has been called out on some statements by certain board members. I would like to propose that since this project continues to be called a conference and event center, the applicant's offer to reduce hours of operation by closing weekdays be rejected. Let him maximize his conference hours by being open Monday through Friday 8-5. Force him to negotiate ONLY on the event days/hours. Ensure he does in fact, operate as a conference center (at least in part), by *requiring* him to be open weekdays only for conferences.

I also believe, the applicant is being less than forthright by requesting that the accessory venue be allowed to open before the hotel. This is unacceptable. It is clear from the way he plans to run the hotel; he is not interested in the hotel. After all, who runs a hotel with no overnight staff? (It sounds like an Airbnb to me). The hotel is a loophole to get the accessory building which allows him to put the venue where it would not otherwise be allowed. He is cleverly applying zoning laws in his favor but is subverting the spirit of the law. Please do not allow him any short cuts. In the unfortunate event, this

goes forward make it contingent on the hotel being operational first. Additionally, I would like any approval to be contingent on the hotel *remaining* open. If the hotel closes, so must the event space.

Thank you for your time and consideration.

Sincerely,
Clare Marie Reed, Secretary
Hammond Plaza Board of Managers
(Owner 13 Hammond Plaza)

June 12, 2023

Dear Honorable Chairman Mr. Gunn and Planning Board,

I stand today more steadfast against Prophecy Theater's proposal for 1113 Wolcott Avenue, than I ever have.

June 14, 2021 (a day of infamy) was when we first started this journey of public hearings with the Planning Board. This month was to be Applicant's time to shine. To demonstrate to the Public and to Board that he actually has plan, one that viable, not assumption based and that meets all standards necessary for desired approvals. The submitted documents for this month's meeting completely demonstrate the opposite.

Applicant for some reason has a way to completely turn things against himself or make things more complicated. There is always a "yes" and "will get back to you in more formal manner." None of this ever manifest. It seems this month he is offering shuttle services for his employees? What is status of his parking deals that he has been claiming are in progress?

Below please find just a small sample of questions that I have.

Hotel:

-If the hotel is as of now the Applicant's only source of income, why is there still not an anticipated room rate? How can one even do a cost analysis?

-Why did it take almost 1 year for Applicant to concede for hotel to provide housekeeping service?

-No real vision or description of hotel has been discussed. Besides face that it will operate 365 days a year with breakfast, lunch and dinner being provided for guests in the 50 seat cafe

-Applicant in essence will be taking away any this food and beverage program from hotel guests as the "cafe" will most likely be shut during peak days of operation, this being Thurs to Sunday as that is "event time"

-I belief the entire project is understaffed. We have a total of maybe 14 employees to staff 3 different uses.

- How can an event of 150 operate without a coat check attendant? There is a coat room per site plan, thus assume there is a purpose for it.

Real Estate:

-The Applicant's revised EAF has hours of construction operation from 8am to 7pm Mon-Friday. 8am to 6pm on Sat and 9am to 5pm on Sunday. In my experience construction sites usually operate from around 7am to 3 or 4pm.

-Applicant's proposal has 11hrs of construction operation Monday to Friday. Is he paying overtime hours or doing double shifts?

-How will he abide by the necessary construction codes required for Historic Properties?

-Per Aryeh Siegal's May submission there seems to be no CO in place for the church.

-Applicant is in blatant view already actively renting out the church. What is the precedence and liability that this demonstrates, especially if there is no CO or Special Permit?

-Applicant would further like to continue these operations, while the hotel is in 11hrs a day of construction.

-How will Applicant's construction be handled while the City of Beacon is redoing its Firehouse located across the other side of Wolcott Avenue? The Firehouse is also one of the City's largest capital expenditures in years.

-Sheet 8 of Site Plan East Side View has "new door and frame to match existing entry doors on this facade"? Please advise.

We know applicant has reduced its scale and scope of operation, as it has redundantly been stated. However, may I also continue to ask Applicant to stop trying to use temporary signage on local residential properties for mitigation purposes. We have clearly expressed it is not wanted and it has even been deemed not viable by Council.

Thank you for your continuous hard look into this multiuse project and its numerous components.

Sincerely,

Rachel Rivkind

Rachel Rivkind/ River Ridge

City of Beacon Planning Board Agenda
06/13/2023

Title:

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

ATTACHMENTS

5-31-23 536 Main Street - Supplemental Planning Board Submission Cover Letter.pdf

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

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

Site Plan Set 536 Main Street 5-31-23.pdf

536 Main Street 06-07-23 Engineer review.pdf

Planner Review 536 Main St 6.9.23.pdf

536 Main St - Site Plan and Certificate of Appropriateness Resolution(4888-0786-9544.2).pdf

CUDDY +FEDER LLP

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

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

May 31, 2023

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

Re: Warp & Weft Application for Site Plan Approval for Retail Showroom Commercial Use
Supplemental Submission 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 its May 9, 2023 meeting Agenda, the Planning Board adopted a Negative Declaration in accordance with the State Environmental Quality Review Act ("SEQRA"), finding that the Project will not result in any potentially significant adverse environmental impacts. The Public Hearing on the Application was also opened and closed, and this Board further authorized the Planning Board Attorney to prepare a draft approval resolution for the Project.

This supplemental submission provides additional, minor refinements to the Site Plan Set in response to the remaining comments contained in the memoranda prepared by the City's consultants. The Site Plan Set also now includes proposed building elevations.

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 May 3, 2023 (the "Engineering Comments Memorandum"); and the City's Planning Consultant, John Clarke

Planning and Design, dated May 5, 2023 (the "Planning Comments Memorandum"):[1]

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated May 31, 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 May 31, 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 May 31, 2023; and

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated May 31, 2023.

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 May 31, 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 – Building Plans & Elevations;
- Sheet 4 of 8 – Landscape Plan; [2]
- Sheet 5 of 8 – Grading & Utility Plan;
- Sheet 6 of 8 – Erosion & Sediment Control Plan;
- Sheet 7 of 8 – Construction Details; and
- Sheet 8 of 8 – Construction Details.

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[1] 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.

[2] Note: The Landscape Plan was prepared in collaboration with Debra Adamsons of Landscape Restorations. This Sheet includes the proposed lighting specifications for the Application. Ms. Adamson has recently met with members of the City's Tree Advisory Committee on the Premises. We understand that the Committee has agreed with the proposed location and species of the street tree.

We look forward to Board's continued review of the Project at the June 13, 2023 meeting Agenda, at which time the Applicant respectfully requests that the Board consider granting Site Plan Approval for 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.

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

May 30, 2023

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated May 5, 2023. Please see responses and refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated May 3, 2023.

John Clarke Planning and Design Comment Responses:

1. Note 1 under the Parking Table notes that a waiver is requested.

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

3. The proposed street tree has been coordinated by the Landscape Designer with the City's Tree Advisory Committee.

4. Comment acknowledged. The plans include building elevation drawings.

Lanc & Tully Comment Responses:

General Comments

1. We are still coordinating floor plans with the Applicant. Trash is located in a ventilated room in the basement. The trash cans will be brought to the sidewalk on trash collection days through access to the elevator through a door along the easement alley. Trash will not be taken through the commercial space on the 1st floor. Future submissions will show the floor plan layouts to demonstrate how trash is stored and moved.

Please refer to Hudson Land Design's and Colliers Engineering letters 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

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

May 30, 2023

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

Re: 536 Main Street – Site Plan
536 Main Street
Tax Parcel: 6054-30-132779, ±0.135 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's (L&T) May 3, 2023 comment letter, and John Clarke Planning and Design's May 5, 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 May 3, 2023 Comment Letter

General Comments

1. The refuse containers will be stored in a ventilated trash room within the basement floor of the building. Refuse containers will be brought up to the ground floor via the elevator and wheeled out to the sidewalk during trash pickup days. The final location of the trash room is being worked out with the Applicant.

Sheet 5 of 8

1. Comment noted. The Applicant has previously submitted the easement agreement between the Applicant and abutting property owner. Any work within this easement area will be completed in accordance with that existing agreement and any building permits submitted for such work will be signed off by both owners.
2. Design calculations for the retaining wall will be provided prior to building permit.
3. Comment noted. See response to Comment 1 above.
4. The 4" lateral has been changed to a 6" lateral.

Sheet 8 of 8

1. The 4" sanitary service connection detail is shown as a lateral connection to a Predco saddle directly to the 18" sewer main. The lateral connection detail has been updated with this

information. We have reached out to the City Water and Sewer Superintendent regarding the preferred connection to the City sewer system, and are awaiting his response. The plans will be updated with appropriate detail updates once the Superintendent responds.

John Clarke Planning & Design May 5, 2023 Comment Memorandum

1. Aryeh Siegel has responded to this comment under separate cover.
2. Comment noted. The existing stand of bamboo provides a natural barrier between the two properties.
3. 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.
4. Comment noted.
5. Comment noted. Aryeh Siegel has responded to this comment under separate cover.

The following items submitted for continued review:

- Five (5) copies of a full set of plan sheets 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 June 13, 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

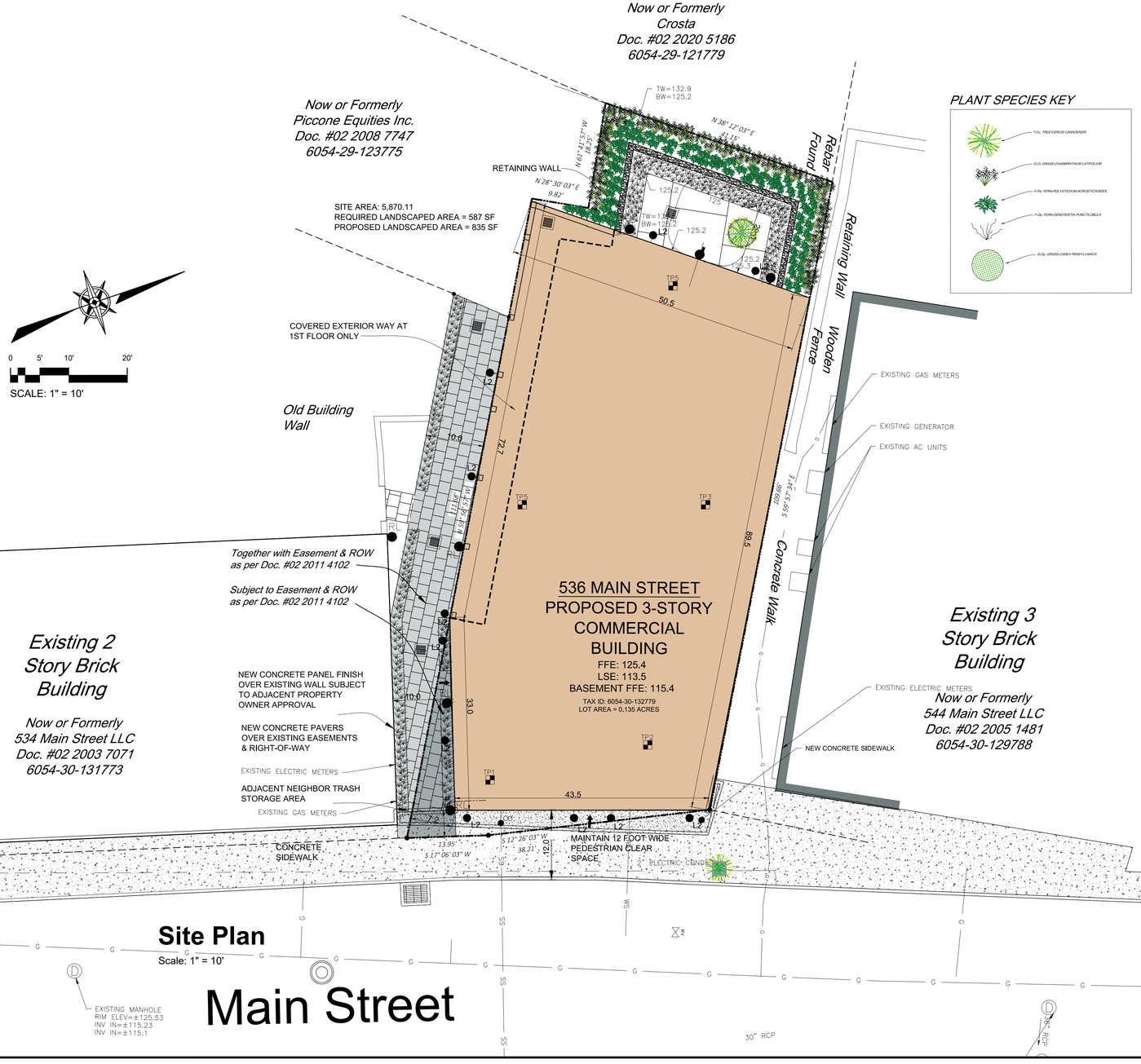
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Provided	Minimum Lot Depth	Actual Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
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
4	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS



Location Map

Scale: 1" = 200'



Site Plan

Scale: 1" = 10'

PLANT SPECIES KEY

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. A parking waiver is being requested by the Applicant for all required parking under Section 223-41.18G(3)(a) and (d).
3. Commercial hours are Tuesday to Friday: 10AM TO 5PM; Saturday & Sunday 10AM TO 4PM; and Monday closed.
4. The landscaped area is approximately 14% of the site area, where a minimum of 10% is required.
5. Refuse pick-up will be limited to off-peak hours.
6. 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

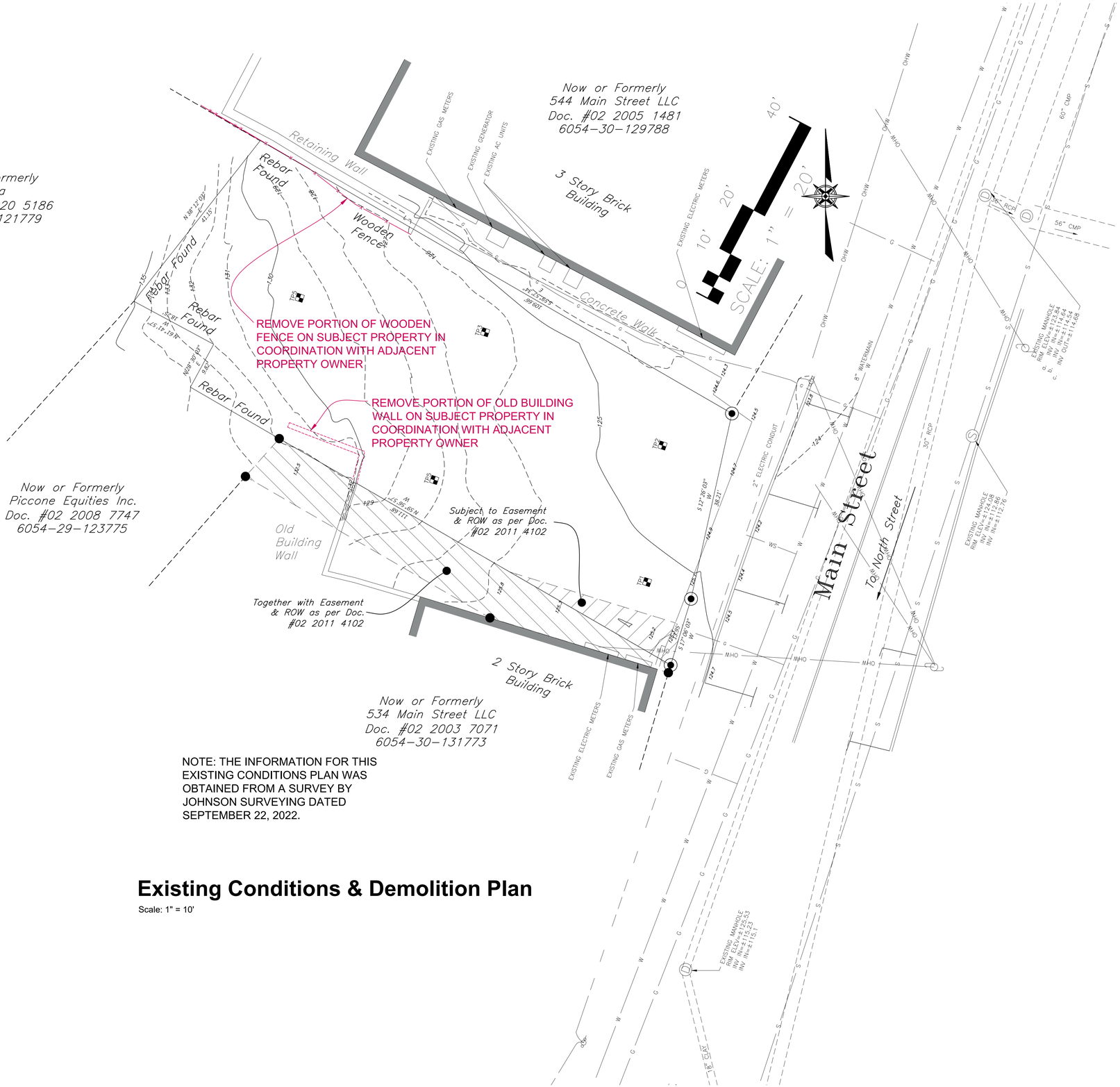
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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
4	05/30/23	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

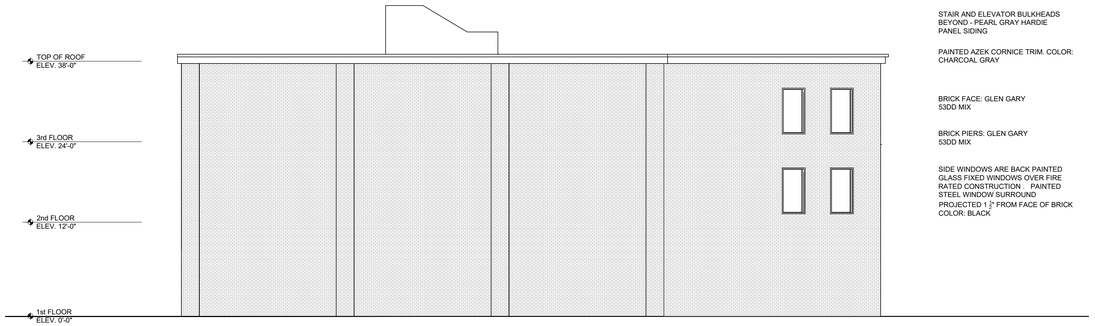
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

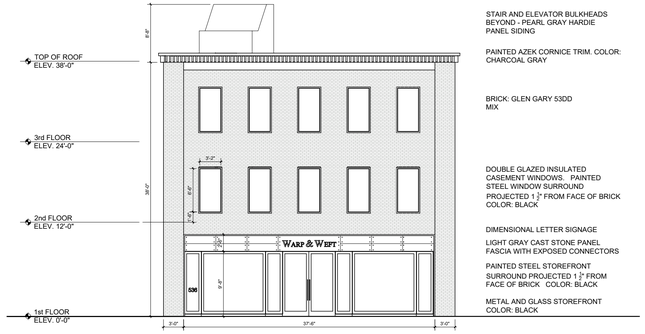
536 Main Street
Beacon, New York
Scale: 1" = 10'
January 27, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
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3	04/25/23	REVISED PER PLANNING BOARD COMMENTS	AJS
4	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS



Elevation: South

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



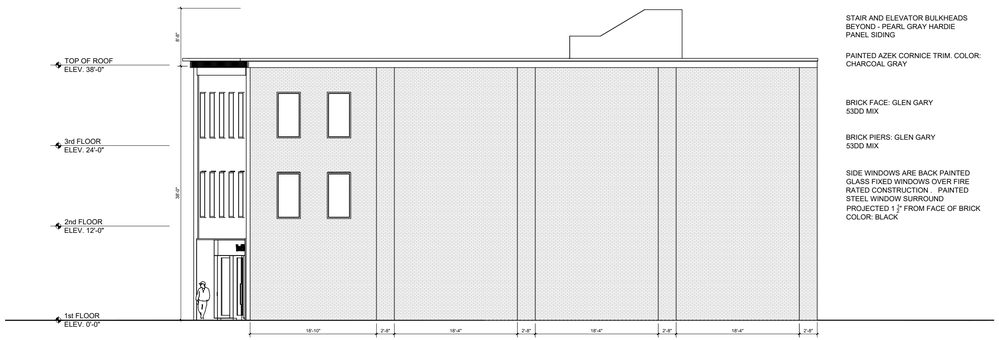
Elevation: East

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



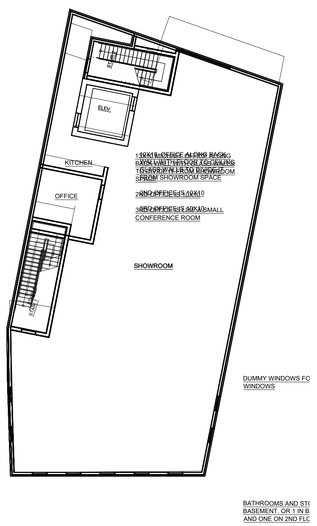
Elevation: West

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



Elevation: North

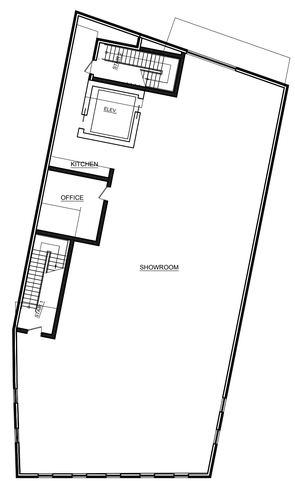
Scale: $\frac{3}{32}$" = 1'-0"



3rd Floor Plan

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

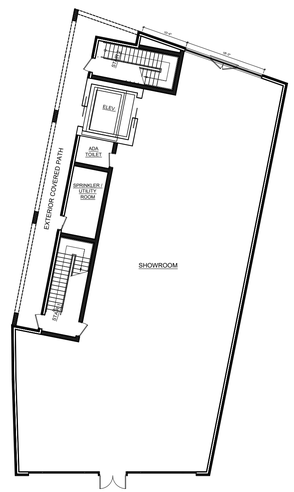
4,768 gsf



2nd Floor Plan

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

4,768 gsf



1st Floor Plan

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

4,768 gsf



View 1



View 2



View 3

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



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:

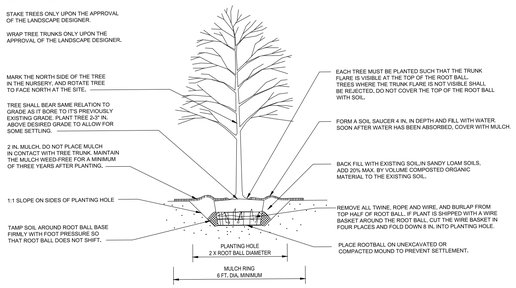
ALL EXTERIOR LIGHTING ON THE SITE SHALL CONFORM TO BEACON ZONING CODE SECTION 223-14B:
EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING ACCESSORY TO A RESIDENTIAL, INDUSTRIAL, MULTIFAMILY OR NONRESIDENTIAL USE, INCLUDING THE LIGHTING OF SIGNS, SHALL BE SUBJECT TO THE FOLLOWING STANDARDS:
[AMENDED 12-9-2019 BY 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.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AN OPPOSITION OF DIEBACK BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.

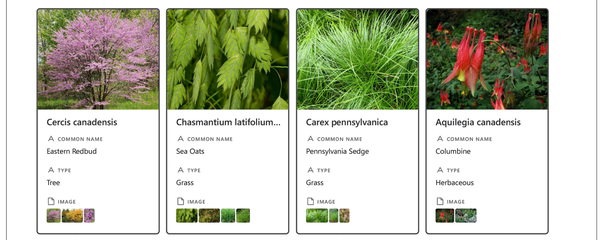
WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.



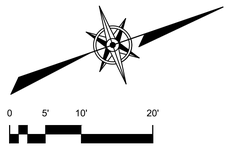
X TREE PLANTING DETAIL
X NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

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
4	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS

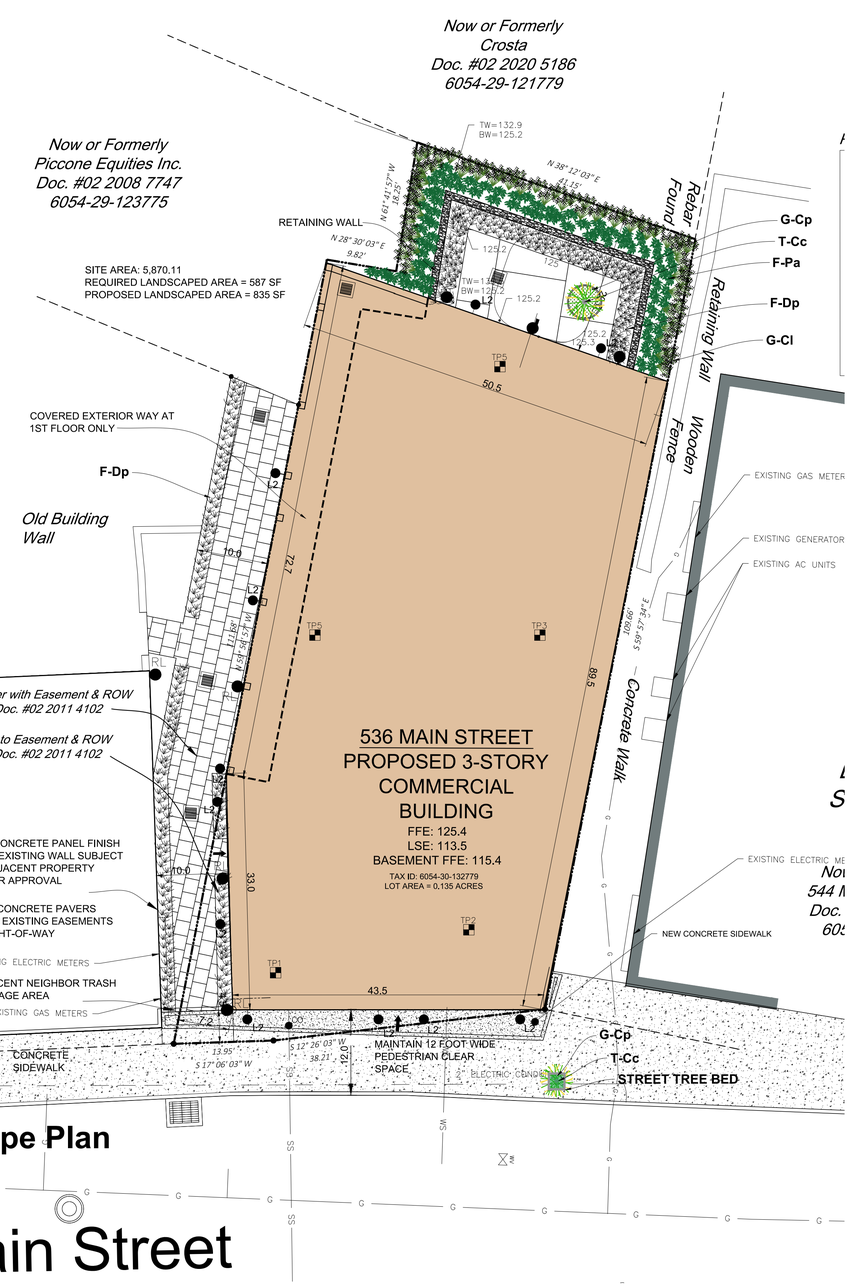
Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time	Location
T-Cc	1	Tree	Cercis canadensis Single Stem	Redbud	2.5"	Spring/Fall	Patio Tree Bed
T-Cc	1	Tree	Cercis canadensis Single Stem	Redbud	2.5"	Spring/Fall	Street Tree Bed
H-Ac	15	Flowering	Aquilegia canadensis	Columbine	quart	Spring/Fall	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





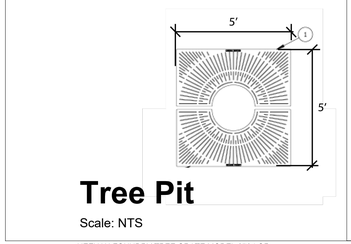


SCALE: 1" = 10'



Landscape Plan

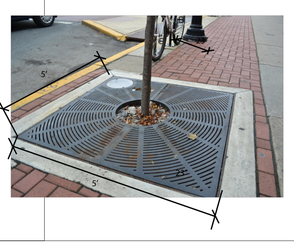
Scale: 1" = 10'



Tree Pit

Scale: NTS

NEENAH FOUNDRY TREE GRATE MODEL 8704 OR APPROVED EQUAL



Site Plan Application

Sheet 4 of 8 - Landscape & Lighting Plan

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

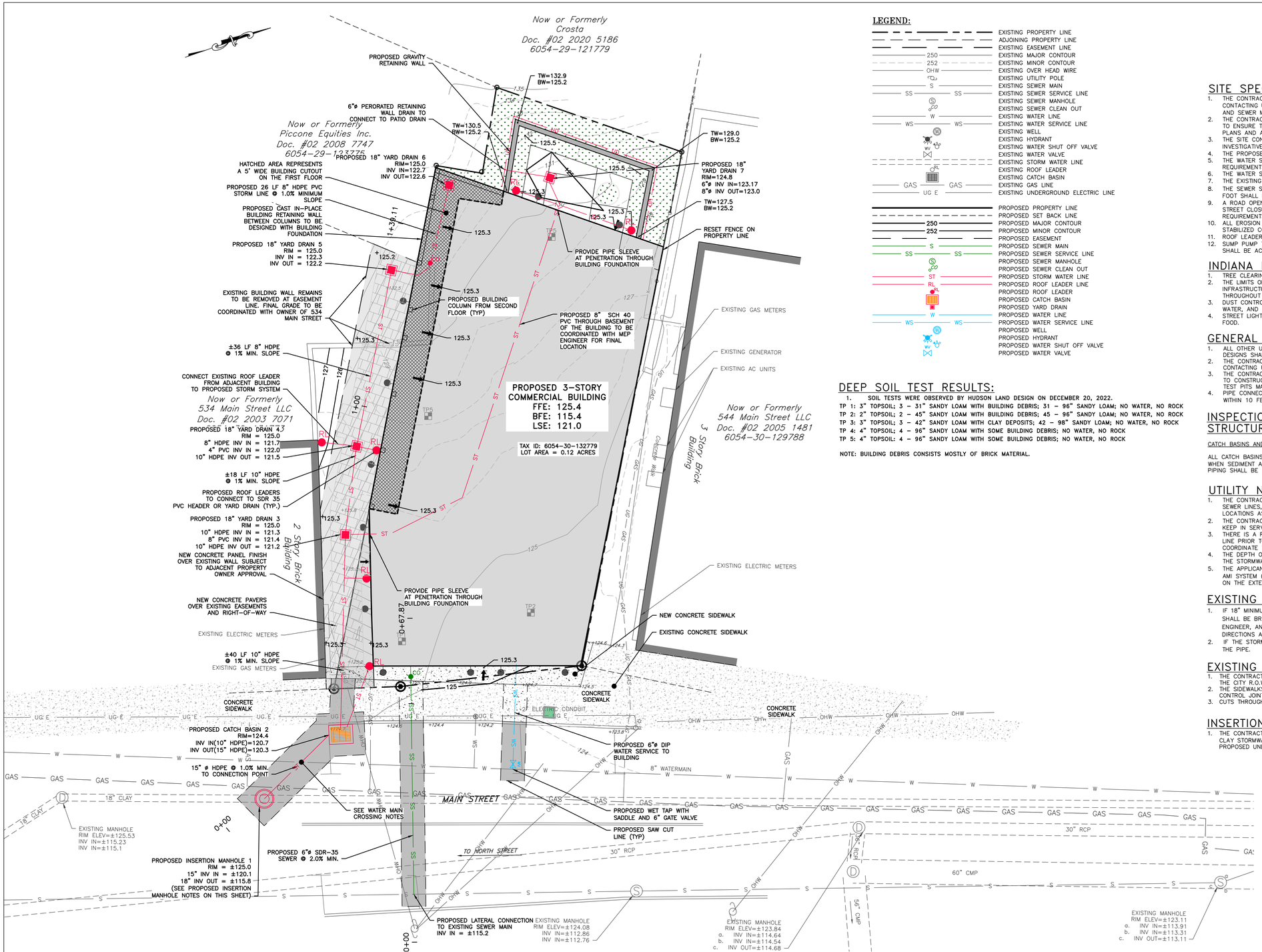
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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:
Landscape Restorations
7 Creek Drive
Beacon, New York

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- S EXISTING SEWER MAIN
- SS EXISTING SEWER SERVICE LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- GAS EXISTING GAS LINE
- UG E EXISTING UNDERGROUND ELECTRIC LINE

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

DEEP SOIL TEST RESULTS:

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

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

NOTE: BUILDING DEBRIS CONSISTS MOSTLY OF BRICK MATERIAL.

PROJECT INFORMATION:

PARCEL OWNER:	536 MAIN STREET, LLC., 487 SOUTH AVE APT 1, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	536 MAIN STREET, BEACON NY 12508
TAX PARCEL ID:	6054-30-132779
PARCEL AREA:	±0.12-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF WATER AND SEWER SERVICE LINES WITHIN SOUTH AVENUE VIA INVESTIGATIVE TEST PIT EXCAVATIONS. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
4. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
5. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE FRONT BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
7. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
8. THE SEWER SERVICE LINE FOR THE BUILDING SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
9. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR EACH LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
10. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED ACCESS ALLEY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
11. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
12. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.

INDIANA BAT PROTECTION NOTES:

1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

UTILITY NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS AND DEPTHS.
2. THE CONTRACTOR SHALL VERIFY WITH THE MEP ENGINEER WHETHER THE 3/4" DOMESTIC FEED TO THE FRONT BUILDING IS NECESARRY TO KEEP IN SERVICE. IF IT NOT REQUIRED, THE STUB SHALL BE ABANDONED IN-PLACE.
3. THERE IS A REPUTED GAS LINE RUNNING DOWN SOUTH STREET. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE GAS LINE PRIOR TO INSTALLING STORMWATER INFRASTRUCTURE. IF GAS LINE RE-LOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE THIS EFFORT WITH CHGE.
4. THE DEPTH OF THE EXISTING STORMWATER, SEWER AND WATER LINES IN SOUTH STREET SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF THE STORMWATER SYSTEM TO VERIFY THAT THERE WILL NOT BE CONFLICTS WITH CROSSINGS OR CONNECTIONS.
5. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.

EXISTING WATER MAIN CROSSING NOTES:

1. IF 18" MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MET BETWEEN THE STORMWATER PIPE AND THE EXISTING WATER MAIN, IT SHALL BE BROUGHT TO THE ENGINEER SUPERVISING CONSTRUCTION (PROJECT) ATTENTION IMMEDIATELY. AT THE DIRECTION OF PROJECT ENGINEER, AND CITY ENGINEER, THE WATER MAIN SHALL BE ENCASED IN 6" OF CONCRETE FOR A MINIMUM DISTANCE OF 10' IN BOTH DIRECTIONS ALONG THE WATER MAIN FROM CENTERLINE OF THE STORMWATER PIPE.
2. IF THE STORMWATER PIPE IS IN DIRECT CONFLICT WITH THE WATER MAIN, THE WATER MAIN SHALL BE RE-DIRECTED VERTICALLY AROUND THE PIPE.

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON SHEET 6.

INSERTION MANHOLE 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				
4	5/30/23	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.

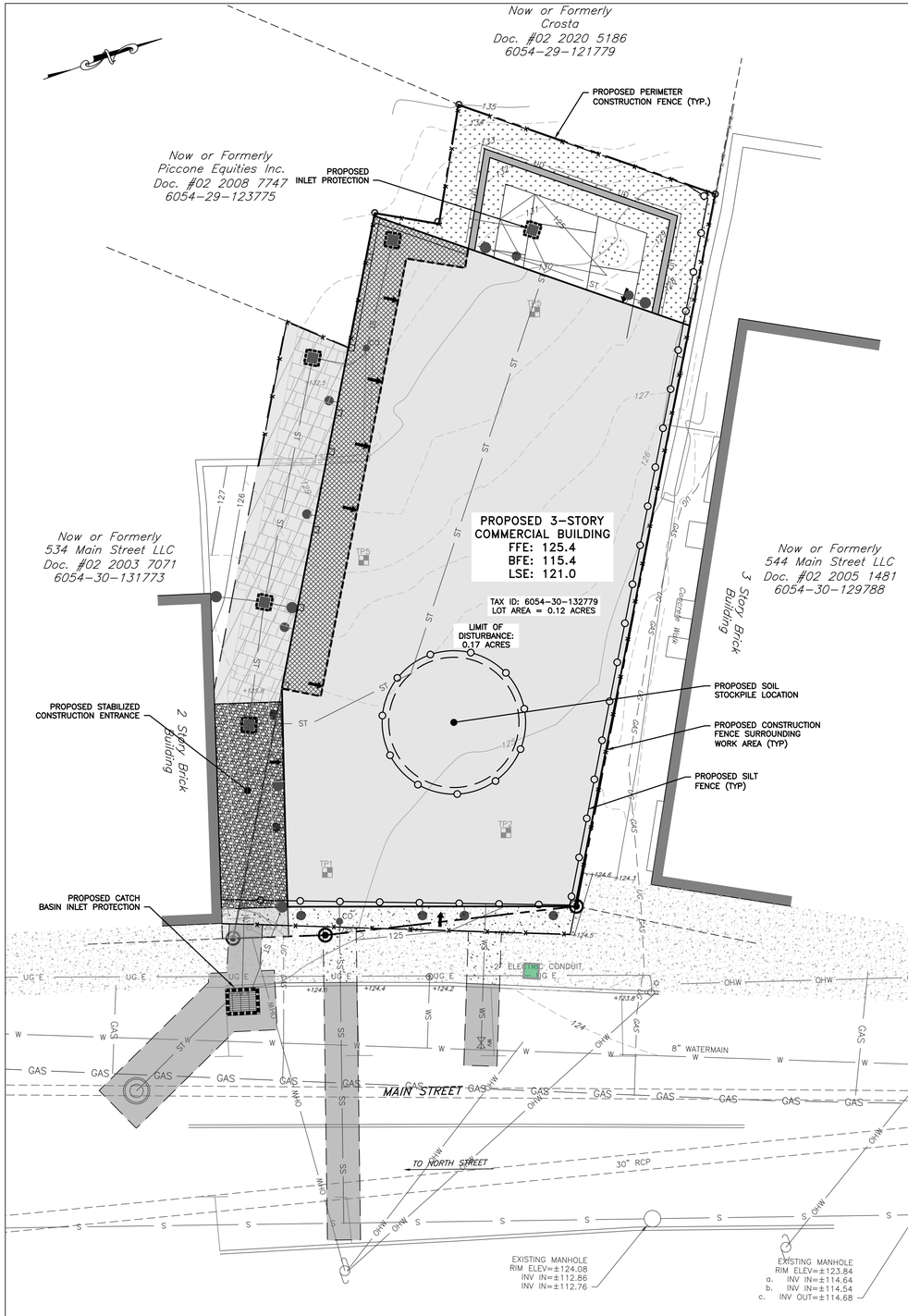
STATE OF NEW YORK MICHAEL A. BRADSHAW 084466 LICENSED PROFESSIONAL ENGINEER
SEAL

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

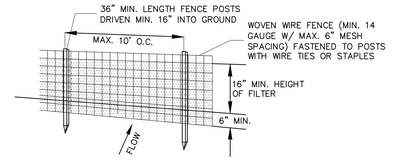
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



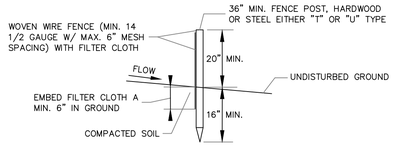
LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
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- EXISTING CATCH BASIN
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- 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

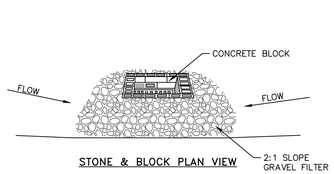


SECTION VIEW

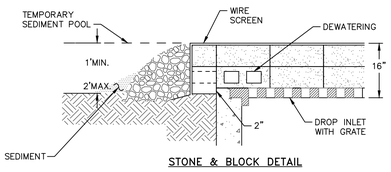
NOTES:

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.

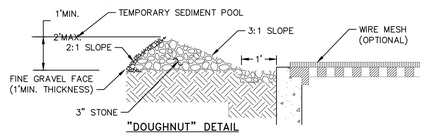
SILT FENCE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

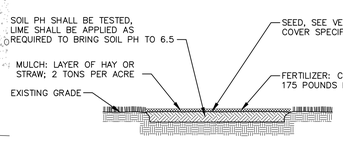


"DOUGHNUT" DETAIL

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:

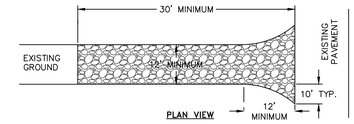
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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.

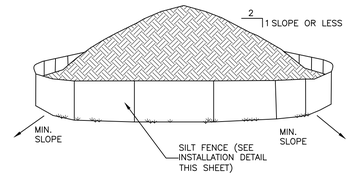
SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES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

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
4	5/30/23	NO CHANGE THIS SHEET	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

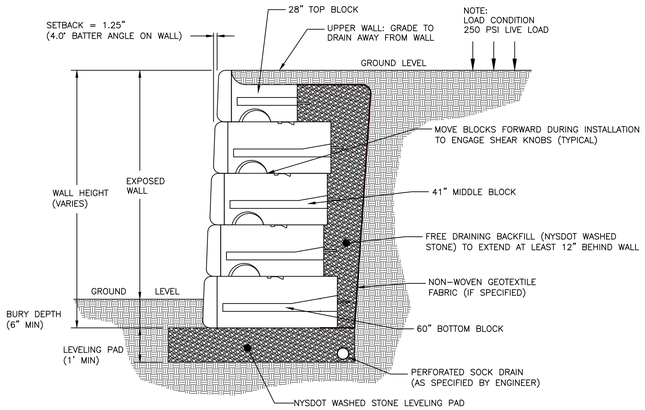
STATE OF NEW YORK ANDREW A. RIDENHOUR LICENSED PROFESSIONAL ENGINEER 084466
SEAL

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

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

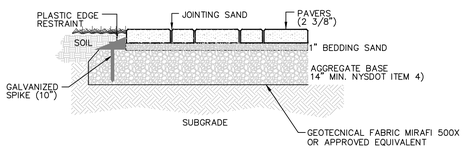
JOB #: 2022:031
DATE: 1/31/2023
SCALE: 1" = 10'
TITLE: ESC-1
SHEET: 6 OF 8

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



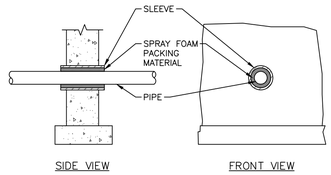
NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. DESIGN BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO BE PROVIDED PRIOR TO CONSTRUCTION.

TYPICAL REDI-ROCK GRAVITY WALL
NOT TO SCALE



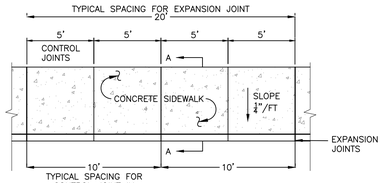
NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

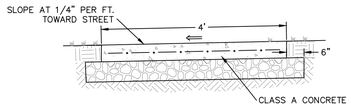
CONCRETE PAVER DETAIL
NOT TO SCALE



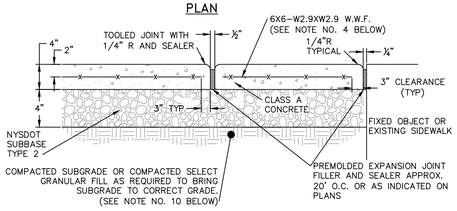
NOTES:
1. THE VOID SPACE BETWEEN THE SLEEVE AND THE PIPE SHALL BE SEALED WITH CAULK ON EACH END TO PREVENT THE ENTRANCE OF GROUND WATER IN THE BUILDING.

PIPE SLEEVE THROUGH CONCRETE WALL DETAIL
NOT TO SCALE

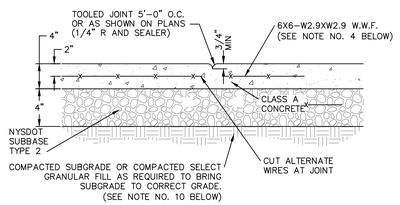




SECTION A-A



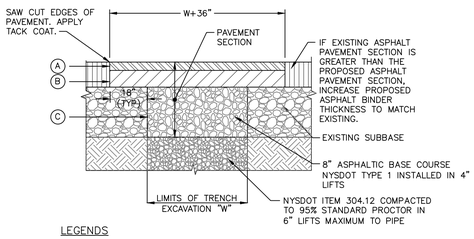
EXPANSION JOINT



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



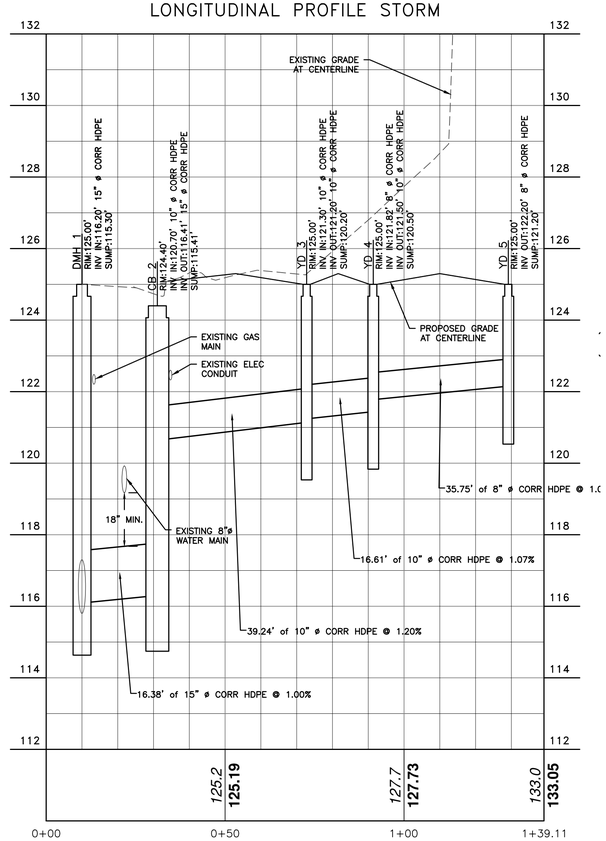
LEGENDS

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.

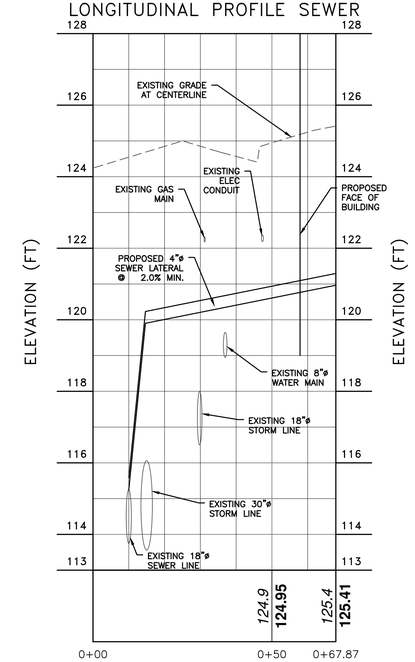
PAVEMENT RESTORATION DETAIL
NOT TO SCALE

LONGITUDINAL PROFILE STORM

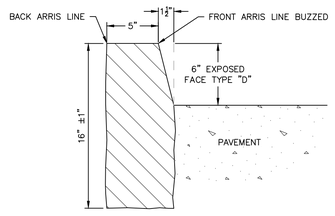


PROPOSED STORM LINE PROFILE
SCALE: 1" = 2'V
1" = 20'H

LONGITUDINAL PROFILE SEWER



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



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				
4	5/30/23	NO CHANGE THIS SHEET	CMB				

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

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

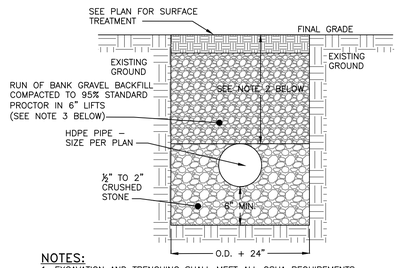
CONSTRUCTION DETAILS

536 MAIN STREET

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

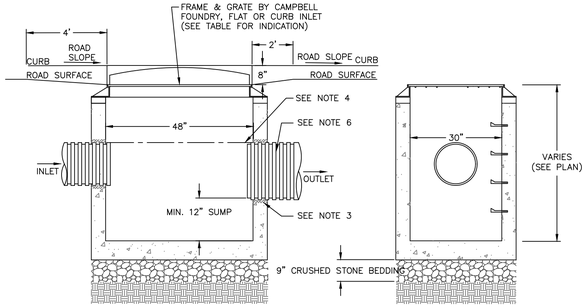
JOB #:	2022:031
DATE:	1/31/2023
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	7 OF 8

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



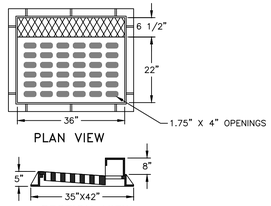
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. MINIMUM COVER SHALL BE 18 INCHES WITHIN THE SOUTH STREET RIGHT-OF-WAY.
3. BACKFILL WITHIN THE CITY RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.12 SUBBASE COURSE TYPE 2 FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT OR GRASS, PLACED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

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



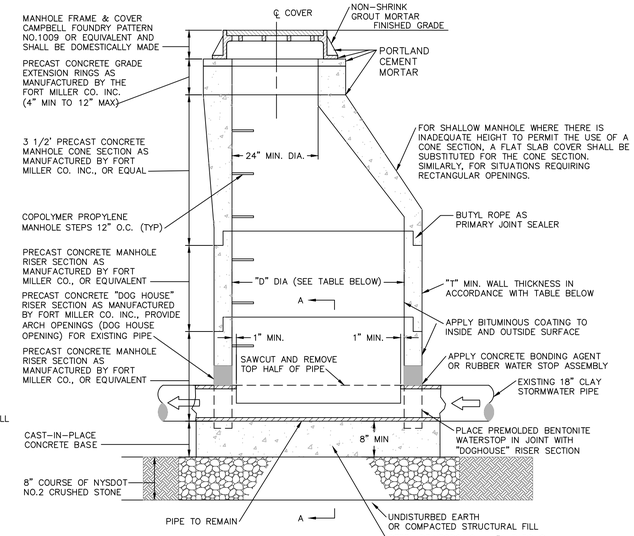
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

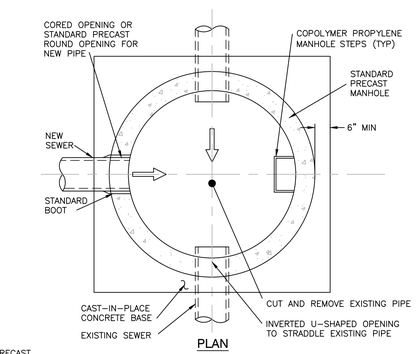
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



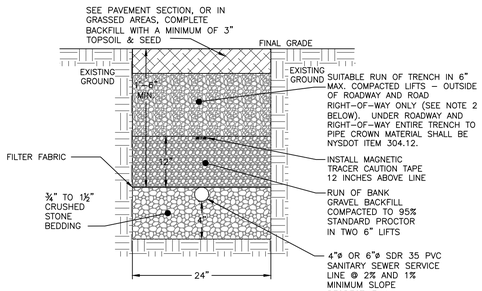
NOTES:
1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
2. MANUFACTURER TO VERIFY REQUIRED "T" DIMENSION ASSOCIATED WITH DEPTH OF INDIVIDUAL MANHOLES.

TABLE

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

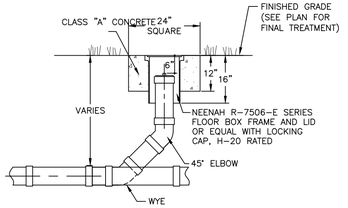


PRECAST CONCRETE INSERTION "DOGHOUSE" MANHOLE DETAIL (DOMESTICALLY MADE)
NOT TO SCALE

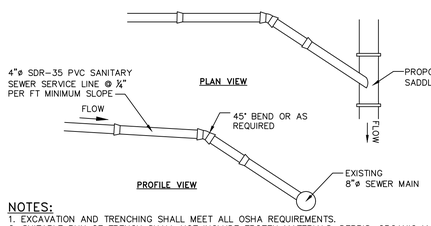


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

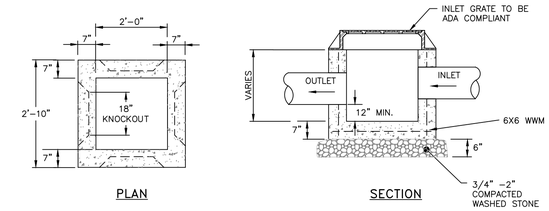


CLEANOUT DETAIL
NOT TO SCALE



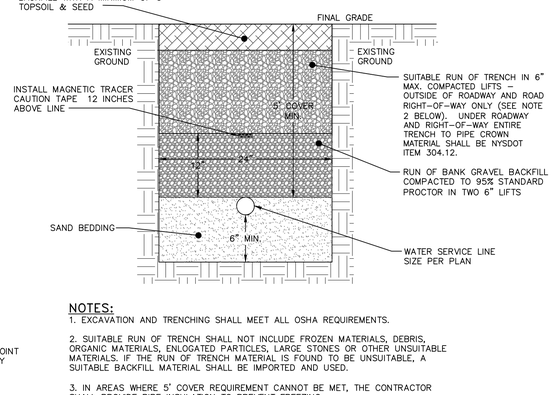
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 6" PREDCO HUB TAP SADDLE – MODEL #HTS6/E, OR APPROVED EQUAL.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



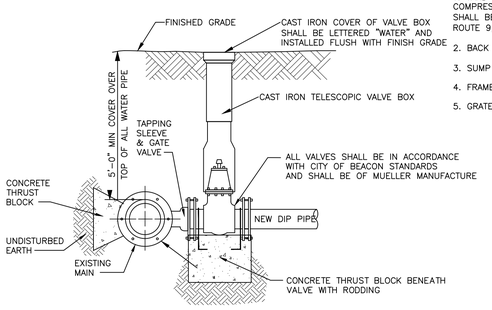
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACK FILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 12".
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.
5. GRATE SHALL BE ADA COMPLIANT.

PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



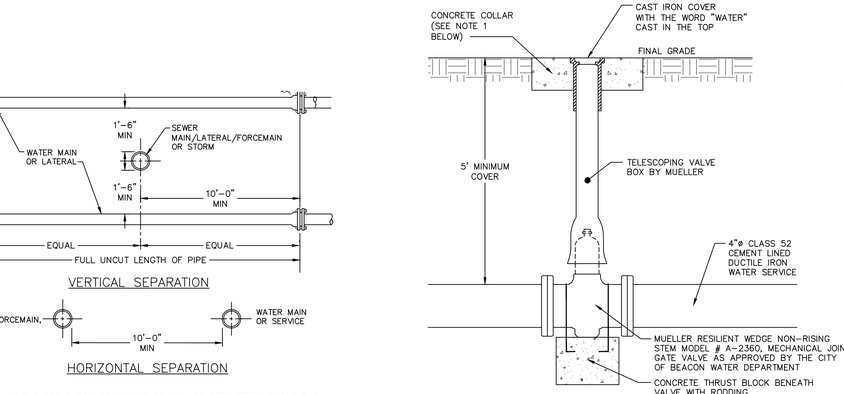
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. 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



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

WATER LINE SEPARATION DETAIL
NOT TO SCALE

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

GATE VALVE DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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				
4	5/30/23	PER PLANNING BOARD COMMENTS	CMB				

STATE OF NEW YORK MICHAEL A. BODENSCHATZ 084466 LICENSED PROFESSIONAL ENGINEER
SEAL

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

CONSTRUCTION DETAILS

536 MAIN STREET

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

JOB #: 2022:031
DATE: 1/31/2023
SCALE: AS SHOWN
TITLE: CD-2
SHEET: 8 OF 8

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

LANC & TULLY
Engineering and Surveying, P.C.

June 7, 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 May 31, 2023, as prepared by Cuddy & Feder, LLP.
- Response letter dated May 30, 2023, from Aryeh Siegel, Architect.
- Response letter dated May 30, 2023, from Hudson Land Design.
- Plan set titled "536 Main Street" consisting of the following plans, all having the latest revision date of May 30, 2023:
  - Sheet 1 of 8 titled "Site Plan", as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 8 titled "Existing Conditions & Demolition Plan", as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 8 titled "Building Plans & Elevations", as prepared by Aryeh Siegel, Architect.
  - Sheet 4 of 8 titled "Landscape & Lighting Plan", as prepared by Aryeh Siegel, Architect, and Landscape Restorations.
  - Sheet 5 of 8 titled "Grading & Utility Plan", as prepared by Hudson Land Design.
  - Sheet 6 of 8 titled "Erosion & Sediment Control Plan", as prepared by Hudson Land Design.
  - Sheet 7 of 8 titled "Construction Details", as prepared by Hudson Land Design.
  - Sheet 8 of 8 titled "Construction Details", as prepared by Hudson Land Design.

The proposed project is located at 536 Main Street and is in the Central Main Street (CMS) Zone and Historic District and Landmark Overlay (HDLO) Zone. The project entails the construction of a 3-story commercial building, with showroom and office area on the 1st and 2nd floor, and just showroom area on the 3rd floor, with each of the floors having a gross floor area of 4,768 square feet on a 0.135± acre parcel.

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

General Comments:

1. The project engineer shall prepare a construction cost estimate for establishing the value of the performance bond for the proposed public improvements. This would include the new catch basin along the curb line, storm drainage manhole within the road, storm drainage pipe, pavement restoration, sidewalk restoration, etc.

2. 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 basement of the building, and future submissions will show the floor plan layouts to demonstrate how trash is stored and moved.***

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.***

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.***

Sheet 7 of 8:

1. The "Proposed Sewer Lateral Profile" shall be revised to reflect a 6" diameter sewer lateral to be consistent with the size noted on the utility plan. The profile currently calls out a 4" diameter lateral.

Sheet 8 of 8:

1. The "Sanitary Sewer Service Connection" detail shall be revised to reflect the use of a Fernco Tap Saddle Pressure Kit (TSPK-46) for connection of the lateral to the existing large diameter sewer main.

This completes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: June 9, 2023
Re: **536 Main Street Site Plan**

I have reviewed the May 31, 23 cover letter from Cuddy+Feder, May 30, 2023 response letters from Aryeh Siegel and Hudson Land Design, and an 8-sheet Site Plan set, all dated May 30, 2023.

Proposal
The applicant is proposing to construct a 3-story building on a currently vacant lot in the Central Main Street (CMS) and Historic District and Landmark Overlay (HDLO) districts, including 14,304 total square feet of retail and associated office space with storage in the basement level.

Comments and Recommendations

1. The Board and applicant should discuss the need for rear fencing to provide privacy for the rear residential lots and to address the grade difference caused by the rear retaining wall.

2. The proposed street tree has been discussed with the City's Tree Advisory Committee. The 5-foot tree well shown on Sheet 4 should be accurately represented on the Site Plan sheets.

3. 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.

4. The Building Inspector has 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
John Russo, P.E., City Engineer
Taylor Palmer, Esq., Project Attorney
Aryeh Siegel, Project Architect

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVAL FOR 536 MAIN STREET

Parcel No. 6054-30-132779

WHEREAS, the City of Beacon Planning Board received an application for Site Plan Approval from HRSM, LLC (the "Applicant") for the construction of a three-story commercial building consisting of 14,304 s.f. of floor area, with 4,768 s.f. of floor area on each level, on an unimproved parcel having a total lot area of 5,870 s.f., or +/- 0.135 acres, (the "Project" or "Proposed Action"), located at 536 Main Street (Parcel ID 6054-30-132779) within the Central Main Street ("CMS") Zoning District, and Historic District and Landmark Overlay ("HDLO") District (the "Property"); and

WHEREAS, the proposed three-story building is proposed to be occupied as a retail showroom, storage and offices for a carpet retailer; and

WHEREAS, the Proposed Action includes a request for a Certificate of Appropriateness from the Planning Board pursuant to the criteria set forth in §§ 134-7 and 223-41.18(J) of the City of Beacon Code; and

WHEREAS, the City of Beacon Planning Board ("Planning Board") is the approval authority for the Site Plan and Certificate of Appropriateness pursuant to the City of Beacon Code §§223-25 and 134-6, respectively; and

WHEREAS, the application for Site Plan approval consists of application forms, correspondence, Full Environmental Assessment Form ("FEAF"), Traffic and Parking Study and professional studies, and other reports submitted to the Planning Board; and

WHEREAS, the Project is shown on a Site Plans entitled "Site Plan Application," dated January 27, 2023, last revised May 30, 2023, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY and Aryeh Siegel, Architect, consisting of numbered Sheets 1-8 as follows:

Sheet	Title
1	*Site Plans;*
2	*Existing Conditions and Demolition Plan;*
3	*Building Plans & Elevations;*
4	*Landscape Plan;*

Grading & Utility Plan;
Erosion & Sediment Control Plan;
Construction Details; and
Construction Details; and

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

WHEREAS, on February 22, 2023 the Planning Board circulated its Notice of Intent to Declare Lead Agency to all known Involved and Interested agencies and received no objection; and

WHEREAS, the Planning Board reviewed the Applicant's application and materials at its meetings on February 15, 2023, March 28, 2023, April 11, 2023, May 9, 2023, and June 13, 2023; and

WHEREAS, the application includes a request pursuant to Section 223-41.18.G(3) to waive all 23 off-street parking spaces required by the Zoning Code for the proposed use; and

WHEREAS, Section 223-41.18.G(3) authorizes the Planning Board to modify the parking requirements applicable in the CMS District provided one or more certain circumstances are present, as set forth in Section 223-41.18.G(3), which negate the necessity of all required parking; and

WHEREAS, the Applicant submitted a Traffic and Parking Study, dated January 31, 2023, revised March 31, 2023, prepared by DTS Provident Design Engineering, LLP, White Plains, NY, which was reviewed by the City traffic consultant, and provided justification for the requested waiver of 23 off-street parking spaces for the Project; and

WHEREAS, the Planning Board referred the Project to the City of Beacon Architectural Review Board Subcommittee, which discussed the proposed design on March 3, 2023 and April 28, 2023, to which the Subcommittee provided its recommendations to the Applicant and Planning Board in advance of the Planning Board's meetings on March 28, 2023 and May 9, 2023, respectively, and to which the Applicant submitted revised Site Plans and design renderings per the Subcommittee's comments and recommendations thereof for the Planning Board's consideration; and

WHEREAS, the City of Beacon Tree Advisory Committee met with the Applicant's landscape consultant and received approval for the proposed planting of a Redbud Street Tree in front of the Project on the public sidewalk; and

WHEREAS, on May 9, 2023, after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared

in connection with the Proposed Action, the Planning Board as Lead Agency, adopted a Negative Declaration pursuant to SEQRA, finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on May 9, 2023, the Planning Board opened and closed a duly noticed public hearing on the Site Plan application, at which time all those in attendance were given the opportunity to be heard on the Project; and

WHEREAS, the Planning Board has reviewed the application for Certificate of Appropriateness pursuant to the requirements set forth in § 134-7 of the City of Beacon Code and the design standards set forth in § 223-41.18(J); and

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

NOW THEREFORE BE IT RESOLVED, the Planning Board of the City of Beacon hereby grants a waiver of 23 required parking requirements pursuant to the City of Beacon Code §§223-41.18.G(3)(a) and (d) due to a showing made by the Applicant that the projected operational characteristics of the proposed use require a different amount of parking, and there is sufficient public parking available within 800 feet of the site and within the CMS District to meet the foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the proposed infill construction of a 3-story commercial building consisting of 14,304 s.f. of floor area, with 4,768 s.f. of floor area on each level, on an unimproved parcel having a total lot area of 5,870 s.f., or +/- 0.135 acres located at 2536 Main Street, will be consistent with the historic character of the surrounding area. The Property is located in the City's HDLO District and was previously improved. The proposed minimalist design of the new building will not negatively impact the historic or architectural features, value or significance of any neighboring historical structures, nor will it detract from the historic district. Accordingly, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced herein.

BE IT FURTHER RESOLVED, the Planning Board of the City of Beacon hereby grants Site Plan approval, as shown on the applications 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 Site Plan by the Chairman of the Planning Board:

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

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

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

4. The comments contained in the City Planner's letter to the Planning Board dated June 9, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

B. Conditions to be satisfied prior to the issuance of a Building Permit:

1. The Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

2. The Applicant shall post a performance guaranty with the City of Beacon for the proposed public improvements including the new catch basin along the curb line, storm drainage manhole within the road, storm drainage pipe, pavement restoration, sidewalk restoration and any other proposed public improvement as identified by the City Engineer. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review and acceptance.

3. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

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

1. As used herein, the term "Applicant" shall include HRSM, LLC, and their successors and assigns, and where applicable their contractors and employees.

2. Approval of the Project does not include approval of work on adjacent properties without a written letter of consent, easement or other form of authorization from the owner of the adjacent property in a form acceptable to the City Attorney.

3. Pursuant to the City of Beacon Code §225-25.J the Site Plan Approval granted herein shall expire in the event the Applicant does not receive building permit and commence with construction within one year of the adoption date of this Resolution. The Planning Board in its discretion may extend such time pursuant to the City of Beacon Code §225-25.J.

4. The Building Inspector and 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.

5. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Full EAF and related application documents, including the SEQRA Negative Declaration. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this resolution may be inconsistent with the Full EAF, the terms of this resolution shall be controlling.

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

7. 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.

8. The approval granted by this Resolution do not supersede the authority of any other entity.

9. The Applicant must return for approval from the Planning Board if any changes to the approved Site Plan are determined to be significant by the City Building Inspector or City Engineer, other than such changes which are 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: June 13, 2023
Beacon, New York

_____ _____, 2023

John Gunn, Chairman Date
City of Beacon, Planning Board

Motion By:_____, seconded by _____:

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

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
06/13/2023

Title:

Continue review of application for Concept Plan Approval, Beacon HIP Lofts and Studios, submitted by Beacon HIP Lofts LLC and referred to the Planning Board by City Council

ATTACHMENTS

City of Beacon_HIP HLD Response Letter_2023-0530.pdf

L230530_Comment Response Letter_Beacon Lofts & Studios.pdf

Sheet 1_Site Plan_Planning Board Submission_8_230530.pdf

Sheet 2_Existing Conditions_Survey_Planning Board Submission_8_230530.pdf

Sheet 3_Building Plans_Planning Board Submission_8_230530.pdf

Sheet 4_Landscape Plan_Planning Board Submission_8_230530.pdf

Sheet 5_GRADING & UTILITY PLAN_8_230530.pdf

Sheet 6-E & SC PLAN_8_230530.pdf

Sheet 7-SITE DETAILS_8_230530.pdf

Sheet 8-STORM DETAILS_8_230530.pdf

Sheet 9-WATER DETAILS_8_230530.pdf

Sheet 10-SEWER DETAILS_8_230530.pdf

Sheet 11-E&SC DETAILS_8_230530.pdf

Sheet 12-PROFILES_8_230530.pdf

Beacon HIP Lofts 06-07-23 Engineer review.pdf

Planner Review HIP Lofts Concept Plan 6.9.23.pdf

HIP Lofts and Studios - SEQRA Negative Declaration (4878-0980-9000.3).pdf

HIP Lofts and Studios - Full EAF Part 3 (4858-1648-6505.1).pdf

HIP Lofts and Studios- Full EAF Part 2 (4858-5126-7945.1).pdf

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

May 30, 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) May 3, 2023 comment letter, and John Clarke Planning and Design's May 8, 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 May 3, 2023 Comment Letter

General Comments

1. Comment noted. A Flood Development Permit will be applied for during building permit application.
2. 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.
3. Comment noted. An application to the DCDBCH for their approval will be submitted once a SEQR determination has been made.
4. All access aisles have been confirmed to be 26 feet in width to parking spaces in parking lots and to curb faces in the access drive on sheets 5 and 6 of the plan set.
5. The road widening note has been expanded to include re-paving of Front Street up to Mill Street.
6. Comment noted. Escrow will be posted once the requested amount has been established.
7. Comment noted.
8. The proposed signage and striping are shown and labeled on Sheet 1 – Site Plan.

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 seeking 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

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

Sheet 3 of 12

1. The proposed landscaping has been further adjusted by moving the Red Maple and Arborvitae away from the sewer infrastructure.
2. Aryeh Siegel has responded to this comment under separate cover.

Sheet 5 of 12

1. Top and bottom of wall elevations are provided on sheet 5 of the revised plan set. The Applicants are reviewing different wall options (cast in-place concrete or gravity block). Once a wall type is selected, appropriate design details will be added to the plans.

Stormwater Pollution Prevention Plan (SWPPP)

1. Soil testing will be conducted and coordinated with the City Engineer's office no that the weather is appropriate. 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 May 8, 2023 Comment Memorandum

1. Comment noted.

The following items submitted for continued review:

- Five (5) copies of a full set of plan sheets 5 through 12;

We look forward to discussing this project at your June 13, 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)

ARYEH SIEGEL
ARCHITECT

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

Re: Beacon HIP Lofts & Studios (Vacant Parcel)
Planning Board Application
Response to Comment Letters

May 30, 2023

Dear Chairman Gunn and Members of the Planning Board,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated May 8, 2023 and in Lanc & Tully's Memorandum dated May 3, 2023 regarding the Beacon HIP Lofts & Studios application. Hudson Land Design will provide a separate letter in response to Engineering comments.

John Clarke Planning & Design Comment Responses:

1. John Clarke stated that all his previous comments have been addressed, and that the Concept Plan is sufficiently complete to return to the City Council.

Lanc & Tully Comment Responses:

Sheet 1 of 12 – Site Plan

1. The first-floor elevation has been revised to show 148.45 on Sheet 1 – Site Plan.

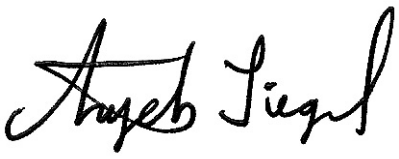
Sheet 3 of 12 – Landscape Plan

1. The Landscape Plan has been revised at the east side of the buiding to eliminate conflicts with utility lines.

2. The sewer line has been removed from the Landscape Plan

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

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



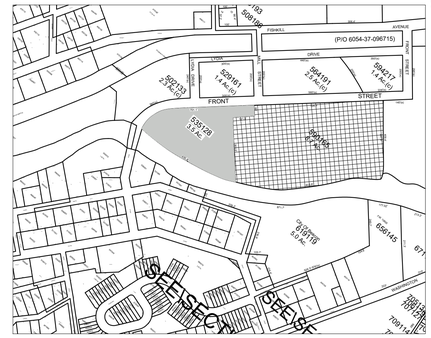
Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect

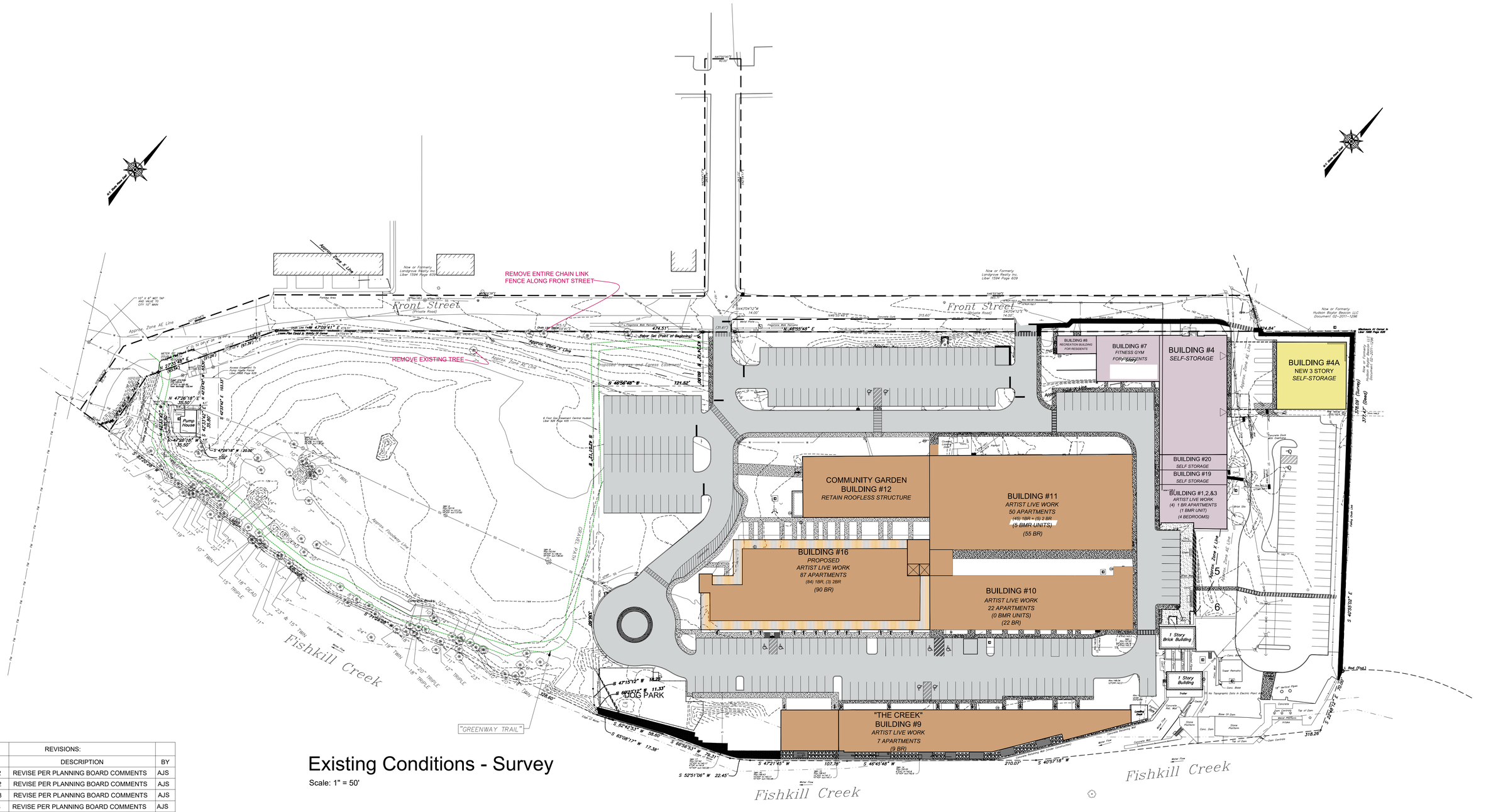
84 Mason Circle | ajs@ajsarch.com | *Tel* 845 838 2490
Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

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
7	05/30/23	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

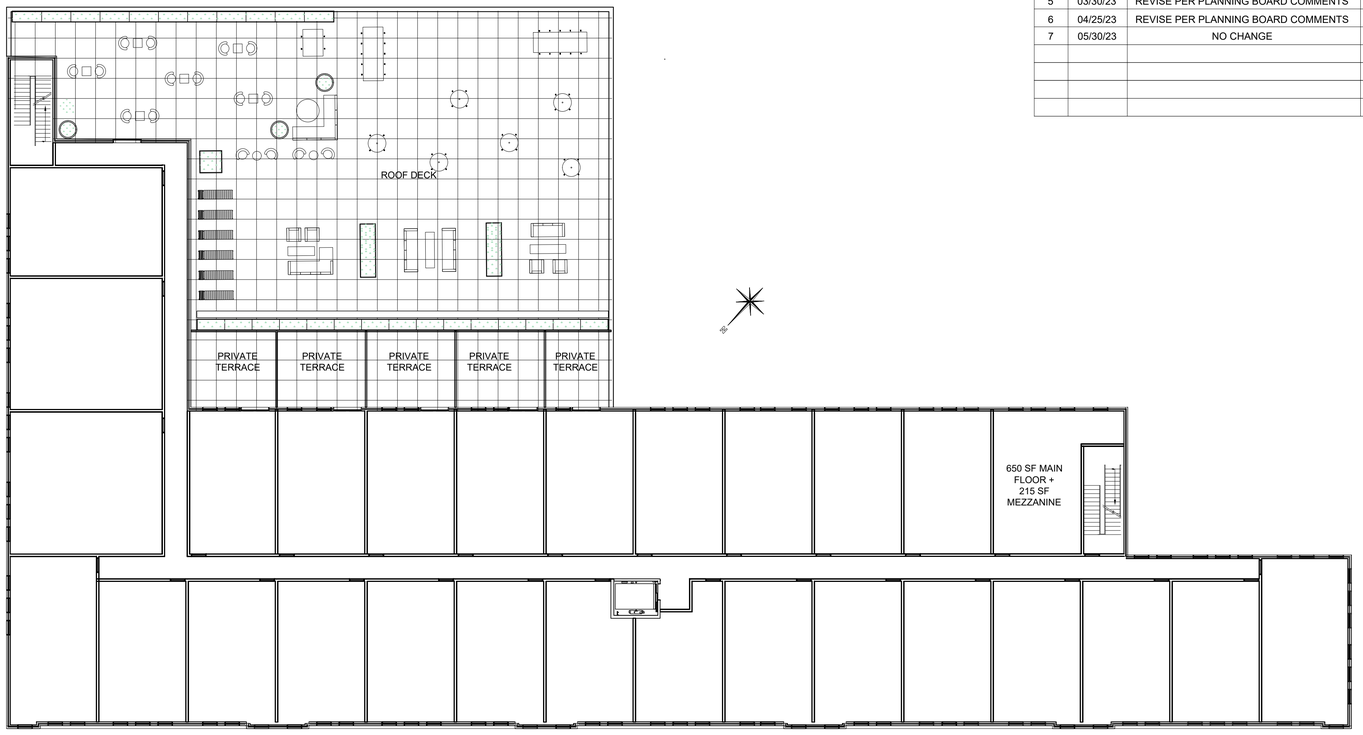

(P/O 6054-37-096715)
FISHKILL AVENUE
FRONT STREET
DRIVE
6054-37-096715
6054-37-096715
6054-37-096715


REMOVE ENTIRE CHAIN LINK FENCE ALONG FRONT STREET
REMOVE EXISTING TREE
Front Street
(Private Road)
Front Street
(Route 9D)
Approx. Zone AE Line
Approx. Zone X Line
Approx. Floodway Line
Proposed Ingress and Egress Easement
Now or Formerly Landgrove Realty Inc. Liber 1594 Page 609
Now or Formerly Hudson Skyler Beacon, LLC Document 02-2011-1296
Whitmore H. Carter Jr. Liber 1605 Page 628
N 47°09'41" E 474.51'
S 46°56'48" E 121.52'
N 47°09'41" E 152.19'
N 42°50'19" W 100.00'
S 42°50'19" E 100.00'
N 47°36'18" E 100.50'
S 47°36'18" W 100.50'
S 42°23'42" E 20.00'
S 47°36'18" W 20.00'
S 42°50'19" E 100.00'
S 47°09'41" W 100.00'
N 42°50'19" W 100.00'
S 47°09'41" W 100.00'
S 42°50'19" E 100.00'
N 47°09'41" E

		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
7	05/30/23	NO CHANGE	AJS

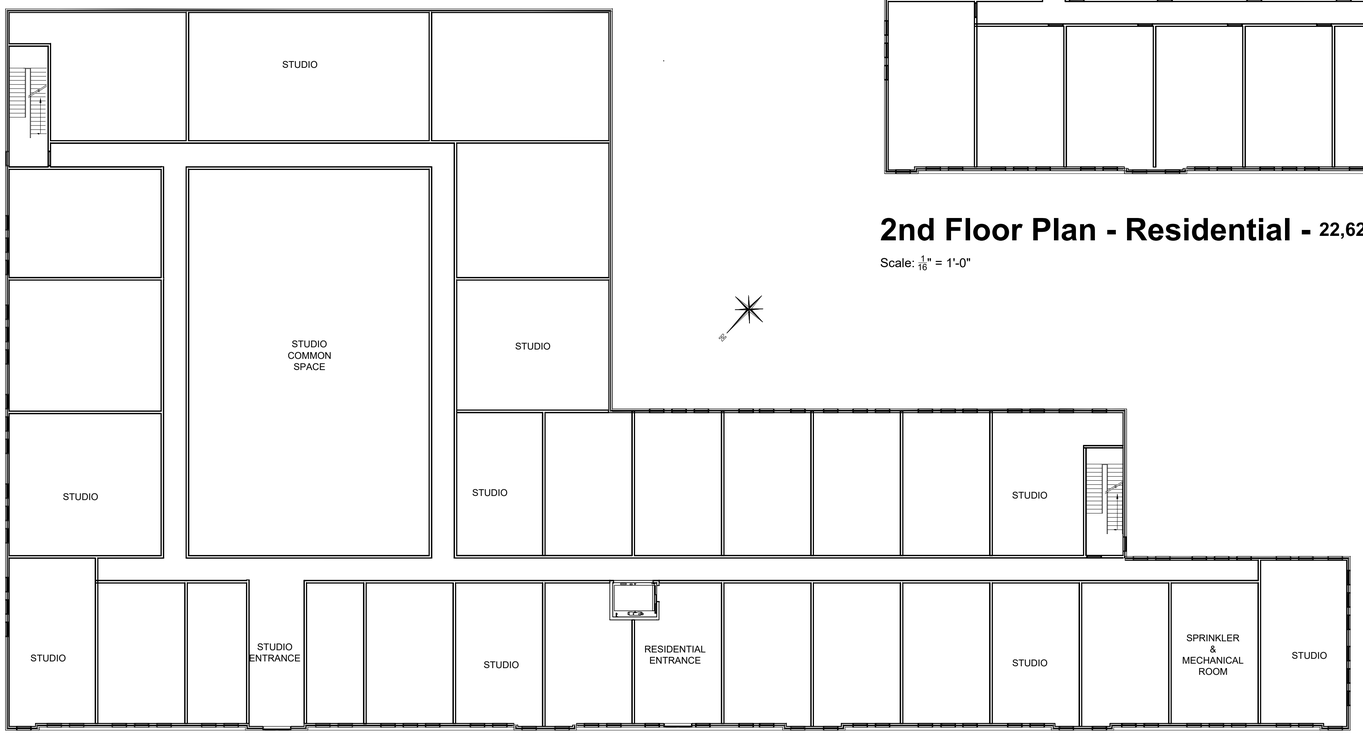


View



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)

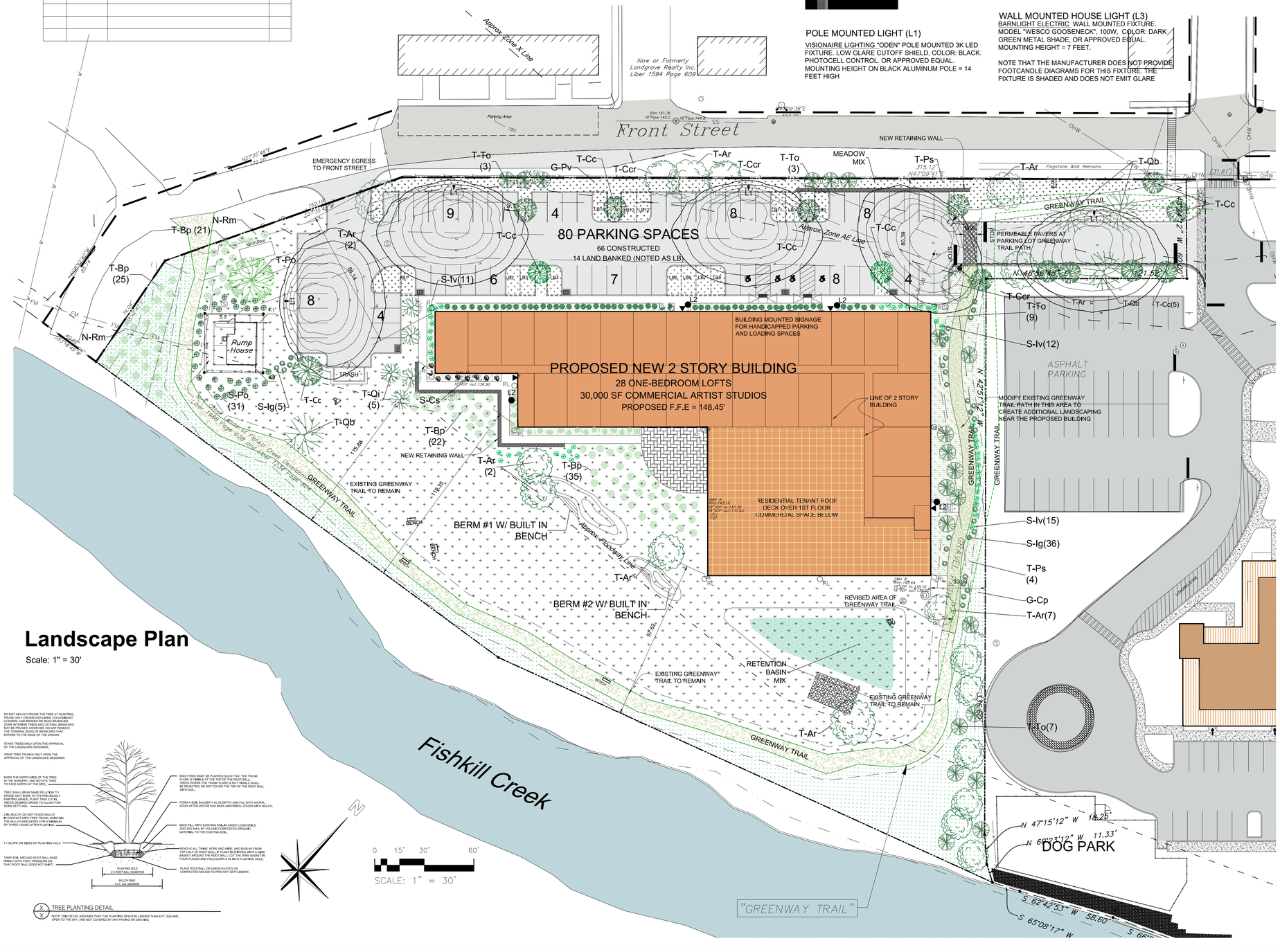
VISIONAIRE LIGHTING "ODEN" POLE MOUNTED 3K LED FIXTURE. LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BLACK ALUMINUM POLE = 14 FEET HIGH



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 GRATING.

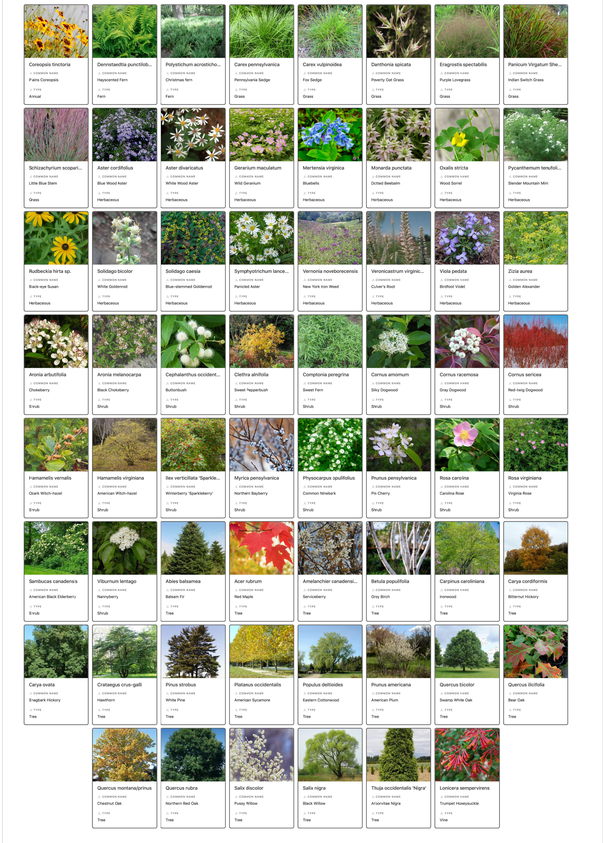
0 15' 30' 60'

SCALE: 1" = 30'

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

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

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

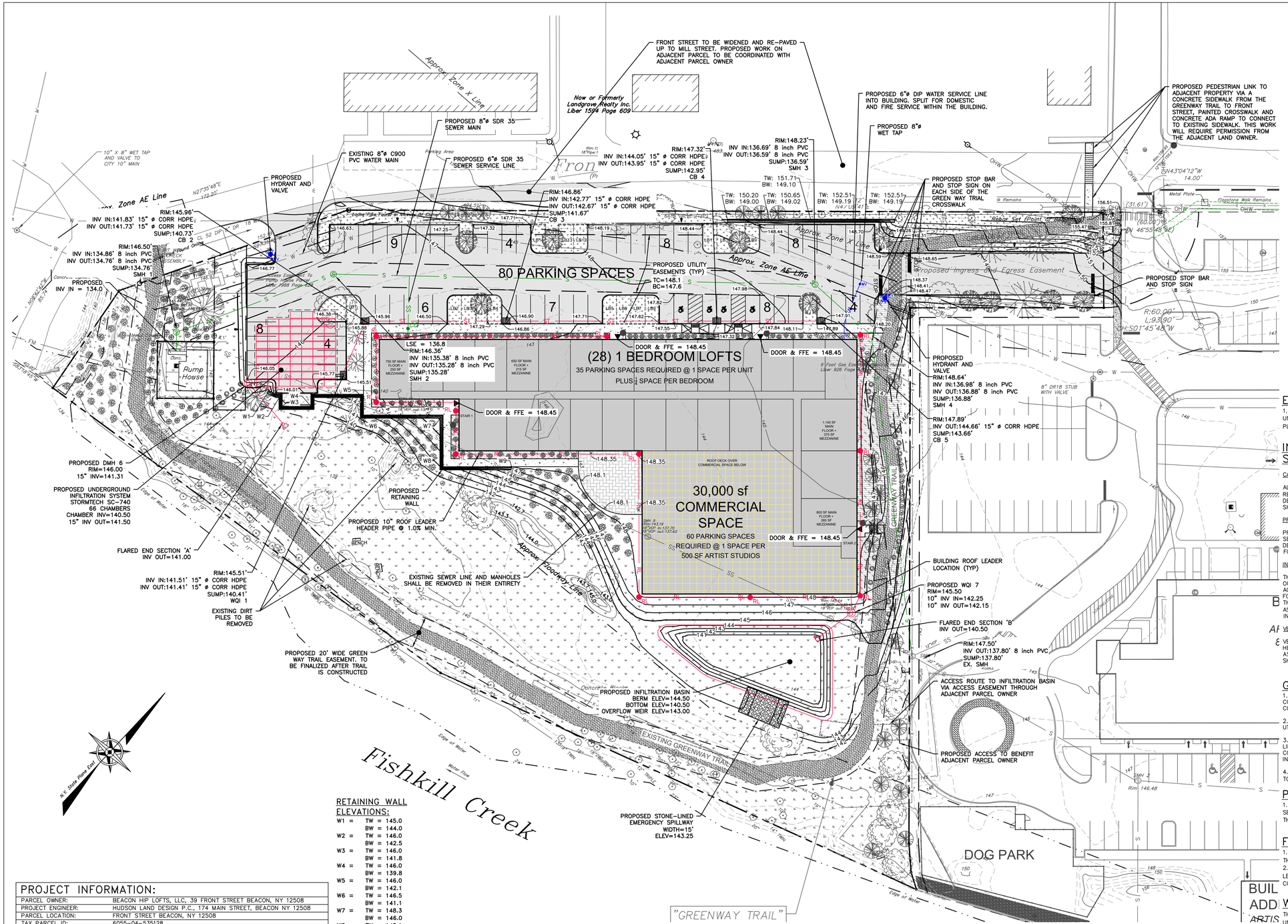
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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



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:

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
6	5/30/23	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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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

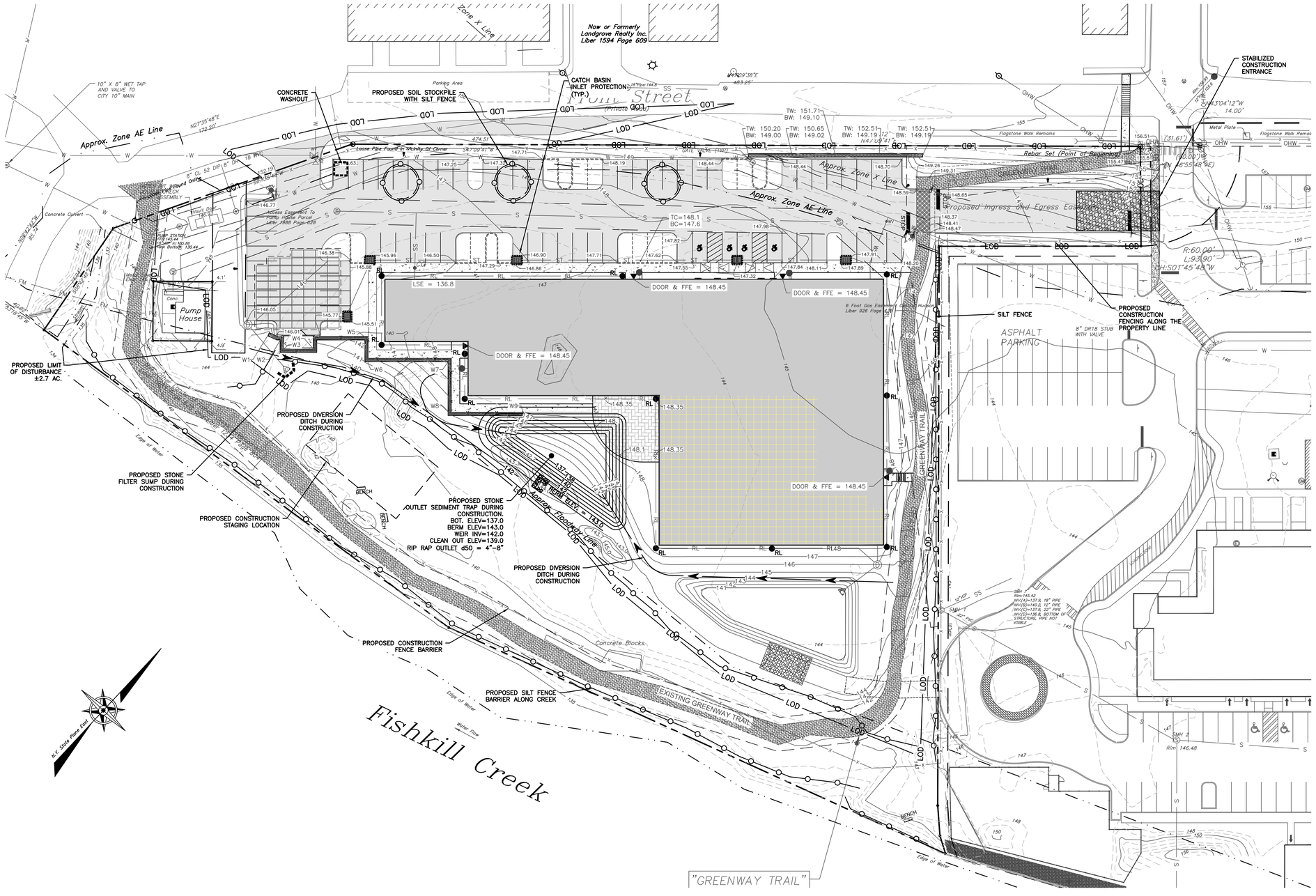
GRADING & UTILITY PLAN

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	5/21/22
SCALE:	1" = 30'
TITLE:	GU-1
SHEET:	5 OF 12

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 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				
6	5/30/23	NO CHANGE THIS SHEET	CMB				

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STATE OF NEW YORK · MICHAEL A. BODENDORF · 085469 · LICENSED PROFESSIONAL ENGINEER

SEAL

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

EROSION & SEDIMENT CONTROL PLAN

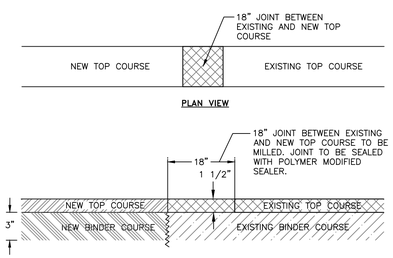
BEACON HIP LOFTS & STUDIOS

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

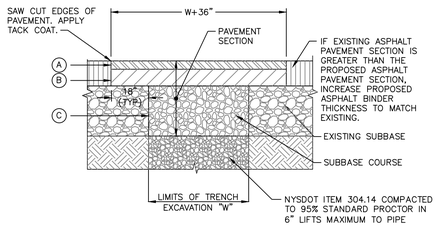
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

SITE DETAILS



NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

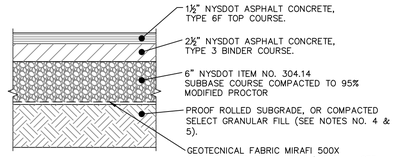
MILLED KEYWAY DETAIL
NOT TO SCALE



LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2 1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 6" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

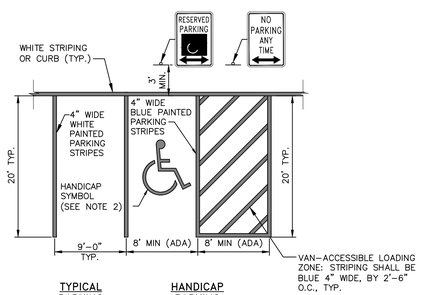
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



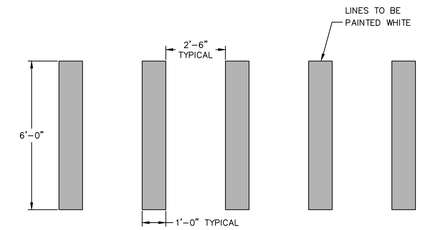
NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES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

PAVEMENT SECTION DETAIL
NOT TO SCALE

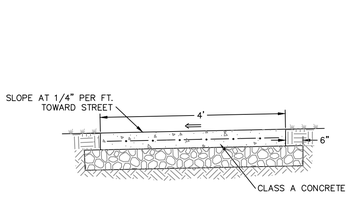


NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

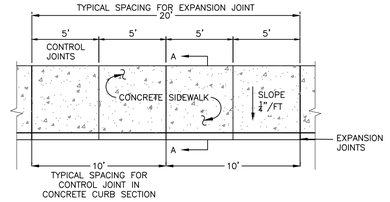
PARKING AND STRIPING DETAIL
NOT TO SCALE



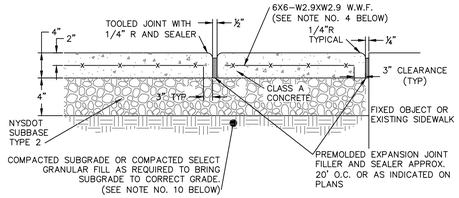
PAINTED CROSSWALK DETAIL
NOT TO SCALE



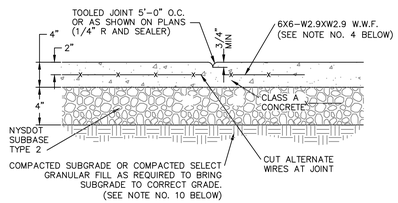
SECTION A–A



PLAN

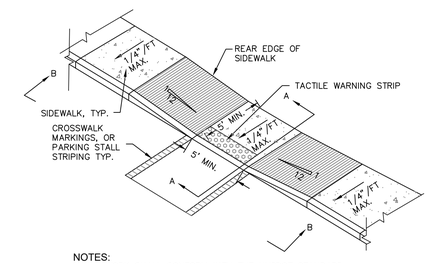


EXPANSION JOINT

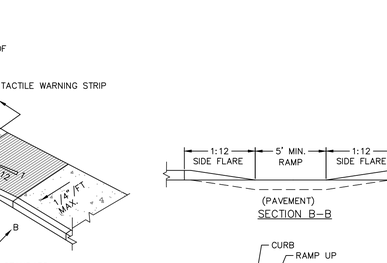


CONTROL JOINT

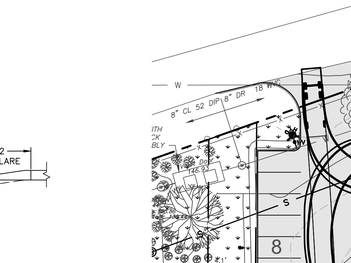
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL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



ABUTTING GRASS OR LANDSCAPE



ABUTTING SIDEWALK



MOUNTABLE CURB ABUTTING GRASS OR LANDSCAPE

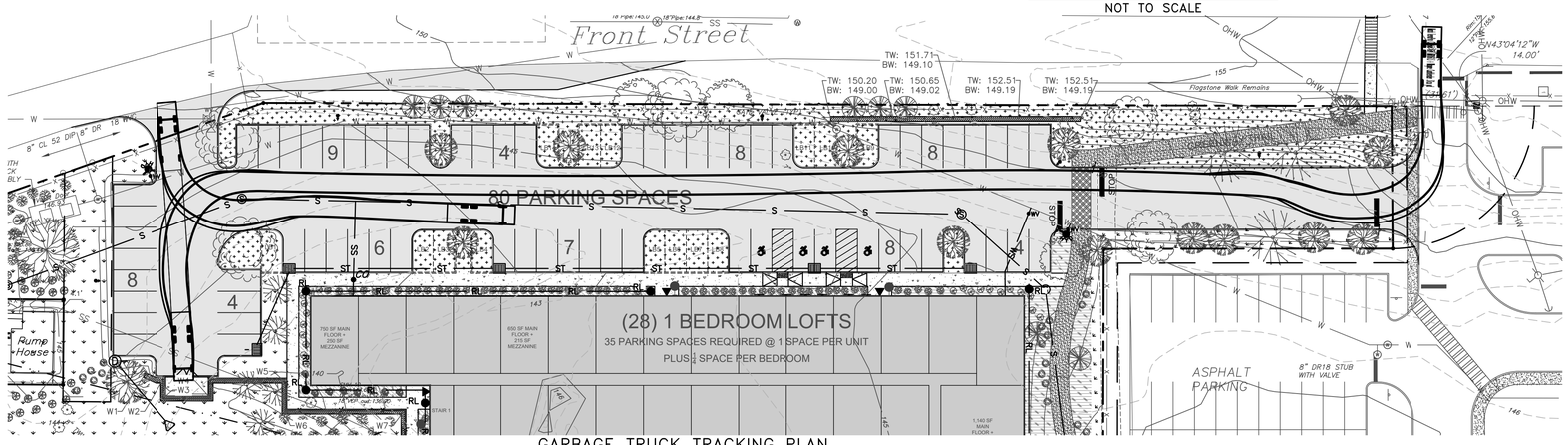
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, JANUARY 2, 2002 AND ALL ADDENDA THERETO; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

ACCESSIBLE PEDESTRIAN RAMP DROP CURB DETAIL
NOT TO SCALE

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



GARBAGE TRUCK TRACKING PLAN
SCALE: 1"=30'

DESIGN VEHICLE: MACK TERRAPRO CABOVER 6X4 MRU 613 + WAYNE CURBTENDER 31 CUYD

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				
2	12/27/22	NO CHANGE THIS SHEET	CMB				
3	1/31/23	PER PLANNING BOARD COMMENTS	CMB				
4	2/28/23	PER PLANNING BOARD COMMENTS	CMB				
5	4/25/23	PER PLANNING BOARD COMMENTS	CMB				
6	5/30/23	NO CHANGE THIS SHEET	CMB				

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STATE OF NEW YORK — NICHOLAS A. BOSCOPO — 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

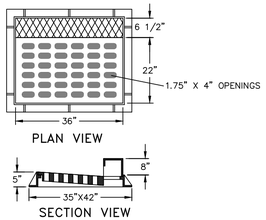
SITE DETAILS

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

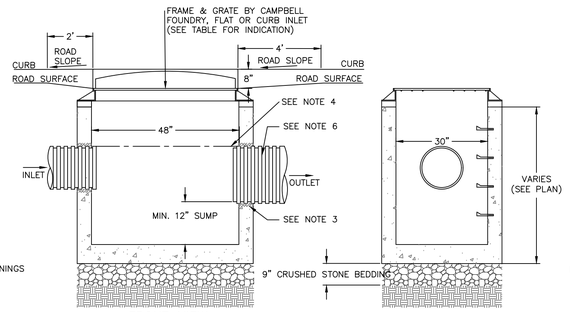
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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.

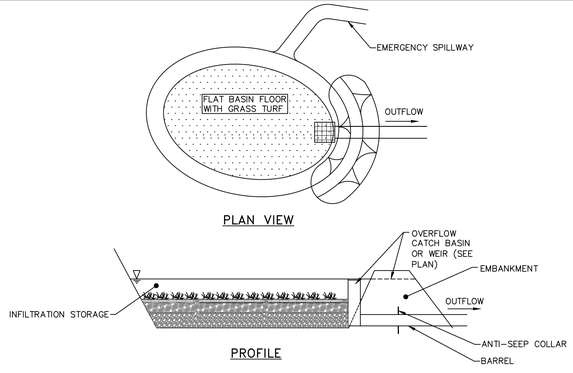
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



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.

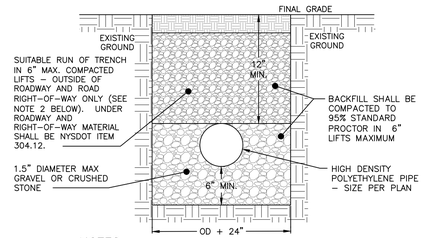
CATCH BASIN DETAIL
NOT TO SCALE



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.

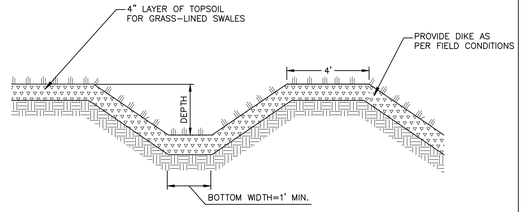
TYPICAL INFILTRATION BASIN DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

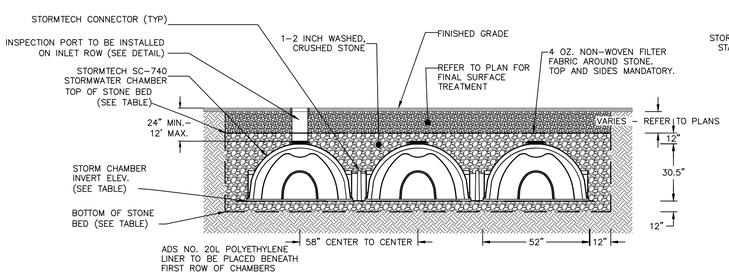


SECTION VIEW

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

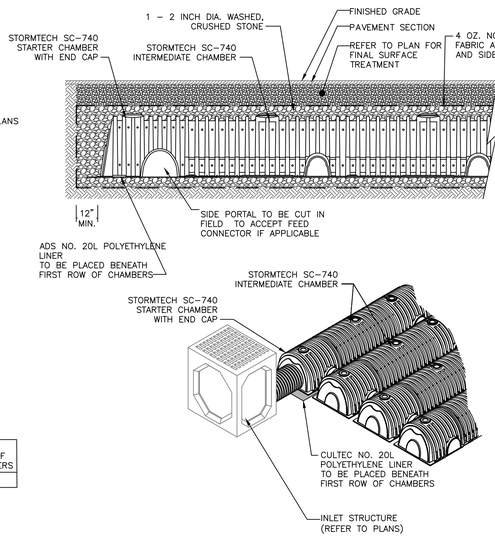


SECTION VIEW

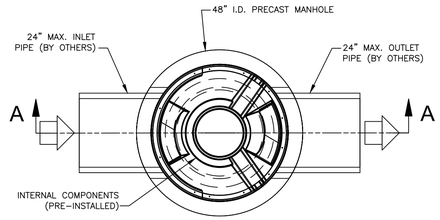
NOTES:

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.

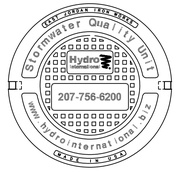
BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
140.0	140.5	143.5	2,403 S.F.	81.94'X30.0'	66



UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE



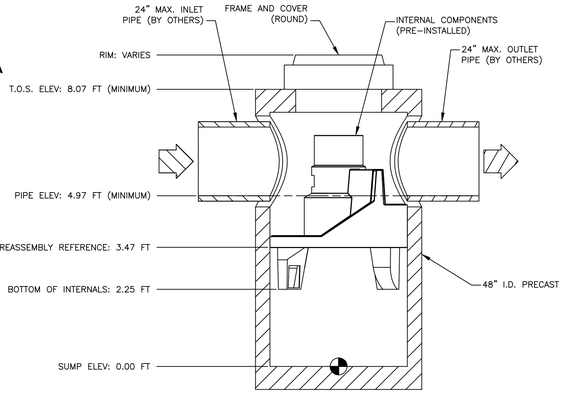
PLAN VIEW



HYDRO FRAME AND COVER (INCLUDED)

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



SECTION A-A

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				
6	5/30/23	NO CHANGE THIS SHEET	CMB				

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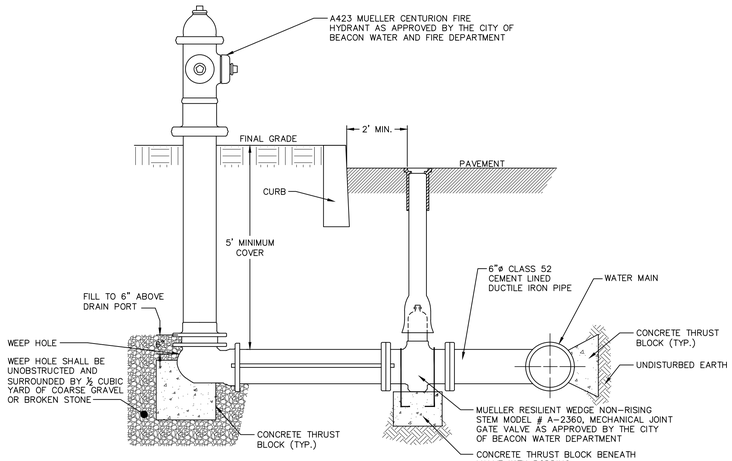
STORMWATER DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	5/21/22
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	8 OF 12

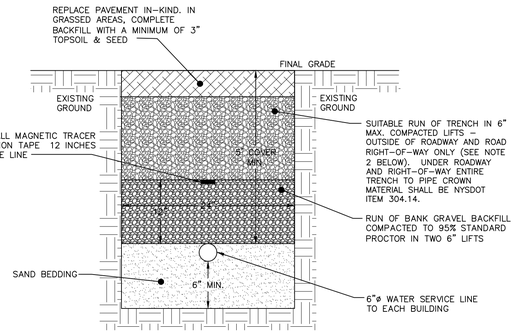
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ½" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.
3. ALL HYDRANTS SHALL BE PAINTED RED IN ACCORDANCE WITH NFPA AND CITY OF BEACON SPECIFICATIONS.

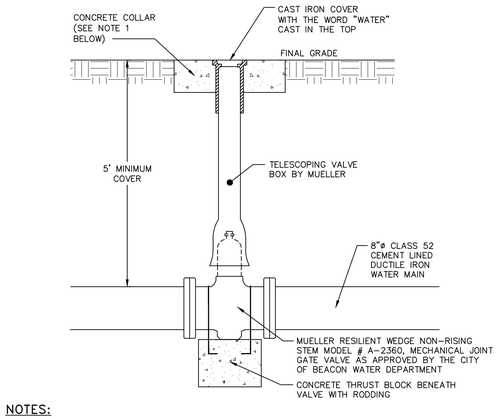
HYDRANT DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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

GATE VALVE DETAIL
NOT TO SCALE

WATER NOTES:

1. THE PROPOSED APARTMENT BUILDINGS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 219.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE WATER MAIN SHALL BE INSTALLED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C600 (SEE NOTES BELOW).
4. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON WATER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WATER MAIN INSTALLATION.
5. THE WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651 (SEE NOTES BELOW).
6. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51.
7. MEGALUG RESTRAINING SYSTEMS SHALL BE USED AT ALL FITTINGS, VALVES AND HYDRANTS (SEE SCHEDULE ON SHEET 14).
8. GATE VALVES SHALL BE MUELLER RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT.
9. HYDRANTS SHALL BE A-423 MUELLER CENTURION, WITH A MUELLER GATE VALVE BEFORE THE HYDRANT.
10. SERVICE LINES SHALL BE 6"ø CL 52 DIP, UNLESS OTHERWISE NOTED ON THE PLAN.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN MATERIAL AND BE PREPARED TO PROVIDE A SPECIAL COUPLING FOR CONNECTION OF THE PROPOSED DUCTILE IRON WATER MAIN.
12. A PRESSURE REDUCING VALVE SHALL BE INSTALLED FOR EACH NEW TOWNHOME, WATTS MODEL 25AUB-Z3 OR EQUAL AS APPROVED BY THE CITY OF BEACON WATER DEPARTMENT.
13. THE CITY OF BEACON SHALL OWN, OPERATE AND MAINTAIN THE WATER MAIN THROUGHOUT THE SITE, INCLUDING ALL APPURTENANCES.
14. THE HOA OR OWNER SHALL ANNUALLY EXERCISE ALL WATER VALVES.

WATER MAIN PRESSURE & LEAKAGE TESTING

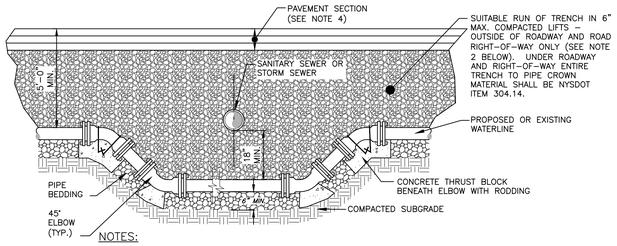
GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. EQUIPMENT WILL BE SUCH THAT THE ENGINEER MAY INSTALL HIS OWN PRESSURE GAUGE.
2. A PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR ALL PIPE.
3. TESTING TO BE PERFORMED ONLY AFTER PARTIAL OR COMPLETE BACKFILL AND RESTRAINT BLOCKING (USING HIGH EARLY CEMENT) HAS HAD 36 HOURS TO CURE OR BLOCKING USING STANDARD CEMENT HAS HAD 7 DAYS TO CURE.
4. THE MAIN SHALL BE PARTIALLY BACKFILLED OR BRACED AGAINST MOVEMENT DURING THE TEST. ALL AIR MUST BE BLED OUT OF THE SECTION TO BE TESTED. IF NECESSARY, CONTRACTOR SHALL INSTALL CORPORATION STOPS AT THE HIGH POINTS, FOR BLOW-OFFS. AFTER ALL AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE PRESSURE TEST APPLIED. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE SHALL BE INCREASED TO 1 1/2 TIMES THE NORMAL PRESSURE, BASED UPON THE ELEVATION OF THE LOWEST POINT IN THE LINE OR SECTION UNDER THE TEST, BUT SUCH PRESSURE SHALL NOT BE LESS THAN 150 PSI NOR MORE THAN 200 PSI, AND EXPOSED PARTS AGAIN EXAMINED. THE MINIMUM DURATION OF THE LEAKAGE TEST SHALL BE TWO (2) HOURS.
5. ALLOWABLE SYSTEM LEAKAGE AS SPECIFIED IN THE REFERENCED STANDARDS. IF LEAKAGE IN SYSTEM IS GREATER THAN ALLOWABLE, CONTRACTOR WILL LOCATE AND REPAIR SYSTEM AT HIS EXPENSE AND RETEST, CONTINUE TO TEST AND REPAIR THE SYSTEM UNTIL LEAKAGE IS WITHIN ACCEPTABLE LIMITS.
6. NO DUCTILE IRON PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\,P}{148{,}000}$$

WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)

WATERMAIN DISINFECTION & TESTING

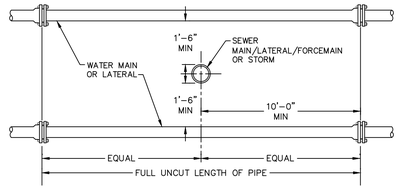
1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO TESTING AND SHALL ALSO COORDINATE HIS ACTIONS WITH THE CITY ENGINEER SO AS TO AVOID UNDUE DISTURBANCE OF THE WATER SUPPLY TO ANY EXISTING USERS.
2. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER'S AND CITY ENGINEER'S OFFICE A MINIMUM OF 24 HOURS PRIOR TO TESTING SUCH THAT WITNESSING CAN TAKE PLACE AND PROPER CERTIFICATIONS CAN BE ISSUED.
3. ALL NEWLY INSTALLED WATER MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SECOND BEFORE AND AFTER DISINFECTION.
4. ALL WATER LINES SHALL BE DISINFECTED USING THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF AWWA C651 SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). WATER ENTERING THE NEW MAIN SHALL RECEIVE A DOSE OF CHLORINE FED AT A CONSTANT RATE SUCH THAT THE WATER WILL HAVE NOT LESS THAN 25 MG/L FREE CHLORINE. CHLORINE APPLICATION SHALL NOT CEASE UNTIL THE ENTIRE MAIN IS FILLED WITH HEAVILY CHLORINATED WATER.
5. DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED WATER LINE FOR A MINIMUM OF 24 HOURS. AFTER THIS RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW A CONCENTRATION IN THE WATER LEAVING THE MAIN HAS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. AT SUCH TIME, BACTERIOLOGICAL SAMPLING FOR SUBMITTAL TO STATE HEALTH LABORATORIES SHALL BE 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.



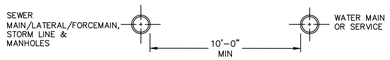
NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE



VERTICAL SEPARATION

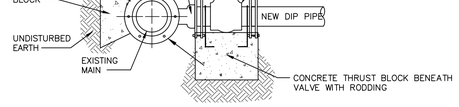


HORIZONTAL SEPARATION

NOTE:

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

WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

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

TAPPING SLEEVE DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
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				
6	5/30/23	NO CHANGE THIS SHEET	CMB				

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F: 845-440-6637

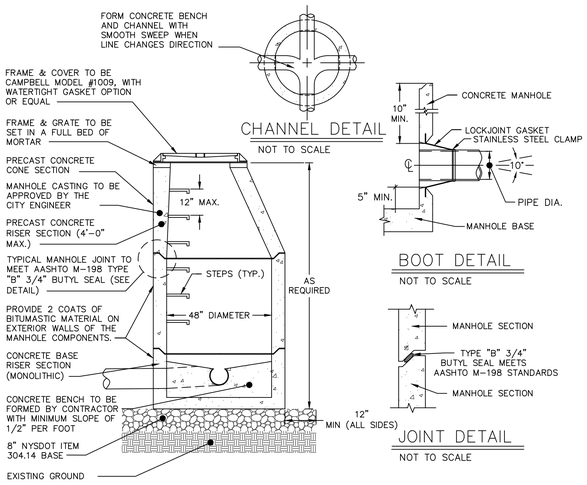
WATER DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #: 2013:003
DATE: 5/21/22
SCALE: AS SHOWN
TITLE: CD-3
SHEET: 9 OF 12

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



NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).

2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.

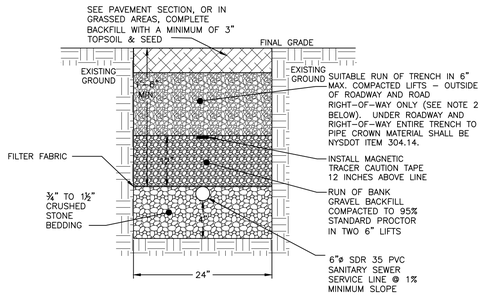
3. STEEL REINFORCMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.

4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.

5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.

6. 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE

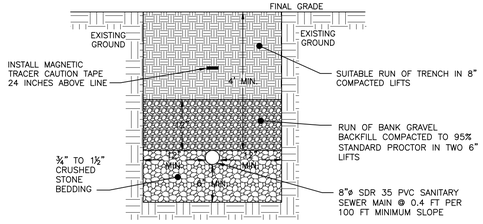


NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



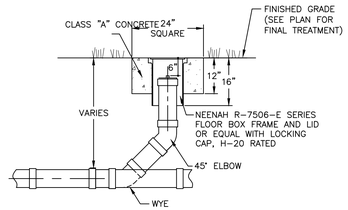
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

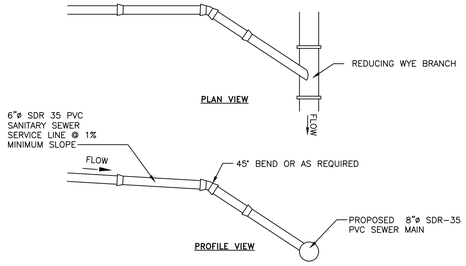
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

3. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

SANITARY SEWER NOTES:

1. THE PROPOSED APARTMENTS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 179.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON CHIEF SEWER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE SEWER MAIN INSTALLATION.
4. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-35 OR SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
5. SEWER MAIN SHALL BE LAID IN STRAIGHT ALIGNMENT. MANHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN SLOPE, ALIGNMENT OR AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. STRAIGHT ALIGNMENT SHALL BE VERIFIED BY DEFLECTION TESTING.
6. THE SEWER MAIN SHALL BE INSTALLED AND TESTED FOR EXFILTRATION PRIOR TO BEING PERMITTED TO OPERATE. ALL NEW SANITARY SEWER GRAVITY LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM C-828 AT A PRESSURE OF 3.5 PSI.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244. IF PRESSURE DROP EXCEEDS THE SPECIFIED AMOUNT, THE NECESSARY REPAIRS OR REPLACEMENTS REQUIRED SHALL BE MADE TO REDUCE THE PRESSURE DROP TO WITHIN THE SPECIFIED LIMIT, AND THE TESTS SHALL BE REPEATED UNTIL THE REQUIREMENT IS MET.
8. SERVICE LATERALS SHALL BE 6" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 1%, UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL SANITARY SEWER MAINS AND MANHOLES UP TO, BUT NOT INCLUDING, THE EXISTING CONNECTION MANHOLE ON BRANCH STREET SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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				
5	4/25/23	NO CHANGE THIS SHEET	CMB				
6	5/30/23	NO CHANGE THIS SHEET	CMB				

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STATE OF NEW YORK MICHAEL A. BOSENKO 085405 LICENSED PROFESSIONAL ENGINEER

SEAL

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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

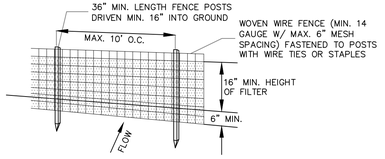
SEWER DETAILS

BEACON HIP LOFTS & STUDIOS

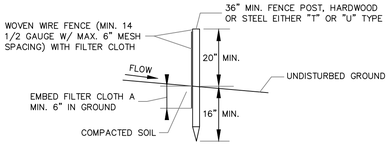
FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #: 2013:003
DATE: 5/21/22
SCALE: AS SHOWN
TITLE: CD-4
SHEET: 10 OF 12

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



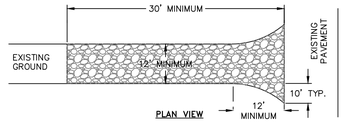
PERSPECTIVE VIEW



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.

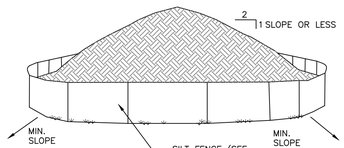
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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.

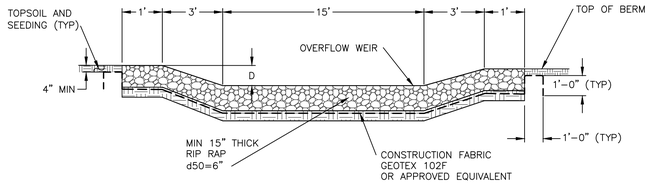
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



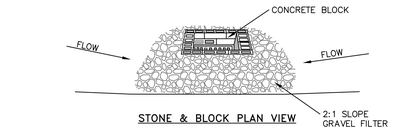
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

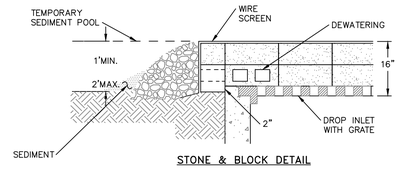


NOTES:
1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

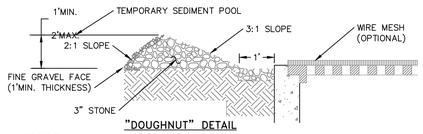
INFILTRATION BASIN EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



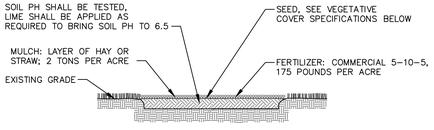
STONE & BLOCK DETAIL



"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:

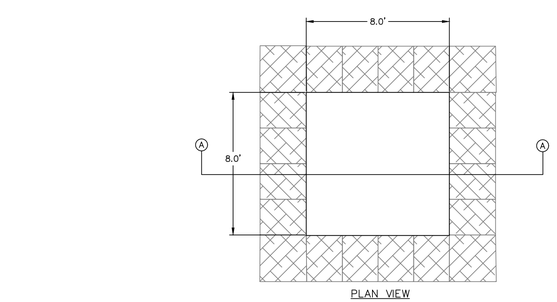
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

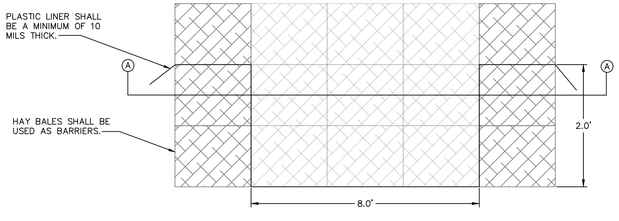
80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

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



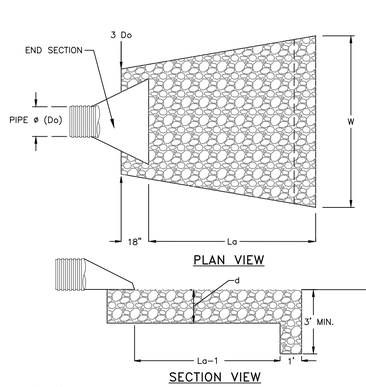
PLAN VIEW



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

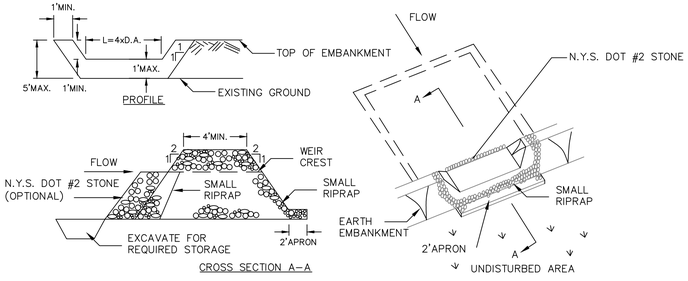


NOTES:
1. SIZING INFORMATION TAKEN FROM FIGURE 5B.12 (PAGE 5B.25) AND/OR FIGURE 5B.13 (PAGE 5B.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2005 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, 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				
6	5/30/23	NO CHANGE THIS SHEET	CMB				

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

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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
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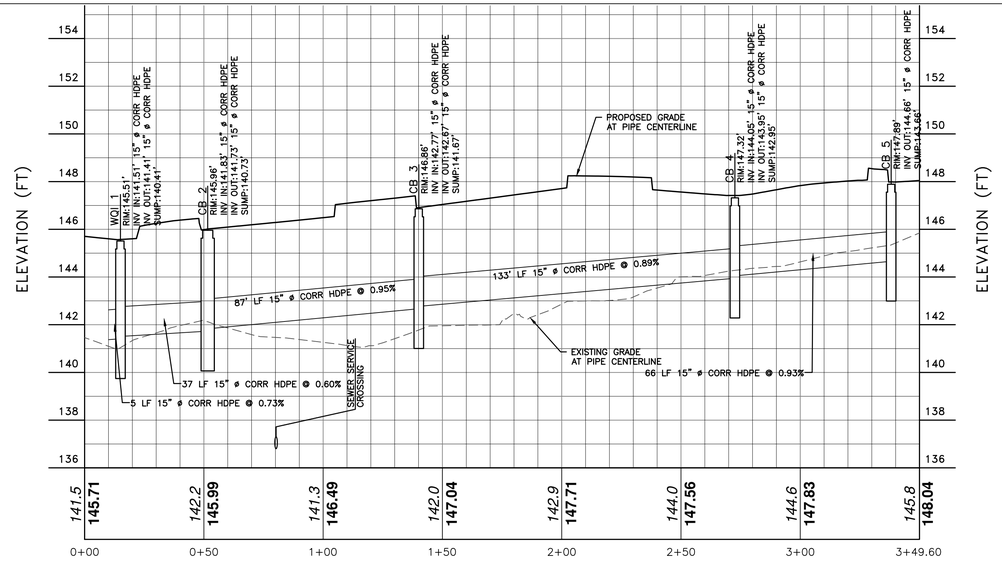
EROSION & SEDIMENT CONTROL DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

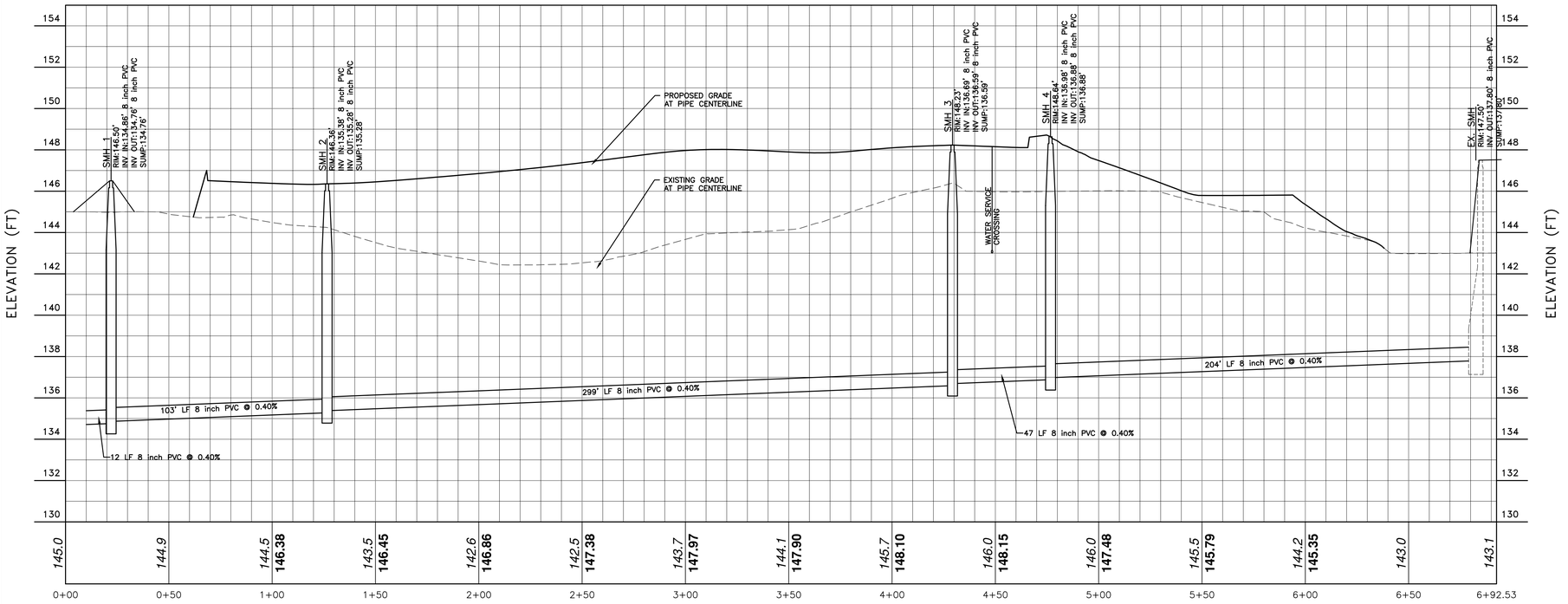
JOB #: 2013:003
DATE: 5/21/22
SCALE: AS SHOWN
TITLE: CD-5
SHEET: 11 OF 12

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				
4	5/30/23	NO CHANGE THIS SHEET	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 ANDREA A. BEDENSKY LICENSED PROFESSIONAL ENGINEER 084466

SEAL

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HUDSON LAND DESIGN
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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

LANC & TULLY
Engineering and Surveying, P.C.

June 7, 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 May 30, 2023, from Aryeh Siegel, Architect.
- Correspondence dated May 30, 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 May 30, 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. 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.

5. 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.***

6. 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.***

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 pipeline.***

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.

Sheet 5 of 12 (Grading & Utility Plan):

1. Consideration should be given to removing the landscaping shown on this sheet so that the proposed utilities and grading for the project are clear and legible, along with the existing topography and utilities on the site.

2. 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. ***Applicant's consultant notes that once a wall type is selected, appropriate design details will be added to the plans.***

2. As the retaining wall along the southern corner of the building exceeds 30 inches in height, and a walkway is proposed directly behind the wall, barrier protection (fencing) shall be provided to ensure that falls are prevented from occurring off of the top of the wall. A construction detail shall be added to the plans for the fencing, and the retaining wall detail shall also incorporate the installation of this fencing.

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, 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: June 9, 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 May 30, 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 with a positive recommendation.

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
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

ATTACHMENT TO
NEGATIVE DECLARATION
REASON SUPPORTING DETERMINATION

APPLICATION FOR CONCEPT PLAN
AND SITE PLAN APPROVAL
FOR
BEACON HIP LOFTS & STUDIOS

Parcel No. 6055-04-535128

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 determination pursuant to the State Environmental Quality Review Act ("SEQRA").

Project Description

The Proposed Action is for Concept Plan and Site Plan Approval pursuant to the City of Beacon Code § 223-41.13. In the Fishkill Creek Development Zoning District, the City Council is the approval authority for the Concept Plan and the Planning Board is the approval authority for the Site Plan.

The Proposed Action involves the development of an unimproved parcel for the construction of a two-story, 52,447 s.f. building with 28 one-bedroom loft apartments on the 2nd floor and 30,000 square feet of commercial artist studios on the 1st floor. The parcel consists of 154,737 square foot or +/- 3.55 acres. It is located within the Fishkill Creek Development ("FCD") Zoning District, Historic District and Landmark Overlay District ("HDLO") and is identified on the City of Beacon Scenic Resources Inventory, and known and designated on the Tax Map of the City of Beacon as **Parcel No. 6055-04-535128** (the "Property" or "project site").

The Proposed Action is an Unlisted Action under SEQRA. The City Council referred the Proposed Action to the Planning Board for advisory review and recommendation on the application for Concept Plan Approval and the Planning Board is the lead agency for the SEQRA review of the Proposed Action.

Summary of Rational for Negative Determination

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 FCD Zoning District and the HDLO District. The Proposed Action involves the construction of a two-story building having a mixed commercial and residential use on a +/- 3.55 acre parcel. The Greenway Trail currently runs through the project site and connects to another portion of the Greenway Trail on the developed adjacent parcel. The Greenway Trail will be enhanced by the Proposed Action with the installation of benches and landscaping. Further, the location of a segment of the Greenway Trail will be adjusted to provide additional space for landscaping between the Trail and the proposed building and eliminate the need for steps on the trail.

  The project site is relatively flat. The proposed building and improvements designed to be located outside the Floodway. Additionally, as shown on Sheet 1 of 12 of plans entitled "Site Plan Application – Beacon HIP Lofts and Studios, dated May 21, 2022, last revised May 30, 2023, the Applicant has proposed to maintain 80% of the site as open space, where 30% is required under the City Code's FCD Zoning District regulations.

  The project site was previously developed and the Proposed Action proposes typical site work and grading activities.

  Although the Proposed Action will result in the addition of impervious surfaces to the project site, as more fully described herein, the Applicant has provided sufficient measures to prevent significant adverse impacts resulting from stormwater runoff .

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

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

  Water and Sewer Utilities. The Applicant provided a report entitled, "Preliminary Water and Sewer Engineer's Report: for Beacon HIP Lofts and Studios," prepared by Hudson Land Design Professional Engineering, P.C., Beacon N.Y., dated January 31, 2023, last revised February 28, 2023 (the "Report"). The Report estimates that the proposed total demand for water and wastewater is 5,480 gallons per day (gpd) each. This estimate takes

into consideration a 20% reduction permitted by NYSDEC Design Standards for Wastewater Treatment Works due to installation of water saving fixtures. The Report also provides that based on previous conversations with the City of Beacon Water and Sewer Superintendent, the City's existing sewer infrastructure and sewer treatment plant has sufficient capacity to handle the anticipated increase in daily flows, provided that all stormwater inflow from the site is eliminated. Further, the treatment plant currently has the capacity for 4 million gallons per day (MGD) and operates at an average of 2.281 MGD therefore providing capacity for the Proposed Action. To eliminate stormwater inflow and infiltration to the municipal sewer system, an existing old clay sewer pipe will be removed or crushed in place after the installation of a new sewer main.

A private pump station currently services the developed portion of the adjacent HIP complex and the adjacent Landgrove apartment complex, and will also serve the Proposed Action. Complaints of odors from the pump station have been received by the City. The Report analyzes the operation of the pump station under the cumulative full build out of the developed HIP complex, the adjacent Landgrove apartments, and the Proposed Action and makes several recommendations for improved operation of the pump station: (a) lower the floats such that there is adequate permanent water on the pumps, and shorten the pump cycle so the pumps cycle at least four (4) times per day; (b) lower the pump off elevation to 35.3 inches from the pump station floor; and (c) set the high-level alarm at 12" above the pump on elevation. These recommendations from the Report shall be included as conditions in any resolution of approval for the Proposed Action along with any additional feasible odor control mechanisms.

The Applicant will 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 New York State Department of Environmental Conservation (NYSDEC) standards.

Stormwater Management and Erosion & Sediment Control. The Applicant submitted a "Stormwater Pollution Prevention Plan for Beacon HIP Lofts and Studios," ("SWPPP") dated October 25, 2022, prepared by Hudson Land Design Professional Engineering, P.C. The SWPPP concluded that the erosion and sediment control plan is in accordance with the latest revisions to the New York State Standards and Specifications for Erosion and Sediment Control. The Hydrologic and Hydraulic calculations for all modeled storm events demonstrate that the resulting stormwater runoff from the Proposed Action will not adversely impact offsite properties, stormwater conveyance systems or receiving bodies of water. Temporary and permanent stormwater systems and facilities have been designed in accordance with the latest revisions to the New York State Stormwater Management Design Manual. Additionally, the Proposed Action has been designed to capture and treat 90% of the average annual stormwater runoff from the development through water quality measures. Furthermore, green infrastructure practices have been implemented.

The Property is adjacent to the Fishkill Creek. Stormwater runoff from impervious surfaces will be collected and directed to an infiltration basin for water quality treatment before being discharged to Fishkill Creek. The outflow discharges of stormwater runoff will be

into the Fishkill Creek, however, as the on-site infiltration systems will have built-in measures to handle water quality and flow there will be no significant adverse impact to Fishkill Creek.

Per the FEAF Part 1, there will not be any bulk storage of petroleum or chemicals at the Proposed Action. Additionally, per the FEAF Part 1, the Applicant has not proposed using pesticides during construction or operations.

For the reasons stated above, the Proposed Action will not have a significant adverse impact on surface or groundwater.

- **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 Part 1, the Proposed Action is within a 100-year floodplain. The 100-year flood elevation at the north end of the property is at 146.2 feet above mean sea level and the first-floor elevation is set at 148.2 feet in accordance with Chapter 123 of the Beacon City Code. The construction will comply with all requirements of Chapter 123 of the City Code regarding floodplains. A Floodplain Development Permit from the Building Inspector in accordance with § 123-12 of the Beacon City Code is required during the building permit application process. The proposed building and structures, however, according to the Site Plan, Sheet 1 of 12, are outside of the floodway and Proposed Action will not increase the 100-year flood elevation by more than one (1) foot.

  Although the Proposed Action will result in a modification of existing drainage, as the property is currently unimproved, the Applicant has provided measures to control and regulate the discharge of stormwaters runoff from the proposed additional impervious surfaces, as described above.

  The Proposed Action, for the above reasons, will not result in a significant adverse impact on flooding.

- **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 and small power generators will emit certain air pollutants through engine exhaust. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles and small power generators 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. Per Sheet 6 of 12, Note7, the Applicant will provide for on-site dust control measures will be accomplished by

standard methods of lightly wetting all exposed soil and rapidly stabilizing the regraded areas with topsoil, loam and/or seeding. Fugitive dust controls for temporary soil stockpiles may also employ the use of temporary enclosures, per Sheet 11 of 12. 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.**

  According to the FEAF Part 1, the Proposed Action is within the habitat area of the Indiana bat. According to Sheet 2 of 12, the Applicant is only proposing to remove one tree that has a diameter of 6" or greater. Thus, it is unlikely that the Proposed Action will have an impact on any Indiana Bats in the area.

  The Applicant has proposed to plant a substantial amount of flora including: 137 shrubs, 162 trees, as well as various herbs and grasses throughout the property. Moreover, pursuant to the FCD provisions in the City Code as well as the Fishkill Creek Greenway & Heritage Plan, the Applicant has provided substantial greenery along the Greenway Trail and the portions of the Property abutting Fishkill Creek.

  Furthermore, the Applicant's planting plan, as shown on Sheet 3 of 12, is in accordance with the City Code § 223-41.13(I)(6) in that the Applicant has provided a comprehensive landscaping, screening, and buffering plan.

  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 known or listed agricultural resources within 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 any officially designed scenic viewshed. According to the FEAF Part 1, the Proposed Action is identified in the City of Beacon Scenic Resource Inventory Report. The Proposed Action retains significant open space, 80% when only 30% is required by the FCD Zoning District, as shown on Sheet 1 of 12 of the Site Plans. The Scenic Resource Inventory Report noted that preserving natural areas would help increase wildlife habitat. The Proposed

Action includes the planting of over 200 shrubs and trees on the Property which will help preserve the wildlife habitat and further the purposes of the FCD Zoning District.

Furthermore, the property was once a site of factories during the Industrial Revolution and twentieth century, as such, the Applicant designed the façade of the proposed building in such similar style. The proposed building will also complement the adjacent façade and design of the Beacon HIP Lofts. According to the FEAF Part 1, the property is not located within any other Federal, State or Local scenic viewsheds.

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

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

The project site is located within the National Register Eligible Groveville Mills Historic District. Additionally, according the FEAF Part 1 there are several neighboring sites or properties in the vicinity of the Proposed Action which are on or eligible for placement on the National or State Register of Historic Places.

Accordingly, in a letter dated September 9, 2022 the City Planner advised the Applicant to further investigate potential impacts to historical and archaeological resources. As such the Applicant sought comments from the New York State Department of Parks, Recreation and Historic Preservation who then recommended that the Applicant conduct a Phase 1A Archaeological Survey. The Applicant submitted a "Phase 1A Literature Search and Sensitivity Assessment," conducted by the Hudson Cultural Services, dated November 2022, which opined that the Proposed Action has retained the integrity of the property in the overall redevelopment concept, and has maintained the nineteenth century model of providing workspace and housing within the same complex. The Phase 1A states that the proposed building is smaller in massing and lower in elevation than any of the historic mill buildings to the north therefore making it compatible within the historic district. The Project site has experienced significant soil movement in the nineteenth and twentieth centuries, and thus is not considered to be sensitive for historic resources. Additionally, the commercial development of the Property over the past 200 years has eliminated the potential for any precontact discoveries on the site. Thus, no further archeological investigation is warranted.

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 project site is not designated as open space by the City of Beacon. Under the FCD Zoning District, the Applicant is required to maintain at least 30% of the property as open space. Here, the Applicant has proposed to provide 80%, as shown on Sheet 1 of 12. The

Property is currently an open field with wild grasses and flora and is thus not used for recreation other than the Greenway Trail which will be retained. The Applicant has retained open areas as detailed in Sheet 1 of 12 in accordance with the FCD standards in the City Code. Additionally, the Greenway Trail runs along the Property's northeastern and southwestern perimeters. The Applicant, in accordance with the Fishkill Creek Greenway & Heritage Trail Master Plan and the FCD requirements has provided for the improvement and maintenance of the Greenway Trail and its use by the general public. Such improvement and maintenance will benefit the community of Beacon as it will provide greater access for the community to enjoy the green and scenic areas along the Fishkill Creek abutting the Proposed Action. Importantly, Sheet 1 of 12, Note 4 provides that the proposed portion of the Greenway Trail traversing the property is in accordance with the Greenway Trail Design Recommendations which states in pertinent that the design of the trail should be to provide accessibility to outdoor enjoyment and education for users of all abilities. Note 4 on Sheet 1 of 12 also states that such portion of the Greenway Trail traversing the property will follow standard requirements for materials, dimensions, proximity to the Fishkill Creek, and provide screening from the buildings.

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 Applicant submitted a Traffic Impact Study ("TIS"), prepared by Colliers Engineering & Design, dated December 23, 2022, which was revised and updated in a 32-page follow up comment letter for the Planning Board's consideration, dated January 30, 2023. The TIS was reviewed by the City's traffic consultant Creighton Manning Engineering, LLP.

Traffic. It is not anticipated that the Proposed Action will result in significant adverse impacts to traffic. The City traffic consultant, in its letter dated January 5, 2023, agrees with the Applicant that the Proposed Action is expected to generate peak traffic flows of 91 trips during weekday AM peak hour, 203 total trips during the weekday PM peak hour, and 229 total trips during the Saturday midday peak hour. The Front Street/Mill Street intersection will operate at an acceptable level of service with the Proposed Action. Independent of the Proposed Action, the intersection is scheduled to be improved with an actuated traffic control signal. However, the intersection will operate at acceptable levels with or without the new traffic control signal.

Parking. A total of 95 off-street parking spaces are required, and the Applicant has proposed to provide 66 parking spaces which the Planning Board determined is acceptable

based on a shared parking analysis pursuant to City Code § 223-26.C(6), as detailed in the TIS and subsequent responsive comment letter from Colliers Engineering & Design.

Per City Code § 223-26.C(6) the Planning Board indicated at its February 2023 meeting its intention to waive 15 of the required 95 off street parking spaces based on the Applicant's shared parking analysis. The TIS provides that the Project will result in a weekday peak parking demand of 76 parking spaces and a Saturday peak parking demand of 84 parking spaces. The TIS based its analysis on the City of Beacon Code parking requirements along with hourly parking demand data provided by the Institute of Transportation Engineers, Parking Generation Manual (5th Edition). The City's planning consultant, in his letter dated January 6, 2023, opined that the parking provided by the Applicant is likely higher than will be needed based on the likelihood that the commercial studio space on the first floor of the proposed building will be used primarily by the residents of this proposed building and the residents of the artist live-work units in the adjacent building. Thus, the City planning consultant recommended land banking spaces. Accordingly, and as shown on Sheet 1 of 12, Note 2, the Applicant proposes to land bank 14 additional spaces such that 66 spaces will be constructed, 14 spaces will be land banked pursuant to Section 223-26.E and 15 spaces will be waived pursuant to 223-26.C(6).

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

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

The Proposed Action will increase demand on the energy grid, however, the existing energy infrastructure will be able to adequately serve such additional demand. The Proposed Action does not require the construction of a new substation, or upgrade to any existing substation.

For these reasons, the Proposed Action will not have a significant adverse environmental 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 noise, odors or light.**

In a letter by the City Engineering Consultant dated May 3, 2023, the Applicant has been advised to consider the installation of an odor control system, as was previously noted in correspondence of November 23, 2022. In a response letter by the Applicant's Engineering Consultant dated May 30, 2023, the Applicant's site superintendent is still considering what options are available and such chosen method will be added to the Applicant's Engineering Report. For further discussion on odor control, please see Page 3, above.

Per Sheet 3 of 12, all exterior lighting on the site will comply with Beacon Zoning Code requirements and will 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 will not be visible from neighboring streets and properties.

Noise impacts associated with the Proposed Action will be limited to temporary impacts generated during construction. It is not anticipated that significant rock removal will occur on the site. Furthermore, per the Beacon City Code Chapter 111, blasting cannot occur without first attaining a permit from the City Building Inspector and such request is not anticipated to occur. However, if rock removal is required such will be done in accordance with all applicable local, state and federal regulations. In addition, there will not be significant noise impact post-construction.

For these reasons, the Proposed Action is not anticipated to result in a significant adverse environmental impact as a result of objectionable noise, odors, 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.**

  According to the FEAF Part 1, the site has experienced previous spills and has been the subject of remedial actions. The site was the subject of New York Department of Environmental Conservation ("DEC") Spill No. 9004847, which was closed on August 2, 1990. The site was also the subject of DEC Spill No. 9012487, which was closed on June 18, 1991. The site was also the subject of DEC Spill No. 2000545, which was closed on July 1, 2020. DEC Spill No. 2200992, at 89 Mason Circle, an adjacent property, is not closed at the time of this determination and according to the DEC database is the result of chemical odors in an apartment complex. It is not anticipated that DEC Spill No. 2200992 will impact the Proposed Action.

  The FEAF Part 1 also identifies the Texaco Research Center on Old Glenham Road as a potential source of contamination as shown on the DEC Environmental Site Remediation database as Site Code No. 314004. However, this site is almost 0.50 miles away from the project site and therefore is not anticipated to have a significant adverse environmental impact on human health. Further, the project site is proposed to be served by public water thus exposure to contaminated groundwater via drinking water is not expected.

  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 within the FCD Zoning District (City Code, Chapter 223, Article IVC). The purpose of the FCD District is to encourage the development and/or redevelopment of undeveloped or underutilized industrial property along the Fishkill Creek in a manner that provides a mix of residential and nonresidential uses. Furthermore, the Fishkill Creek Greenway Heritage Trail Plan sets forth goals such as establishing and

preserving the Greenway Trail and providing for substantial open spaces and preservation of wildlife habit. The Proposed Action is generally consistent with the FCD District, Fishkill Creek Greenway Heritage Trail Plan, Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services, and is consistent with the character of the surrounding uses and design of buildings in the FCD District.

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: June 13, 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
Karen Quiana	Voting		

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, Traffic Impact Study, Phase 1A Archaeological Report, Stormwater Pollution Prevention Plan, New York Department of Parks, Recreation and Historic Preservation comments, 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: Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC

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

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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. (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. ☐ 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

City of Beacon Planning Board Agenda
06/13/2023

Title:

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

ATTACHMENTS

01 - 5-30-23 152-158 Fishkill Avenue Supplemental Planning Board submission - Cover Letter.pdf

02 - Exhibit A - Response to Comments Memo prepared by Arden Consulting Engineers dated May 25, 2023.pdf

03 - Exhibit B - Landscaping Plan Narrative prepared by Landscape Restorations.pdf

04 - Updated Site Plan Drawings 5-22-23.pdf

05 - Architectural Renderings 5-28-23.pdf

06 - Subdivision Plat and Boundary & Topographic Survey 3-23-23.pdf

152-158 Fishkill Ave 06-07-23 Engineer review.pdf

Planner Review 152-158 Fishkill Av 6.9.23.pdf

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May 30, 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").

REFINEMENTS TO THE PROPOSED PROJECT:

Following our discussion at the Board's May 9, 2023 Regular Meeting Agenda and appearance before the Board's Architectural Review Board Subcommittee on April 28, 2023, the Applicant has updated the front entrance of the building and has formalized the building design so that the front entrance is at the center of its frontage along Fishkill Avenue. A lift and the sidewalk leading up to the entrance of the building will provide additional means of ADA-accessibility. This sidewalk will further activate the street frontage. In addition, a Landscaping Plan is enclosed together with the updated Site Plan Drawings. This Landscaping Plan proposes vegetation and landscape features along the front slope of the Project, contributing to the vibrancy of the pedestrian experience. The Applicant has also refined the frontage along Fishkill Avenue to ensure that the building's height is now zoning compliant. Utilizing the average natural grade, the Building Height is now 34.51 feet where 35 feet is allowed in the City's Transitional ("T") Zoning District.

In addition, a Lighting Plan has been provided that avoids potential significant adverse environmental impacts on neighboring premises by proposing down-lighting. Lastly, the Applicant has provided turning diagrams to illustrate that large vehicles are able to access and navigate the site efficiently.

PROCEDURAL PROCESS:

The Applicant requests a second meeting with the Board's Architectural Review Board Subcommittee to discuss the final details of the façade. Moreover, considering that the Project avoids any potentially significant adverse environmental impacts, in part based on the mitigation strategies articulated in the Applicant's Landscaping Plan and Lighting Plan, and the refinements to the building's zoning complaint height and accessible frontage along Fishkill Avenue, we respectfully request that the Board consider adopting a Negative Declaration for this coordinated review pursuant to the State Environmental Quality Review Act ("SEQRA").[1] Based on the fact that the height of the Project is now zoning compliant, a variance is now only required for the proposed retaining wall, and the Applicant asks that the Planning Board refer this Project to the City's Zoning Board of Appeals for consideration of this request with a positive recommendation.

CONCLUSION & INDEX OF ENCLOSURES:

In advance of the Board's June 13, 2023 Regular Meeting Agenda, enclosed you will find five (5) copies of the following:

Exhibit A: Response Letter to John Clarke Planning and Design's May 8, 2023 Comments and Lanc & Tully's May 3, 2023 Comments, prepared by Arden Consulting Engineers, PLLC and dated May 25, 2023; and

Exhibit B: Landscaping Plan Narrative, prepared by Landscape Restorations.

Also enclosed you will find five (5) copies of the updated 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, most recently revised May 22, 2023, with sheets numbered and titled as follows:

- Sheet 1 of 15 – Title Sheet;
- Sheet 2 of 15 – Existing Conditions Map;
- Sheet 3 of 15 – Demolition Plan;
- Sheet 4 of 15 – Site Plan;

[1] *See* Environmental Conservation Law, Article 8, 6 NYCRR Part 617 *et seq*. Note: As this Board is aware, the Zoning Board of Appeals cannot render a decision on the variance application until the Planning Board renders a Determination of Significance.

- Sheet 5 of 15 – Grading Plan;
- Sheet 6 of 15 – Vehicle Turning Diagrams;
- Sheet 7 of 15 – Lighting Plan;
- Sheet 8 of 15 – Lighting Details;
- Sheet 9 of 15 – Landscaping Plan;
- Sheet 10 of 15 – Conceptual Landscape Plan;
- Sheet 11 of 15 – Erosion and Sediment Control Plan;
- Sheet 12 of 15 – Site Construction Details 1;
- Sheet 13 of 15 – Site Construction Details 2;
- Sheet 14 of 15 – Water Supply & Sewage Disposal Details; and
- Sheet 15 of 15 – Construction Specifications.

Additionally, enclosed you will find five (5) full-sized copies of the previously submitted Subdivision Plat entitled "Boundary & Topographic Survey," prepared by CV Associates NY, P.E., L.S., P.C., and dated March 23, 2023. (Note this Drawing will be updated to include requests from Lanc & Tully in its May 3, 2023 Comment Letter).

Lastly, enclosed you will find five (5) full-sized copies of the architectural renderings prepared by Nexus Architecture Planning Design, dated May 28, 2023, inclusive of the landscaping.

We look forward to appearing at this Board's Regular Meeting Agenda on June 13, 2023 in order to proceed towards a Negative Declaration under SEQRA. 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.

May 25, 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 May 8, 2023 and Lanc & Tully's May 3, 2023 letters.

Responses to John Clarke Planning & Design May 8, 2023 Comment Letter:

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.
   Response: Per discussions with the Building Inspector, average natural grade was calculated along the front yard setback along the face of the building. The building height is now less than the maximum permitted height of 35-feet.

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.
   Response: Comment noted and we will discuss this further with the Planning Board.

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.
   Response: Parking aisles have been designed to accommodate fire truck and delivery vehicles as shown on the turning diagrams within the site plan drawing set.

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.
   Response: A variance for building height is no longer required. A variance for the retaining wall height is still required as noted on the site plan sheet.

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.
   Response: Comment noted.

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.
   Response: A landscaping plan, lighting plan and vehicle turning diagrams are now provided in the site plan set.

Responses to Lanc & Tully's May 3, 2023 Letter:

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.
   Response: Five full-size copies of Survey are provided. The title will be updated to: "Subdivision Plat - Lot Line Consolidation Plan" in a future submission.

2. The existing utilities shown along Fishkill Avenue shall be labeled as to there size and pipe material.
   Response: We are in the process of obtaining this information and will provide it soon.

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 included in a forthcoming 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.
   Response: We have spoken to the Water & Sewer Superintendent and there appears to be adequate water and sewer capacity. A copy of the relevant emails are attached to this response letter.

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: Per discussions with the Building Inspector, average natural grade was calculated along the front yard setback along the face of the building. The building height is now less than the maximum permitted height of 35-feet.

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: Comment noted.

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.
   Response: Comment noted and we will discuss this further with the Planning Board.

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.
   Response: A drainage analysis will be provided shortly. Preliminary design calculations indicate the drainage facility currently proposed will reduce post-development runoff to pre-development runoff rates.

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.
   Response: We are in the process of obtaining this information.

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.
   Response: This information is forthcoming.

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.
   Response: The retaining wall design will be provided in 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.
   Response: We are awaiting a response from Bruce Flower regarding this matter.

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.
   Response: This has been revised accordingly.

10. The plans shall be updated to reflect how drainage at the site is to be handled.
    Response: The preliminary drainage design for the project has been provided for review.

11. The plans shall take into account snow storage areas for the proposed project.
    Response: Snow storage areas are now shown on the plans.

12. A landscape plan shall be prepared for the project.
    Response: A landscape plan has been provided for review.

13. A lighting plan shall be prepared for the project.
    Response: A lighting plan has been provided for review.

14. An erosion and sediment control plan shall be prepared for the project.
    Response: An erosion and sediment control plan has been provided for review.

15. The plans shall be updated to include all relevant construction details necessary for the construction of the project.
    Response: Construction detail sheets have been added to the plans for review.

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.

C:\Users\Michael\Dropbox\JOBS\17-001 Beacon Light\Comment Letters\Consultant Response Letter 2023-05.doc

From: Ed Balicki <ebalicki@beaconny.gov>
Sent: Wednesday, May 24, 2023 2:08 PM
To: Michael A. Morgante, P.E. <mam@ardenconsulting.net>
Subject: RE: 152-158 Fishkill Avenue Site Plan

For the flow test, either the engineer or fire flow company request a date and time and selects which hydrants to use. City staff is present to operate the hydrant and assist if needed. Recently I have been asking for a copy of the results to keep on file.

Edward Balicki
Water and Sewer Department
845-831-3136
ebalicki@beaconny.gov

From: Michael A. Morgante, P.E. <mam@ardenconsulting.net>
Sent: Wednesday, May 24, 2023 1:08 PM
To: Ed Balicki <ebalicki@beaconny.gov>
Subject: Re: 152-158 Fishkill Avenue Site Plan

Ed,

Thanks for the reply and no worries. I used the DEC 2014 manual to calculate the flow. I agree, a flow test would be a good idea. Let me know how I can coordinate that with you.

I'm not sure the surveyor was able to pop the sewer manhole lids on Fishkill Avenue to get the inverts, I will check with him.

Best regards,

Arden Consulting Engineers, PLLC
Michael A. Morgante, P.E.
P.O.B. 340
Monroe, N.Y. 10949
T: 845-782-8114
E: mam@ardenconsulting.net

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From: Ed Balicki <ebalicki@beaconny.gov>
Sent: Wednesday, May 24, 2023 12:51 PM
To: Michael A. Morgante, P.E. <mam@ardenconsulting.net>
Subject: RE: 152-158 Fishkill Avenue Site Plan

Mike,

Thank you for sharing the plans and I apologize for being short yesterday.

Typically the City requires a sanitary sewer evaluation to be conducted but this project will add minimal flow. Before I issue a letter which standard did you use to estimate the daily usage?

I would recommend a hydrant flow test be conducted. The water main in that section is 6" CIP and I think it would be better knowing. Also we don't supply the sewer inverts that would have to be field verified.

Edward Balicki
Water and Sewer Department
845-831-3136
ebalicki@beaconny.gov

From: Michael A. Morgante, P.E. <mam@ardenconsulting.net>
Sent: Saturday, May 20, 2023 8:37 AM
To: Ed Balicki <ebalicki@beaconny.gov>
Subject: 152-158 Fishkill Avenue Site Plan

Hi Ed,

The Planning Board asked me to contact you to confirm if there is adequate water and sewer capacity for the referenced project.

The project is proposing 24 bedrooms on the upper floors with a sewage flow of 2,640 gpd while the first floor offices will contribute 750 gpd.

The total demand is 3,390 gpd.

I have attached a PDF of the plans for your use if needed.

Let me know if you have any questions and I look forward to hearing from you, thanks in advance.

Best regards,

Arden Consulting Engineers, PLLC
Michael A. Morgante, P.E.
P.O.B. 340
Monroe, N.Y. 10949
T: 845-782-8114
E: mam@ardenconsulting.net

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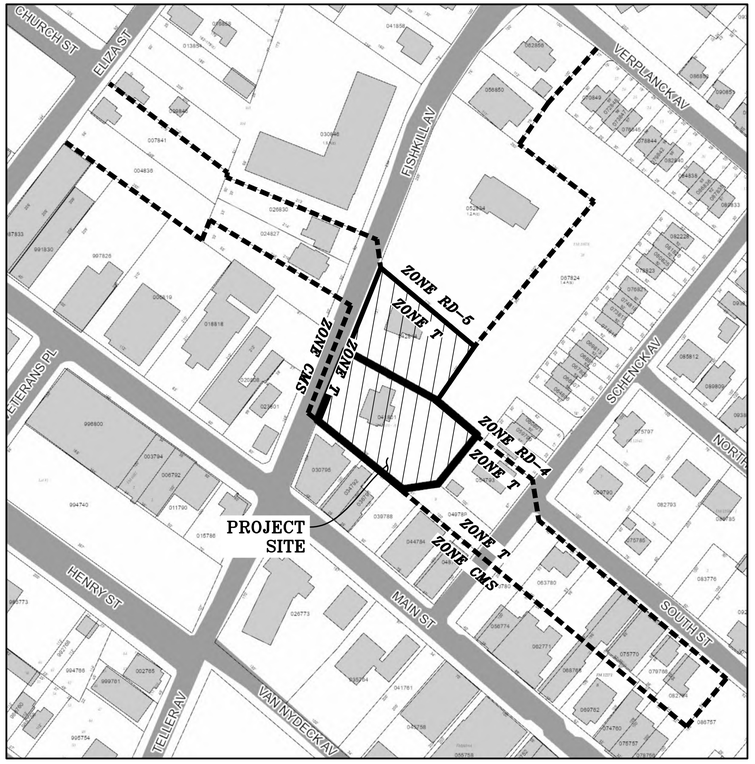
BRIEF LANDSCAPE NARRATIVE
Re:152-158 Fishkill Avenue Beacon New York
May 30, 2023

The inspiration behind this landscape design (both figuratively and literally) is beautiful Mount Beacon.

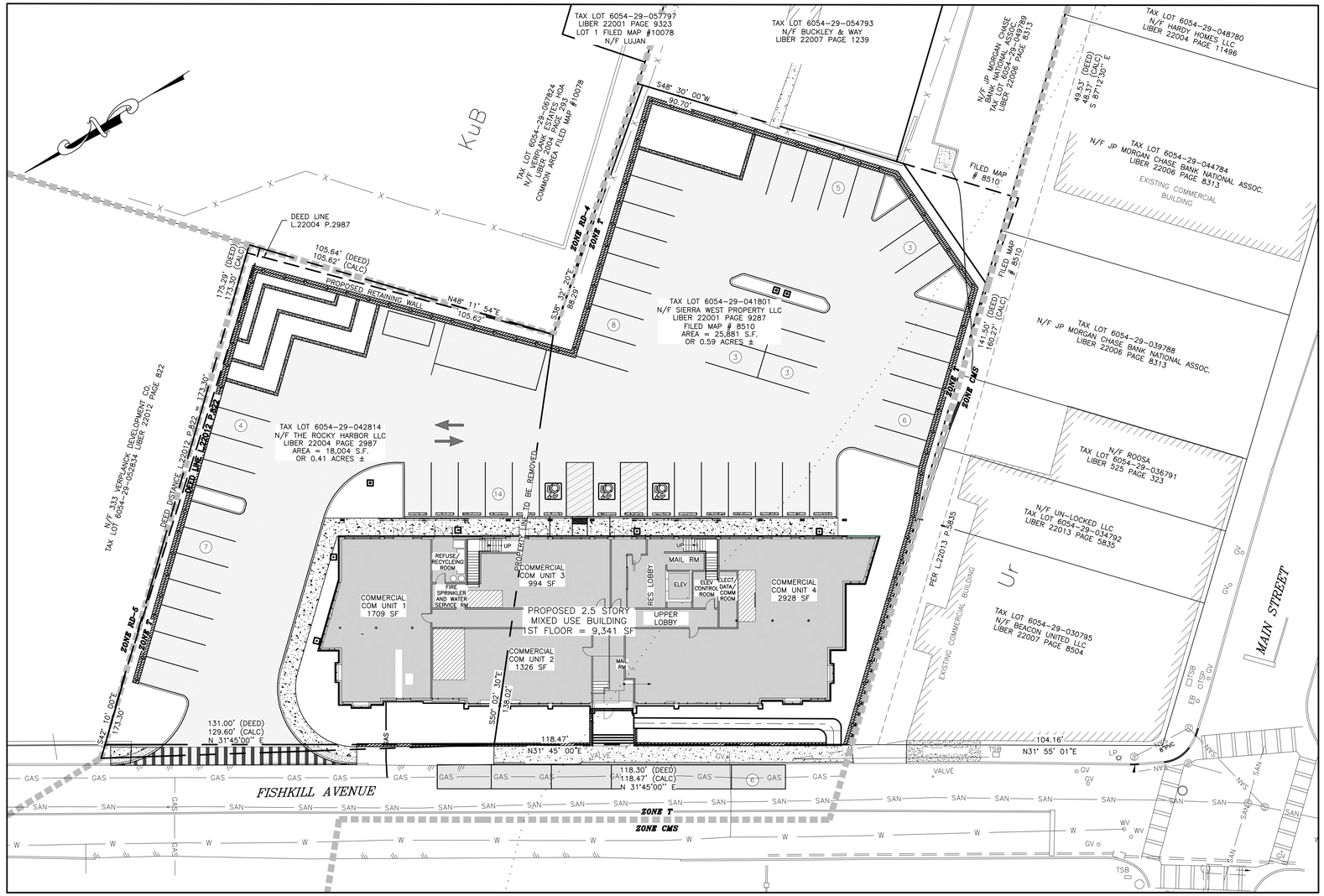
The front slope of the project, along Fishkill Avenue, features boulders, shrubs and trees with spring ephemerals, autumn-blooming asters, and evergreen ferns, echoing the plant communities, textures and topography of the area. The palette harmonizes with the architecture and creates an inviting, vibrant experience from the street and sidewalk.

The retaining walls become living walls, with Creeping Phlox cascading over the top and flowering vines draping the wall surfaces, while the parking lot beds and bump-outs feature trees, shrubs, wildflowers and grasses, offering beauty, color and movement all year, while maintaining an ecologically balanced approach to an urban landscape.

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

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

DRAWING LIST

Sheet Number	Sheet Title	ORIGINAL DATE / LAST REVISED DATE
01 OF 15	TITLE SHEET	02–27–2023/05–22–2023
02 OF 15	EXISTING CONDITIONS MAP	02–27–2023/05–22–2023
03 OF 15	DEMOLITION PLAN	02–27–2023/05–22–2023
04 OF 15	SITE PLAN	02–27–2023/05–22–2023
05 OF 15	GRADING PLAN	02–27–2023/05–22–2023
06 OF 15	VEHICLE TURNING DIAGRAMS	02–27–2023/05–22–2023
07 OF 15	LIGHTING PLAN	02–27–2023/05–22–2023
08 OF 15	LIGHTING DETAILS	02–27–2023/05–22–2023
09 OF 15	LANDSCAPING PLAN	02–27–2023/05–22–2023
10 OF 15	CONCEPTUAL LANDSCAPE PLAN	02–27–2023/05–22–2023
11 OF 15	EROSION AND SEDIMENT CONTROL PLAN	02–27–2023/05–22–2023
12 OF 15	SITE CONSTRUCTION DETAILS 1	02–27–2023/05–22–2023
13 OF 15	SITE CONSTRUCTION DETAILS 2	02–27–2023/05–22–2023
14 OF 15	WATER SUPPLY & SEWAGE DISPOSAL DETAILS	02–27–2023/05–22–2023
15 OF 15	CONSTRUCTION SPECIFICATIONS	02–27–2023/05–22–2023

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.

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
2.	MM	05–22–23	PER PB COMMENTS
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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WWW.ARDENCONSULTING.NET

STATE OF NEW YORK
MICHAEL A. MORGANTE
LICENSED PROFESSIONAL ENGINEER
078577
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

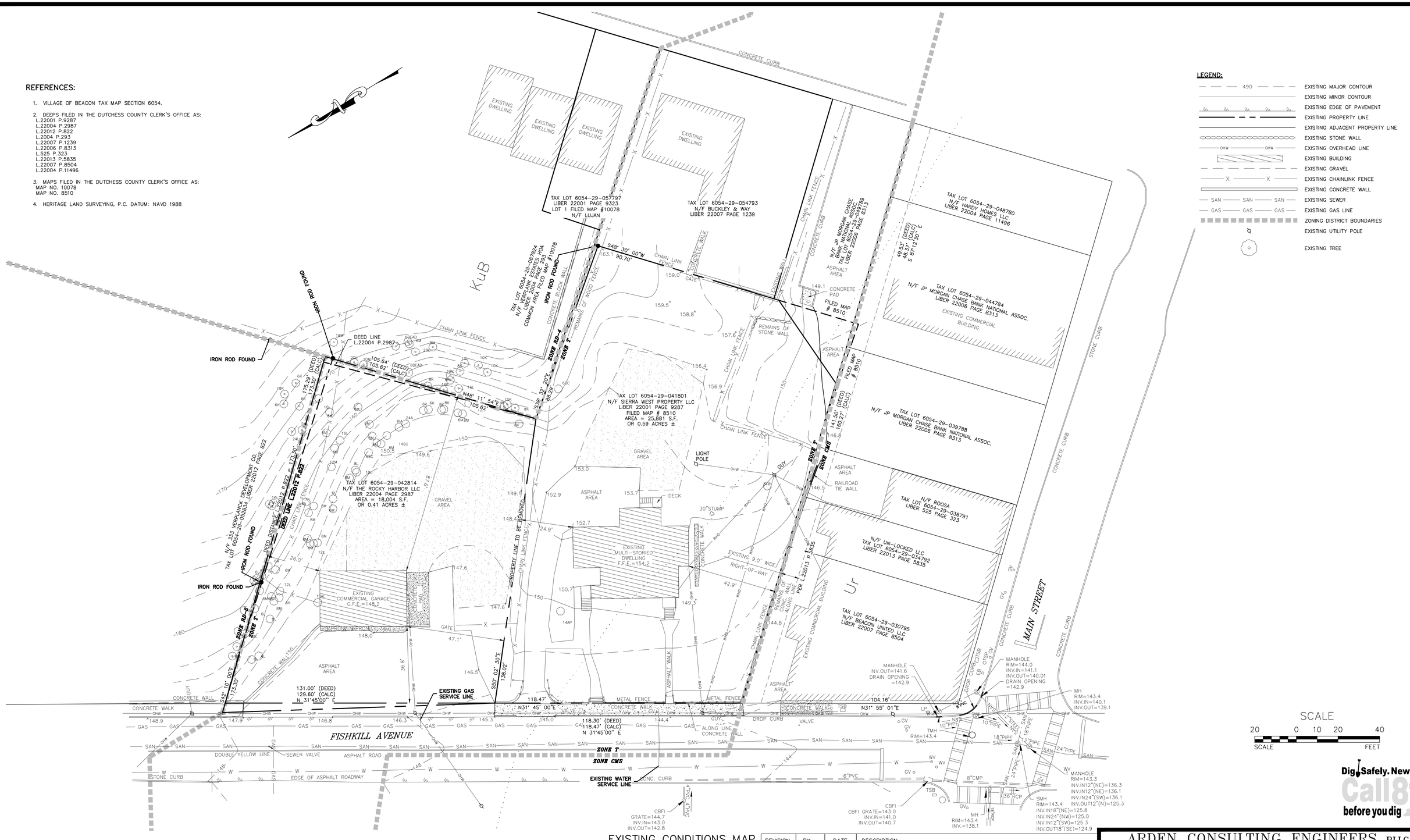
SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

TITLE SHEET

JOB#: 17–001
SCALE: AS NOTED
DATE: 05–22–23
DRAWN: MM
CHECKED: MM
SHEET NO. 01 of 15

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
- 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 SEWER
- EXISTING GAS LINE
- ZONING DISTRICT BOUNDARIES
- EXISTING UTILITY POLE
- EXISTING TREE

SCALE
20 0 10 20 40
SCALE FEET

Dig Safely. New York
Call 811 before you dig

EXISTING CONDITIONS MAP

SCALE: 1"=20'

REVISION	BY	DATE	DESCRIPTION
2.	MM	05-22-23	PER PB COMMENTS
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.

EXISTING CONDITIONS MAP

JOB#:	17-001
SCALE:	AS NOTED
DATE:	05-22-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	02 of 15



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 SEWER
- EXISTING GAS LINE
- 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
2.	MM	05-22-23	PER PB COMMENTS
1.	MM	04-21-23	PER PB COMMENTS

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P.O. BOX 340 MONROE, N.Y.
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STATE OF NEW YORK · MICHAEL A. MORGANTE · 078577 · LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR

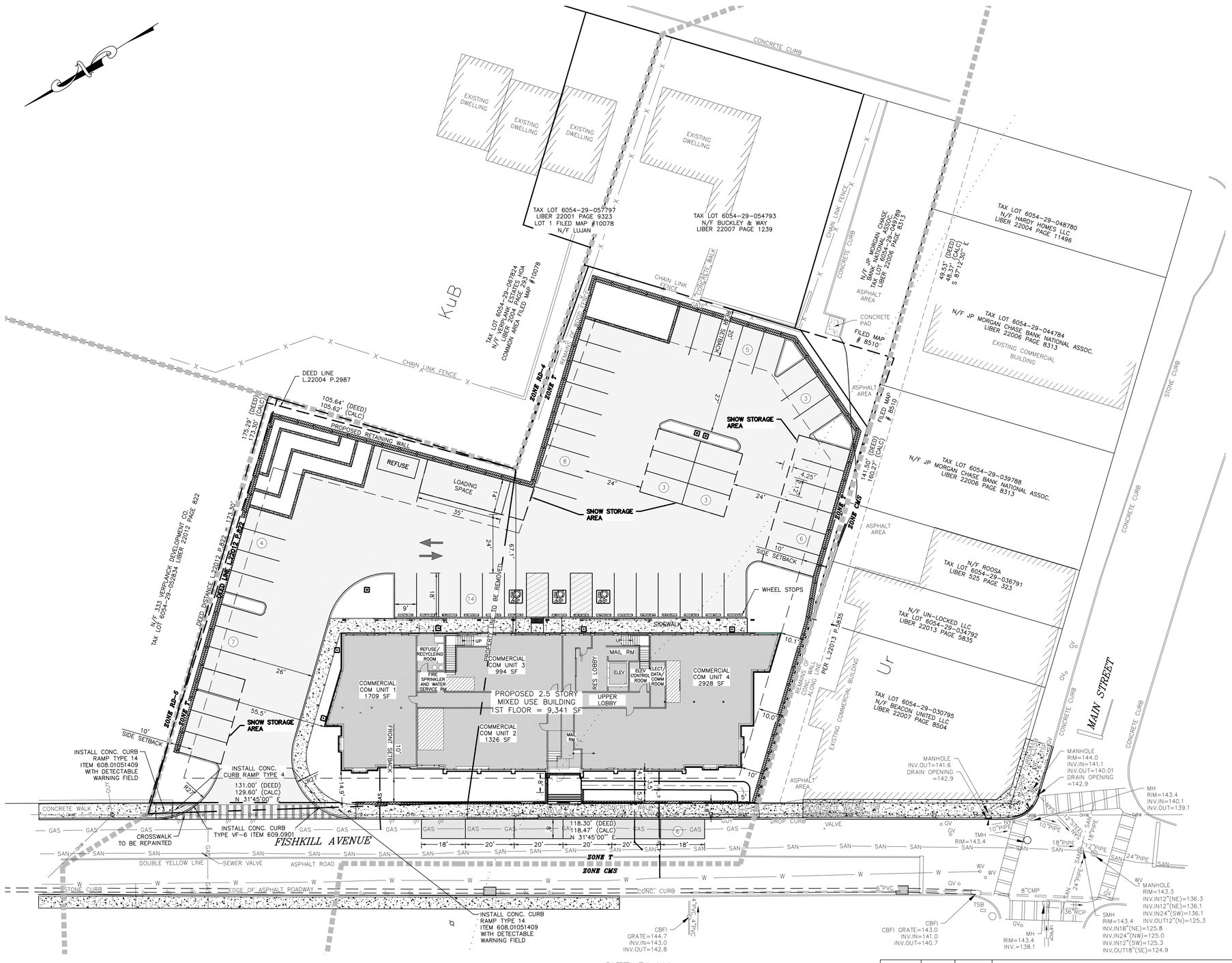
152-158 FISHKILL AVENUE

CITY OF BEACON – DUTCHESS COUNTY, N.Y.

DEMOLITION PLAN

JOB#:	17-001
SCALE:	AS NOTED
DATE:	05-22-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	03 of 15

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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/34.51'
MAXIMUM NUMBER OF UNITS:	21	MAXIMUM NUMBER OF UNITS:	16
RETAINING WALL:	6'	RETAINING WALL:	20.6'*
BUILDING COVERAGE:	40%	BUILDING COVERAGE:	21.2%

* 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).

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 = 9,341 SF
TOTAL LOT AREA = 43,885 SF

(9,341/43,885) X 100 = 21.2%

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
53 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
- EXISTING SEWER
- EXISTING GAS LINE
- ZONING DISTRICT BOUNDARIES
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED REFUSE AREA
- PROPOSED SETBACK
- PROPOSED WALL
- PROPOSED TERRACED WALL
- PROPOSED FENCE
- PROPOSED LIGHTING

SCALE
20 0 10 20 40
SCALE FEET

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REVISION	BY	DATE	DESCRIPTION
2.	MM	05-22-23	PER PB COMMENTS
1.	MM	04-21-23	PER PB COMMENTS

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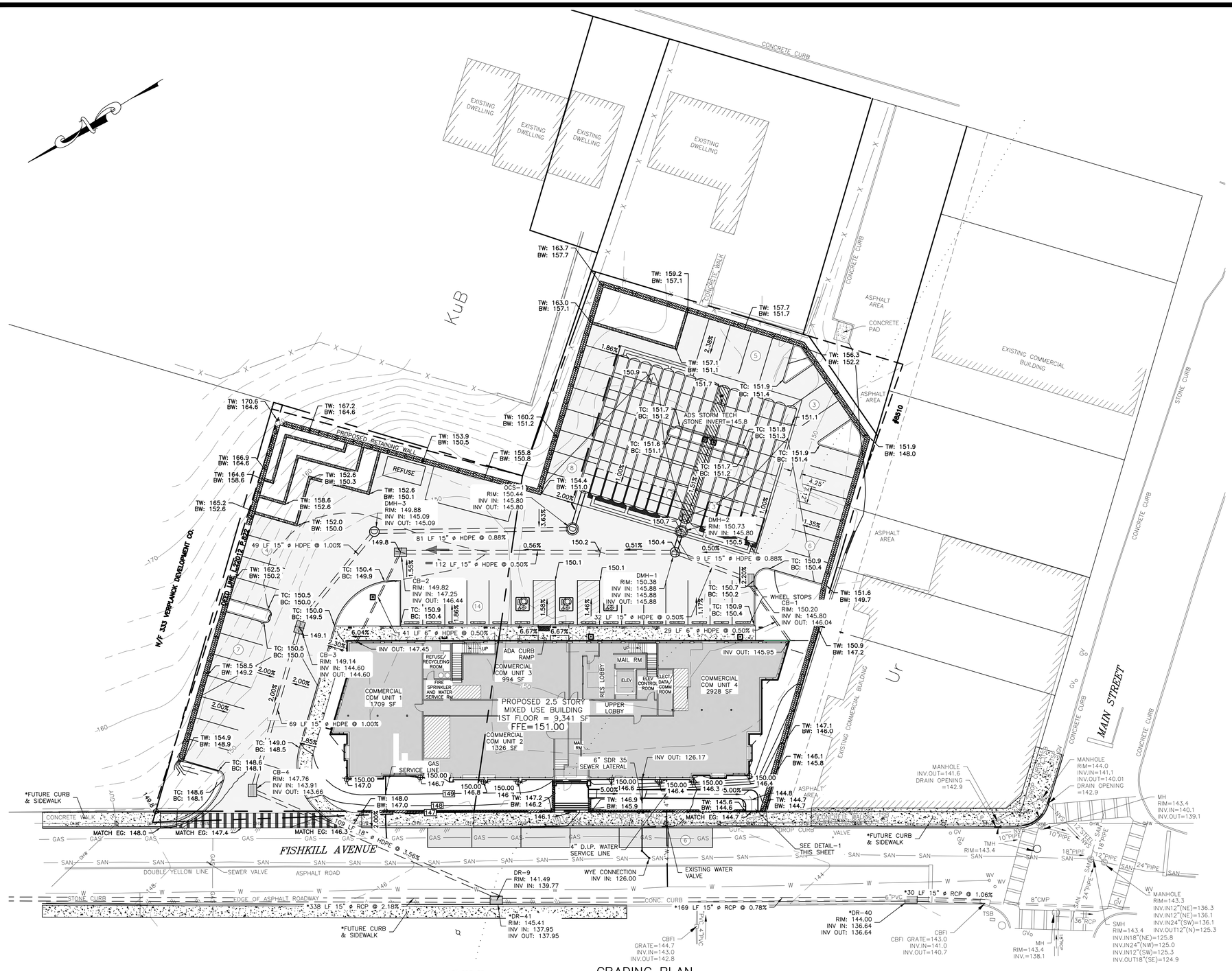
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SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON - DUTCHESS COUNTY, N.Y.

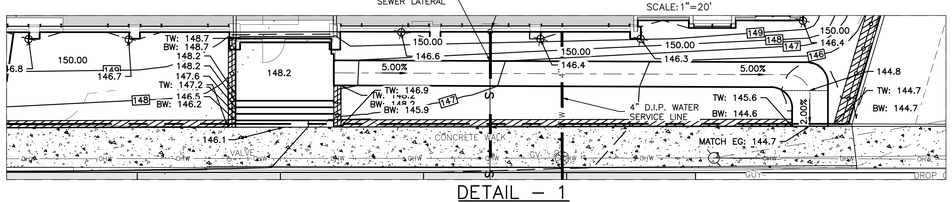
SITE PLAN

JOB#: 17-001
SCALE: AS NOTED
DATE: 05-22-23
DRAWN: MM
CHECKED: MM
SHEET NO. 04 of 15



GRADING PLAN

SCALE: 1"=20'



DETAIL – 1

SCALE: 1"10'

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
- EXISTING SEWER
- EXISTING GAS LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED REFUSE AREA
- PROPOSED SETBACK
- 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

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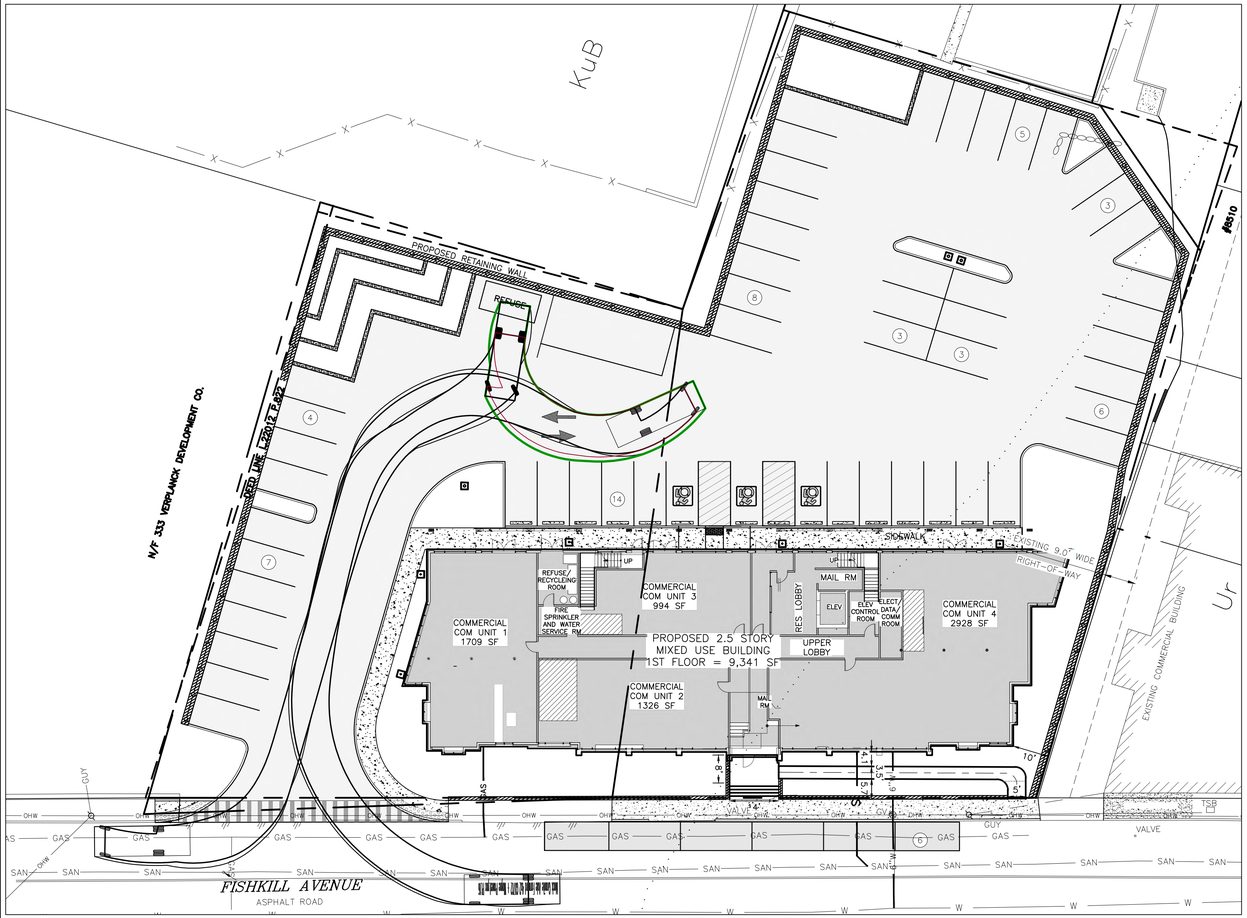
SITE PLAN & LOT MERGER FOR

152–158 FISHKILL AVENUE

CITY OF BEACON – DUTCHESS COUNTY, N.Y.

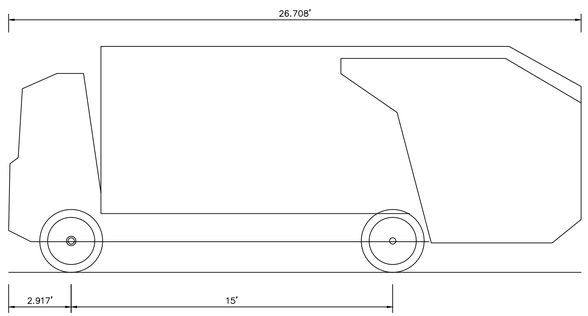
GRADING PLAN

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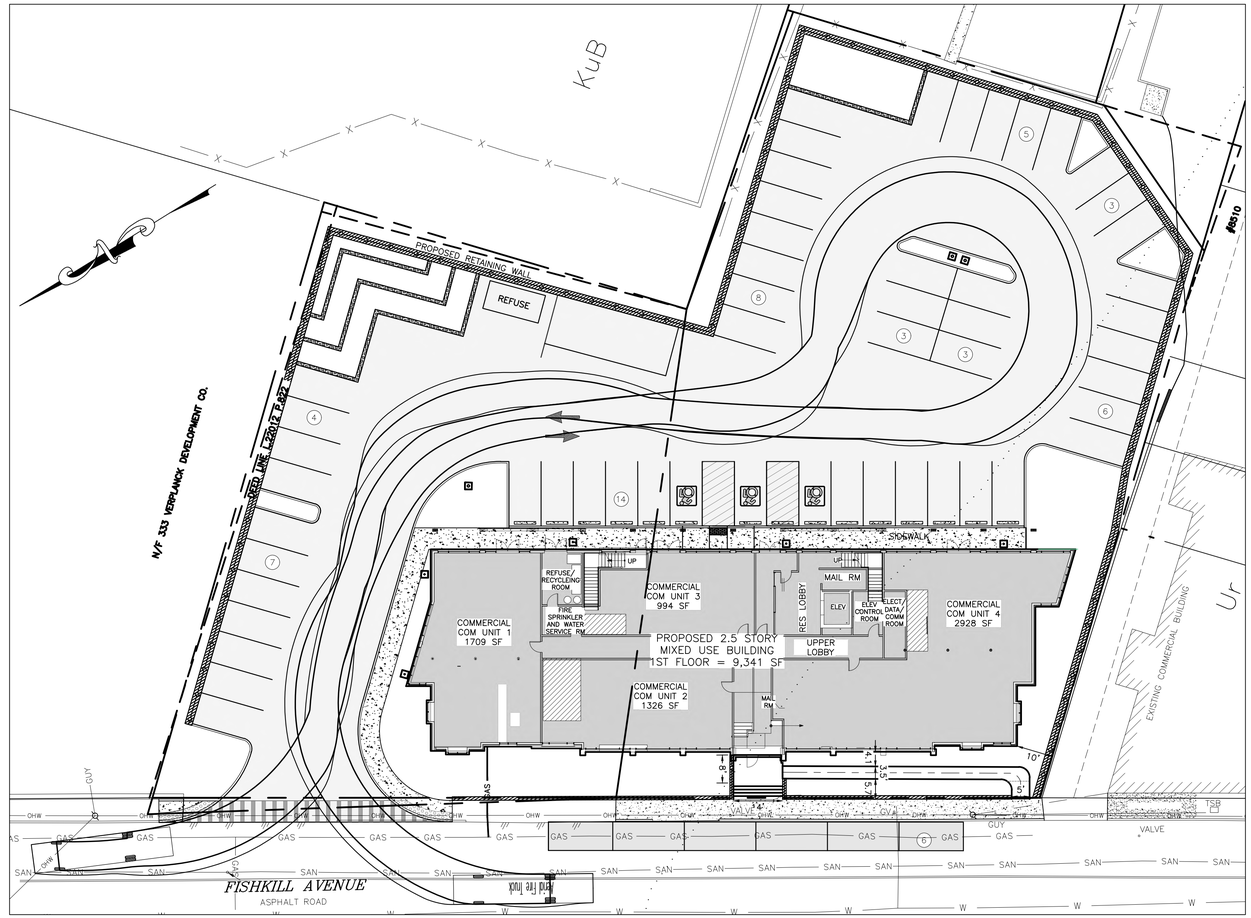
GARBAGE TRUCK TURNING DIAGRAM

SCALE: 1"=20'



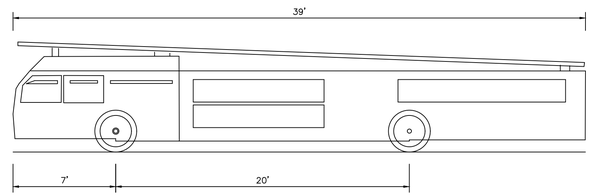
MACK GRANITE AXLE FORWARD 4X2 GU712 + WAYNE POWERLYNX PL16

OVERALL LENGTH	26.708	FT
OVERALL WIDTH	8.375	FT
OVERALL BODY HEIGHT	10.546	FT
MIN BODY GROUND CLEARANCE	1.376	FT
TRACK WIDTH	8.375	FT
LOCK-TO-LOCK TIME	6.000	S
CURB TO CURB TURNING RADIUS	29.300	FT



FIRE TRUCK TURNING DIAGRAMS

SCALE: 1"=20'



AERIAL FIRE TRUCK

OVERALL LENGTH	39.000	FT
OVERALL WIDTH	8.167	FT
OVERALL BODY HEIGHT	7.500	FT
MIN BODY GROUND CLEARANCE	0.750	FT
TRACK WIDTH	8.167	FT
LOCK-TO-LOCK TIME	5.000	S
MAX WHEEL ANGLE	45.00°	

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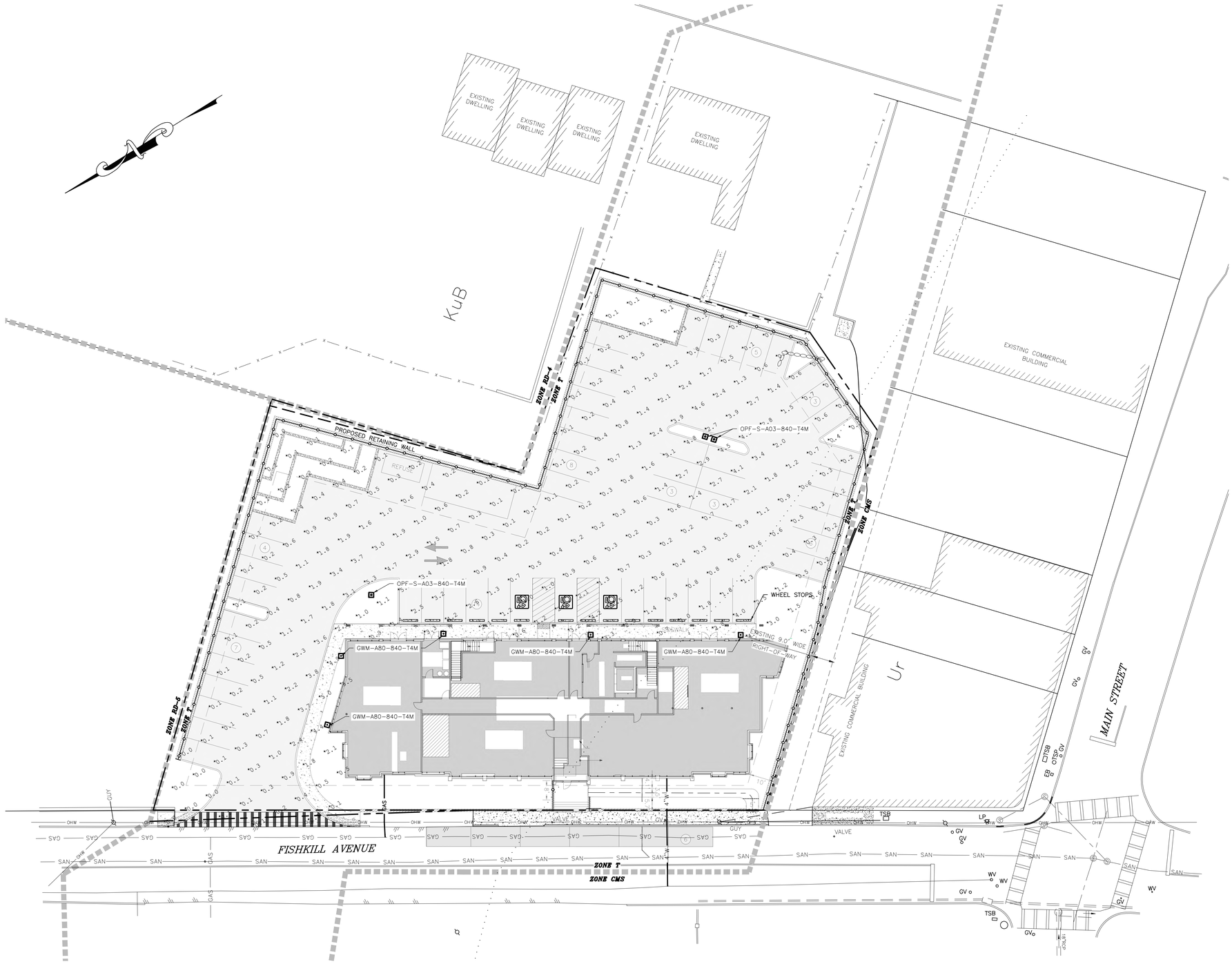
SITE PLAN & LOT MERGER FOR

152-158 FISHKILL AVENUE

CITY OF BEACON – DUTCHESS COUNTY, N.Y.

VEHICLE TURNING DIAGRAMS

JOB#:	17-001
SCALE:	AS NOTED
DATE:	05-22-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	## of L5



SITE LIGHTING PHOTOMETRIC 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 WALL
- PROPOSED CONTOURS MAJOR
- PROPOSED CONTOURS MINOR
- PROPOSED FENCE
- PROPOSED 4" D.I.P. WATER SERVICE LINE
- PROPOSED 6" SDR 35 SEWER LATERAL
- PROPOSED LIGHTING

LUMINAIRE SCHEDULE			
SYMBOL	QTY	LABEL	DESCRIPTION
	5	SW1 @ 12FT	GWM-A08-840-T4M
	3	S1 @ 15FT	OPF-S-A03-840-T4M

CALCULATION SUMMARY					
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN
SURFACE	ILLUMINANCE	FC	1.15	5.3	0.0

CALCULATION AND LAYOUT NOTES

1. CALCULATIONS ARE THE EXPECTED MAINTAINED ILLUMINATION
2. CALCULATIONS ARE MEASURED AT GRADE
3. SURFACE REFLECTANCE IS 20%
4. MOUNTING HEIGHTS: TYPE S1 – 15FT, TYPE SW1 – 12FT
5. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO LIGHTING UNLIMITED. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE
6. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
7. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

SCALE

20 0 10 20 40

SCALE FEET

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LIGHTING PLAN

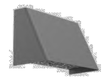
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GARDCO by Signify

Wall Mount

GeoForm

GWM LED wall sconce



Gardco GeoForm wedge medium LED wall sconce features a geometric wedge shape that will complement a range of architectural styles. GeoForm wedge medium features specialized, highly efficient precision plus optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available. Emergency battery backup option provides path-of-egress illumination, and multiple control options further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GWM-A07-840-T3M-UNV-FAWS-DG

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls[1]	Options (electrical, mechanical, etc)	Emergency	Finish
GWM GeoForm Wedge Medium	**A06** 2,500 lumens **A07** 4,000 lumens **A08** 5,000 lumens **A09** 6,000 lumens **A10**[2] 7,500 lumens **A11**[2] 8,500 lumens **A12**[2] 9,500 lumens **A13**[2] 11,000 lumens **A14**[2] 12,500 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 **T3M** Type 3 **T4M** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V (50/60Hz) **347** 347V **480** 480V **HVU** 347-480V (50/60Hz)	**none** Leave blank (10kV/4A dimming driver standard) **DLEA** Dimming Leads Externally Accessible (controls by others) **DUCC**[3] Dual Circuit Control **FAWS** Field Adjustable Wattage Selector **MW30**[3,4] Microwave motion sensor factory set at 30% dimming **DynaDimmer: Automatic Profile Dimming** Only offered with A08-A13 **CS50**[3,4] Security 50% dimming, 7 hours **CM50**[3,4] Median 50% dimming, 8 hours **CS30**[3,4] Security 30% dimming, 7 hours **CM30**[3,4] Median 30% dimming, 8 hours	**none** Leave blank (10kV/4A standard) **SP2** Surge protector 20kV/10kA (option) **FS1** Single fuse (120, 277, or 347VAC) **FS2** Double fuse (208V, 240V, or 480V) **FS3** Double fuse Canadian double pull (208V, 240V, or 480V) **PCB**[5] Photocontrol Button	**none** Leave blank **EC**[6] Emergency battery pack, cold rated (-20°to to 40°C). 120 or 277V only.	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Grey **MG** Medium Grey **Customer specified** **RAL** Specify optional color or RAL. (ex: OO-LGP or OC-RAL7024) **CC** Custom Color (must supply color chip, requires factory quote)

1. Emergency Battery Pack not available.
2. Only one option can be selected from Dimming Controls column.
3. Not available in 480V.
4. Only available in 120- 277V or UNV.
5. Only available in 120-277, must specify voltage.
6. 120-277V only. Luminaire must be ordered with DLEA option if using WAP.
7. DUCC only available with A06, A07, A08, A09.
8. Available with 120V or 277V only.

Luminaire Accessories (order separately)

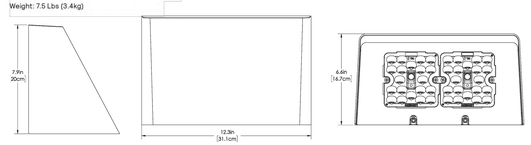
GF-WS-BK Wall Mounted Box for surface conduit, painted black

GWM GeoForm wedge medium

Wall sconce

Dimensions

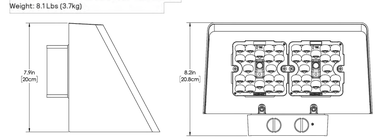
GWM Wedge
Standard
Weight: 7.5 Lbs (3.4kg)



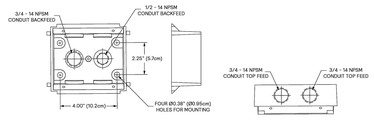
Accessory details

Surface mount conduit box (GF-WS-BK)

GWM Wedge with surface conduit wall mount box
Weight: 8.1 Lbs (3.7kg)



GF-WS-BK Details



GARDCO by Signify

Site and Area

OptiForm

OPF-S Small



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 180 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: OPF-S-A01-140-T4M-AR1-240-BL50-L3-TR7-EM-BZ

Luminaire	Area Configuration (nom. lumens)	Color Temperature	Distribution	Mounting	Voltage
OPF-S OptiForm Small Area Light	**A01** 6,500 lumens **A02** 9,000 lumens **A03** 11,500 lumens **A04** 14,000 lumens **A05** 16,500 lumens **A06** 19,000 lumens **A07** 20,000 lumens **Precision Plus Configurations (nom. lumens)** **P01** 2,500 lumens **P02** 4,000 lumens **P03** 6,500 lumens **P04** 9,000 lumens **P05** 11,500 lumens **P06** 14,000 lumens **P07** 16,500 lumens **P08** 19,000 lumens **P09** 22,000 lumens	**827**[1] 80CRI 2700K **830** 80CRI 3000K **840** 80CRI 4000K **727**[1] 70CRI 2700K **730** 70CRI 3000K **740** 70CRI 4000K **750** 70CRI 5000K	**AFR** Autofront row **T2M** Type 2 medium **T3M** Type 3 medium **T4M** Type 4 medium **T4W** Type 4 wide **T5M** Type 5 medium **T5N** Type 5 narrow **T5W** Type 5 wide **LCL** LEED corner optic left **LCR** LEED corner optic right **BLC** Back light control **2RL** Type 2 rotated left 90° **2RR** Type 2 rotated right 270° **3RL** Type 3 rotated left 90° **3RR** Type 3 rotated right 270°	**AR1**[2] Arm mount (standard) **MAR**[2] Mast arm **WAL** Wall mount **MOS**[2] Mounting ordered separately	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V **HVU** 347-480V

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Emergency (0-40°C)	Finish
none 0-10V dimming driver standard **DLEA**[3] Dimming leads externally accessible (controls by others) **FAWS**[3,4] Field adjustable wattage selector **SRDB**[3,4,9,10] SR driver connected to 2-hole socket (340) **OMSR**[5] Outdoor multi-sensor **Bi-level Functionality** **BLS0**[7] Bi-level with motion sensor **Wireless Controls** **WIAP**[3] Outdoor Interact, Integral **DynaDimmer: Automatic Profile Dimming** **CS50**[9,10] Security 50% dimming, 7 hours **CM50**[9,10] Median 50% dimming, 8 hours **CS30**[9,10] Security 30% dimming, 7 hours **CM30**[9,10] Median 30% dimming, 8 hours	**L2** PIR sensor, #2 lens **LW** Low (8' mounting height) sensor, white color housing **LB** Low (8' mounting height) sensor, black color housing	**None** Surge protector 10kV/10kA standard **SP2**[3] Surge protector 20kV/10kA (option) **FS1**[3] Single fuse (120, 277, or 347VAC) **FS2**[3] Double fuse (208, 240, or 480V) **PCB**[9,10] Photocontrol button **TR5** NEMA Twist-lock 5-pin receptacle **TR7**[3] NEMA Twist-lock 7-pin receptacle	**EM**[3] Emergency Battery Pack	**Standard textured finish** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **OC** Special optional color or RAL: consult factory **SC** Special color (must supply color chip, requires factory quote)

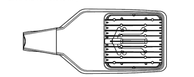
Footnotes 1–8 (hover here to view or see last page of spec sheet)
Footnotes 9–15 (hover here to view or see last page of spec sheet)

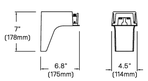
OPF-S OptiForm small

Site & area luminaire

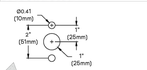
Dimensions

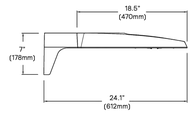
OptiForm Standard Arm
Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)

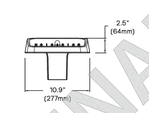




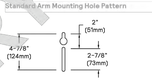
Standard Drill Pattern



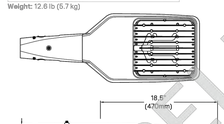


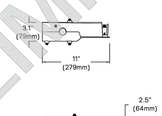


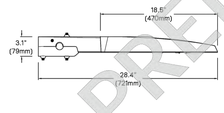
Standard Arm Mounting Hole Pattern

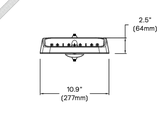


OptiForm Mast Arm
Weight: 12.6 lb (5.7 kg)

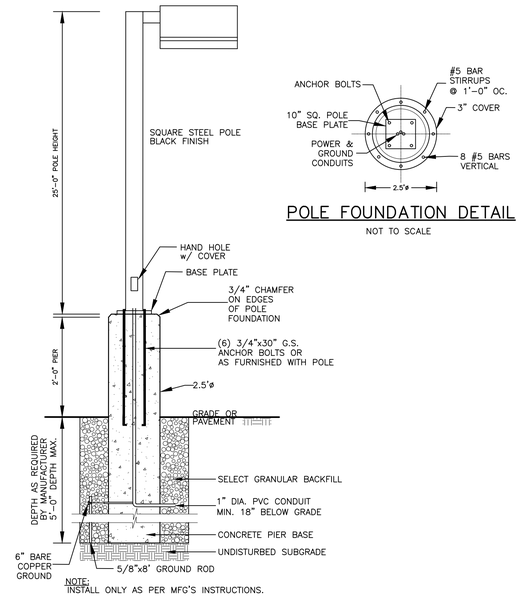








PRELIMINARY
PRELIMINARY



POLE MOUNTED LIGHTING DETAIL

NOT TO SCALE

POLE FOUNDATION DETAIL

NOT TO SCALE

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REVISION	BY	DATE	DESCRIPTION

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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

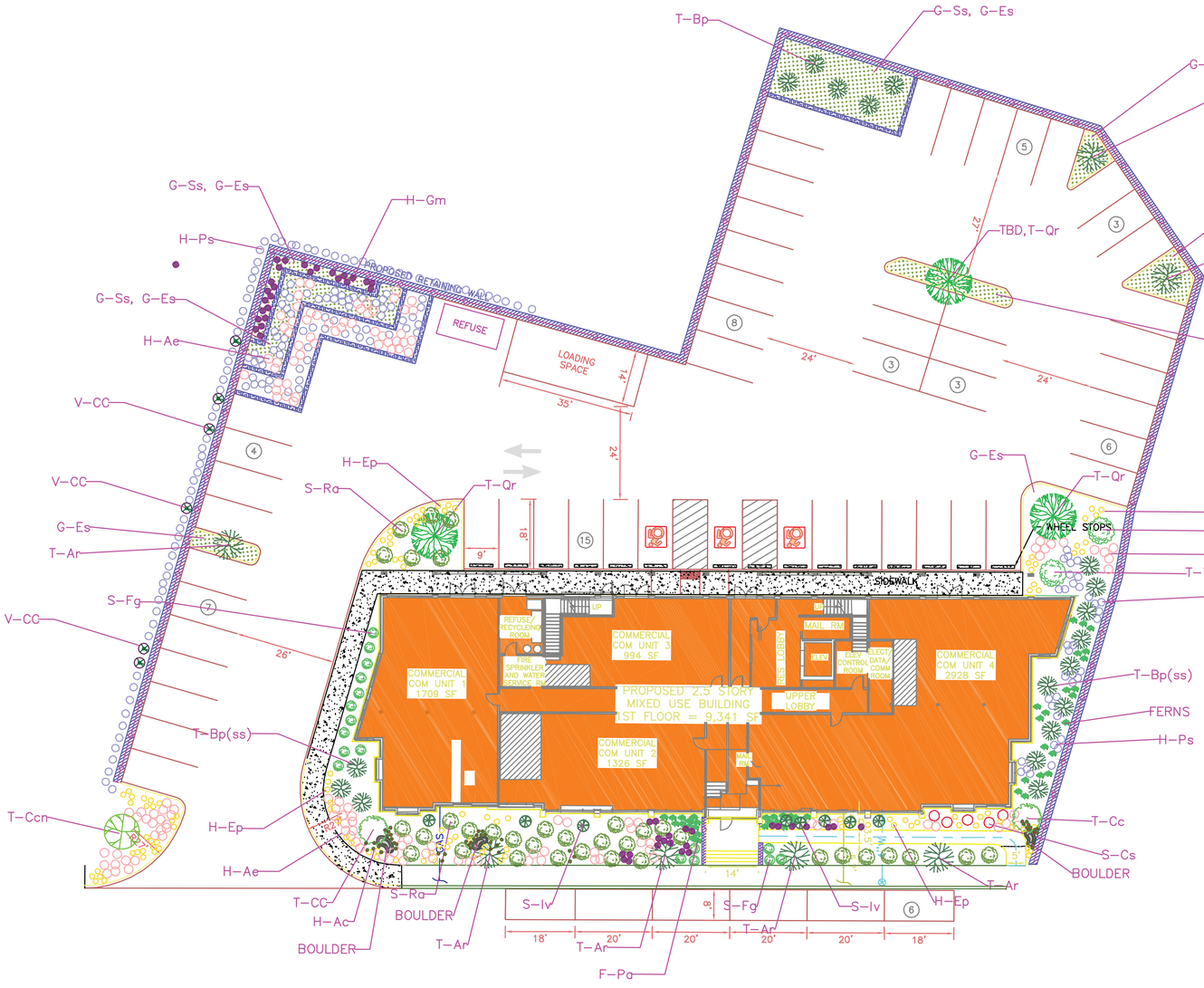
152–158 FISHKILL AVENUE

CITY OF BEACON – DUTCHESS COUNTY, N.Y.

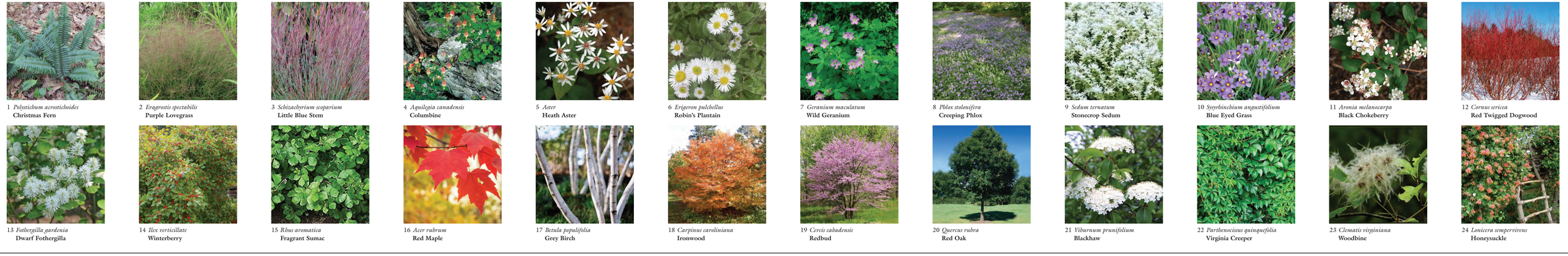
LIGHTING DETAILS

JOB#:	17-001
SCALE:	AS NOTED
DATE:	05-22-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	08 of 15

Dig Safely. New York Call 811 before you dig



SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	Size	Quantity	PLANTING TIME
T-Ar	Tree	Acer rubrum	Red Maple	6-7'	tbd	
T-Bp	Tree	Betula populifolia	Grey Birch	5-6'	tbd	
T-Cc	Tree	Carpinus caroliniana	Ironwood	6-7'	tbd	
T-Qr	Tree	Quercus rubra	Red Oak	7-8'	tbd	
T-Vp	Tree	Viburnum prunifolium	Blackhaw	5-6'	tbd	
T-Cn	Tree	Cercis canadensis	Redbud	6-7'	tbd	
S-Am	Shrub	Aronia melanocarpa	Red Chokeberry	5 gal	tbd	
S-Dl	Shrub	Diervilla lonicera	Bush Honeysuckle	3 gal	tbd	
S-Di	Shrub	Fothergilla gardenia	Dwarf Fothergilla	3 gal	tbd	
S-Iv	Shrub	Ilex verticillata	Winterberry need male and female	5 gal	tbd	
S-Ra	Shrub	Rhus aromatica	Aromatic Sumac Lo Gro	3 gal	tbd	
S-Cc	Shrub	Cornus Sericea	Red-twigged Dogwood	3 gal	tbd	
V-Cv	Vine	Clematis virginiana	Clematis	1 gal	tbd	
V-Ls	Vine	Lonicera sempervirens	Honeysuckle	2 gal	tbd	
H-Ae	Wildflower	Aster ericoides	Heath Aster	plugs	tbd	
H-Ac	Wildflower	Aquilegia canadensis	Columbine	pint	tbd	
H-Ct	Annual	Coreopsis tinctoria	Plains Coreopsis	seed	tbd	
H-Ep	Wildflower	Erigeron pulchellus	Robin's Plantain	pint	tbd	
H-Gm	Wildflower	Geranium maculatum	Geranium	pint	tbd	
H-Ps	Wildflower	Phlox stolonifera	Creeping Phlox	plugs	tbd	
H-St	Wildflower	Sedum ternatum	Stonectop Sedum	Trays	tbs	
H-Sa	Wildflower	Sysyrhinchium angustifolium	Blue Eyed Grass	plugs	tbd	
G-Es	Grass	Erogrostis spectabilis	Purple Lovegrass	gal	tbd	
G-Ss	Grass	Schizachyrium scoparium	Little Bluestem	gal	tbd	
F-Pa	Fern	Polystichum acrostichoides	Christmas Fern	gal	tbd	



1 *Polystichum acrostichoides* Christmas Fern
2 *Eragrostis spectabilis* Purple Lovegrass
3 *Schizachyrium scoparium* Little Blue Stem
4 *Aquilegia canadensis* Columbine
5 *Aster* Heath Aster
6 *Erigeron pulchellus* Robin's Plantain
7 *Geranium maculatum* Wild Geranium
8 *Phlox stolonifera* Creeping Phlox
9 *Sedum ternatum* Stonecrop Sedum
10 *Sysyrhinchium angustifolium* Blue Eyed Grass
11 *Aronia melanocarpa* Black Chokeberry
12 *Cornus sericea* Red Twigged Dogwood
13 *Fothergilla gardenia* Dwarf Fothergilla
14 *Ilex verticillate* Winterberry
15 *Rhus aromatica* Fragrant Sumac
16 *Acer rubrum* Red Maple
17 *Betula populifolia* Grey Birch
18 *Carpinus caroliniana* Ironwood
19 *Cercis cabadensis* Redbud
20 *Quercus rubra* Red Oak
21 *Viburnum prunifolium* Blackhaw
22 *Parthenocissus quinquefolia* Virginia Creeper
23 *Clematis virginiana* Woodbine
24 *Lonicera sempervirens* Honeysuckle

Beacon, New York
914 645 8039
Landscape Restorations

Landscape Plan
May 30, 2023

152-158 Fishkill Avenue
City of Beacon, Dutchess County, New York

FERNS

1 *Polystichum acrostichoides* **Christmas Fern**

GRASSES

2 *Eragrostis spectabilis* **Purple Lovegrass**

3 *Schizachyrium scoparium* **Little Blue Stem**

HERBACEOUS

4 *Aquilegia canadensis* **Columbine**

5 *Aster Heath* **Aster**

6 *Erigeron pulchellus* **Robin's Plantain**

7 *Geranium maculatum* **Wild Geranium**

8 *Phlox stolonifera* **Creeping Phlox**

9 *Sedum ternatum* **Stonecrop Sedum**

10 *Sysyrhinchium angustifolium* **Blue Eyed Grass**

SHRUBS

11 *Aronia melanocarpa* **Black Chokeberry**

12 *Cornus sericea* **Red Twigged Dogwood**

13 *Fothergilla gardenia* **Dwarf Fothergilla**

14 *Ilex verticillate* **Winterberry**

15 *Rhus aromatica* **Fragrant Sumac**

TREES

16 *Acer rubrum* **Red Maple**

17 *Betula populifolia* **Grey Birch**

18 *Carpinus caroliniana* **Ironwood**

19 *Cercis cabadensis* **Redbud**

20 *Quercus rubra* **Red Oak**

21 *Viburnum prunifolium* **Blackhaw**

VINES

22 *Clematis virginiana* **Woodbine**

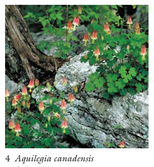
23 *Lonicera sempervirens* **Honeysuckle**




1 *Polystichum acrostichoides*
Christmas Fern


2 *Eragrostis spectabilis*
Purple Lovegrass


3 *Schizachyrium scoparium*
Little Blue Stem


4 *Aquilegia canadensis*
Columbine


5 *Aster*
Heath Aster


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Fragrant Sumac


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Red Maple


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Grey Birch


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Ironwood


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Redbud


20 *Quercus rubra*
Red Oak


21 *Viburnum prunifolium*
Blackhaw


22 *Parthenocissus quinquefolia*
Virginia Creeper


23 *Clematis virginiana*
Woodbine

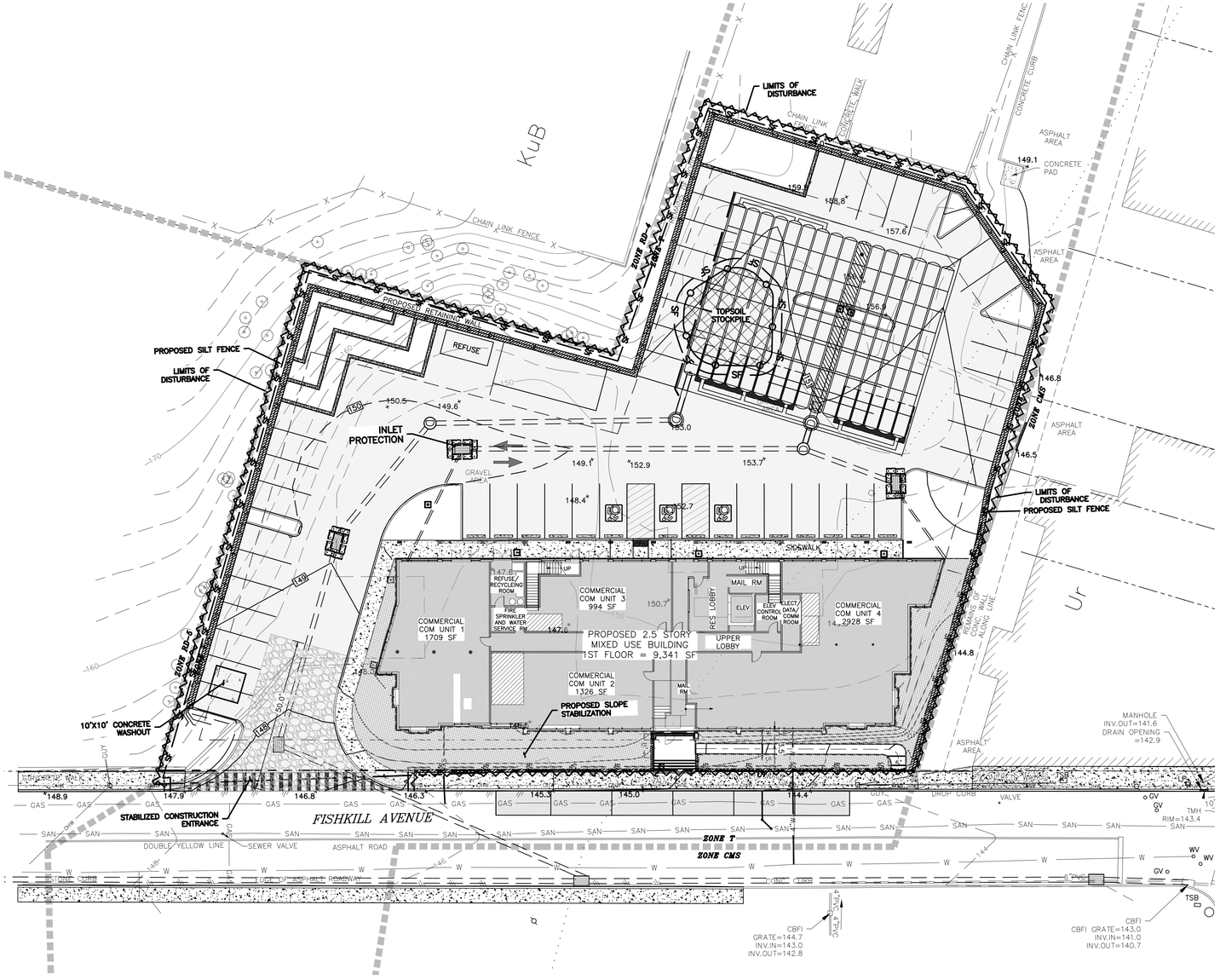

24 *Lonicera sempervirens*
Honeysuckle

Beacon, New York
914 645 8039

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EROSION AND SEDIMENT CONTROL PLAN

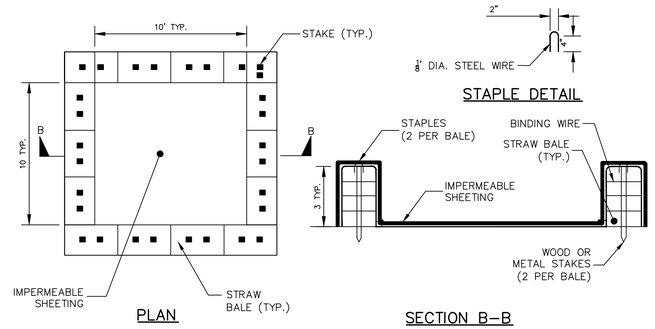
SCALE: 1"=20'

NOTE:

CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

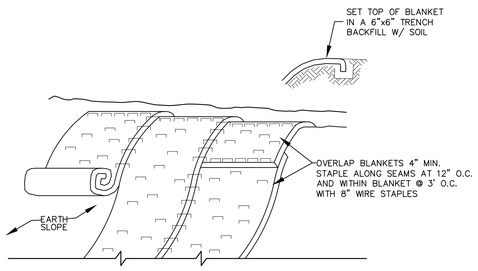
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SCUDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER. USE 10 MIL OR THICKER UV RESISTANT. IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (EG., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS. WHOLE OR BROKEN UP. FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



CONCRETE WASHOUT AREA WITH STRAW BALES

NOT TO SCALE

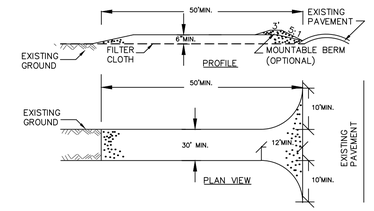


SLOPE STABILIZATION DETAIL

NOT TO SCALE

NOTES:

1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING APPROVED TYPES ARE AS FOLLOWS:
   - C350 –NORTH AMERICAN GREEN #1–800–772–2040
   - ECOCOIR 900– EASTERN PRODUCTS, INC. #1–201–234–5050
   - ERO–MAT V125C– EROSION CONTROL TECH. #1–800–245–0551
   - ALL SLOPE RESTORATION TO GET 4" TOPSOIL
2. SEED SLOPE PRIOR TO INSTALLING EROSION CONTROL NETTING.
3. AFTER NETTING IS INSTALLED, PLANT GROUND–COVER, TREES & FORSYTHIA THROUGH SLITS CUT IN FABRIC.



STABILIZED CONSTRUCTION ENTRANCE

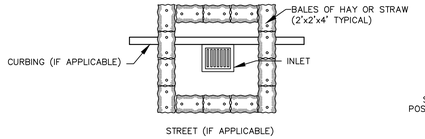
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
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 WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. 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 A 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.

LEGEND:

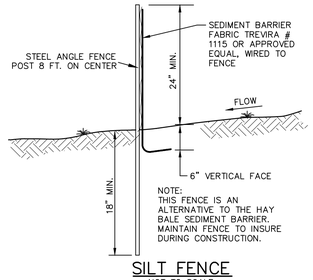
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING CHAINLINK FENCE
- EXISTING CONCRETE WALL
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED REFUSE AREA
- PROPOSED SETBACK
- PROPOSED WALL
- PROPOSED CONTOURS MAJOR
- PROPOSED CONTOURS MINOR
- PROPOSED FENCE
- PROPOSED 4" D.I.P. WATER SERVICE LINE
- PROPOSED 6" SDR 35 SEWER LATERAL
- PROPOSED LIGHTING
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SLOPE STABILIZATION
- STABILIZED CONSTRUCTION ENTRANCE
- BALES OF HAY OR STRAW (2'x2'x4')



NOTE:
INSPECTION OF BALES SHALL BE FREQUENT AND REPAIR AND REPLACEMENT SHALL BE MADE PROMPTLY AS NECESSARY.

INLET PROTECTION DETAIL

NOT TO SCALE



NOTE:
THIS FENCE IS AN ALTERNATIVE TO THE HAY BALE SEDIMENT BARRIER. MAINTAIN FENCE TO INSURE DURING CONSTRUCTION.

SILT FENCE

NOT TO SCALE

SLOPE STABLIZATION, SEEDING METHOD & MULCHING

SLOPES OR 4:1 OR GREATER (HORIZONTAL : VERTICAL)

SLOPES SHALL BE HYDROSEEDED WITH THE MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2,000 LBS./ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED WITH BioD–Mesh60 NETTING AS MANUFACTURED BY RoLANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

GENTLE SLOPE AND FLAT AREAS

AREA SHALL BE SEEDED BY HYDROSEEDING OR BRODCASTING WITH THE MIXTURES AND RATES INDICATED ON THE PERMANENT SEEDING MIXTURE SCHEDULE. HYDROSEEDED AREAS SHALL BE MULCHED WITH A WOOD FIBER MULCH APPLIED AT A RATE OF 500 LBS./ACRE. BROADCAST AREAS SHAL BE MULCHED WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. AREAS SEEDED BY BROADCASTING SHALL BE LIGHTLY RAKED AND PACED PRIOR TO PLACING MULCH.

AREAS REMAINING DISTURBED FOR 14 DAYS OR MORE SHALL BE STABLIZED AS FOLLOWS:

SCARIFY SOILS IF COMPACTED, LIME TO pH OF 6.0 IF REQUIRED, FERTILIZE WITH 600 LBS./ACRE. 5–10–10 FERTILIZER IF REQUIRED. SEED WITH SPECIES AND RATE SHOWN BELOW. MULCH WITH HAY OR STRAW AT A RATE OF 2,000 LBS./ACRE. ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.

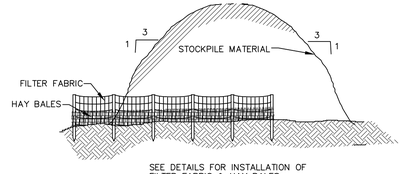
SPECIES	APPLICATION RATE
RYEGRASS (ANNUAL OR PERENNIAL) (USE WINTER RYE IF SEEDING IN OCT./NOV.)	30 LBS./ACRE (0.7 LBS./1,000 SF)

CONSTRUCTION NOTES:

1. ALL WETLAND BOUNDARIES AND LIMITS OF DISTURBANCE SHALL BE CLEARLY MARKED BY A LICENSED LAND SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

E&SC NOTES:

LIMITS OF DISTURBANCE= 1.02 ACRES
A NYSDEC SWPPP ID NOT REQUIRED SINCE LESS THAN 1 ACRE OF SOIL DISTURBANCE IS PROPOSED.



SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAY BALES

TYPICAL STOCKPILE DETAIL

NOT TO SCALE

SCALE
20 0 10 20 40
SCALE FEET

Dig Safely. New York Call 811 before you dig

REVISION	BY	DATE	DESCRIPTION

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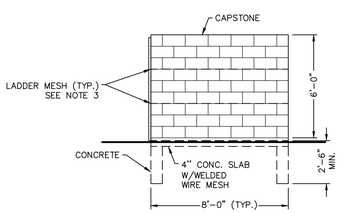
STATE OF NEW YORK · MICHAEL A. MORGANTE · LICENSED PROFESSIONAL ENGINEER · 078577

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

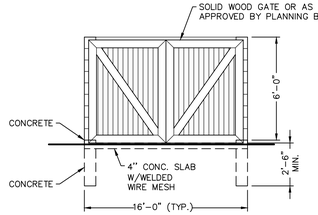
SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

EROSION AND SEDIMENT CONTROL PLAN

JOB#:	17–001
SCALE:	AS NOTED
DATE:	05–22–23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	11 of 15



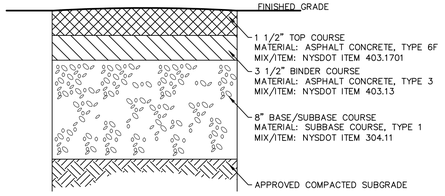
ENCLOSED SIDES
NOT TO SCALE



PICK-UP ENTRANCE
NOT TO SCALE

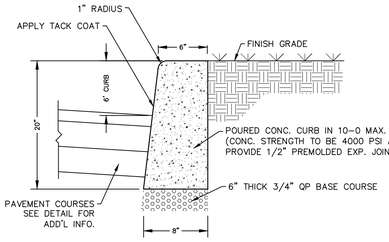
NOTES:
1. REFUSE ENCLOSURE TO BE CONSTRUCTED OF 8" SOLID TEXTURED MASONRY BLOCK WITH FACADE TO MATCH PROPOSED BUILDING OR AS APPROVED BY PLANNING BOARD.
2. CONCRETE SLAB TO HAVE 2" RAISED LIP AROUND THREE SIDES.
3. LADDER MESH REINFORCEMENT EVERY EVERY THIRD VERTICAL ROW (24" O.C.TYP.) OR AS RECOMMENDED BY THE MANUFACTURER.

DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

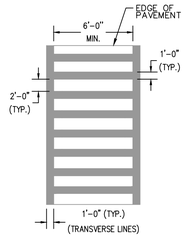


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR: CONSTRUCTION AND MATERIALS, LATEST EDITION, AND ALL ADDENDA THERETO.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 – SUBBASE COURSE OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400 HOT MIX ASPHALT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) FAVEMENT(S) SPECIFIED FOR TL-LIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 402-HOT MIX ASPHALT (HMA) PAVEMENTS.
4. TACK COAT SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SFECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION. 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
6. THICKNESS INDICATED REFER TO COMPACTED MEASURE.

TYPICAL ASPHALT DETAIL FOR PARKING AREAS
NOT TO SCALE



STANDARD CONCRETE CURB DETAIL
NOT TO SCALE



NOTES:
1. ALL CROSSWALK MARKINGS SHALL BE WHITE.
2. TYPE "LS" CROSSWALKS SHALL HAVE THE LONGITUDINAL LINES PARALLEL TO THE LANE LINES.

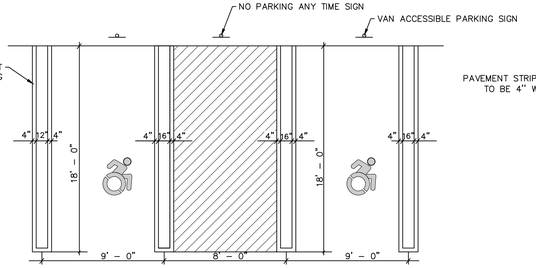
COMBINED TYPE 'LS' CROSSWALK
NOT TO SCALE

GENERAL NOTES:

1. THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGNS. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS AS REQUIRED BY THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
2. THERE SHALL BE A LANDING AT THE TOP OF EACH CURB RAMP. THERE SHALL BE A LANDING AT THE TOP AND AT THE BOTTOM OF EACH PARALLEL AND PARALLEL/PERPENDICULAR RAMP.
3. LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 60" BY 60" SQUARE. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 2 PERCENT IN ANY DIRECTION. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING LANDINGS MAY OVERLAP WITH CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.
4. CROSS SLOPES. THE MAXIMUM CROSS SLOPE OF CURB RAMPS SHALL BE 2 PERCENT. CURB RAMP SURFACES SHALL GENERALLY LIE IN CONTINUOUS PLANES WITH MINIMUM OF SURFACE WARP.
5. THE RUNNING GRADE OF CURB RAMPS SHOULD BE AS FLAT AS PRACTICABLE. THE MAXIMUM RUNNING GRADE OF ANY PORTION OF ANY CURB RAMP SHALL BE 1:12 (8.3%). CURB RAMPS ARE NOT REQUIRED TO BE LONGER THAN 15'.
6. CURB RAMP LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE CURB RAMP SHALL HAVE FLARED SIDES. THE LENGTH OF FLARES SHALL BE AT LEAST TEN (10) TIMES THE CURB HEIGHT, MEASURED ALONG THE CURB LINE. WHEN INFEASIBLE OR IMPRACTICABLE TO PROVIDE A LANDING THAT IS AT LEAST 60" WIDE (MEASURED ROM THE TOP OF THE RAMP TO THE BACK OF THE SIDEWALK), THE LENGTH OF FLARES SHALL BE TWELVE (12) TIMES THE CURB HEIGHT MEASURED ALONG THE CURB LINE.
7. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING GROOVES.
8. RAMP TRANSITIONS BETWEEN WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX.).
9. COORDINATE ALL TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD. DRAINAGE GRATES AND UTILITY ACCESS COVERS ARE NOT ALLOWED IN RAMP WALKING SURFACES OR LANDINGS.
10. WHERE FEASIBLE, E.G, WHERE R.O.W. WIDTH PROVIDES SUFFICIENT SPACE TO INSTALL SIDEWALKS SET BACK FROM THE CURBS, RAMP TYPES 2A AND 3A SHOULD BE INSTALLED AS THE SEPARATION PROVIDE BETWEEN SIDEWALK AND CURB OR TRAVEL WAY MAKE FOR AS GREATER PEDESTRIAN SAFETY AND COMFORT.
11. AT MARKED CROSSINGS, THE FULL WIDTH OF THE RAMP SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. THE SIDES OF THE RAMPS (THE FLARES) NEED NOT BE WITHIN THE WIDTH OF THE MARKINGS.
12. DETAILS ILLUSTRATE THAT DETECTABLE GROOVES ARE REQUIRED. SEE THE CURRENT DETECTABLE WARNING STANDARD SHEET FOR SPECIFIC DETECTABLE WARNING REQUIREMENTS. DETAILS DO NOT SHOW DROPPED CURBS AT BOTTOMS OF CURB RAMPS. DROP CURBS MAY BE SPECIFIED.
13. SLOPES ON BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 2% (1 ON 50) IN ANY DIRECTION.

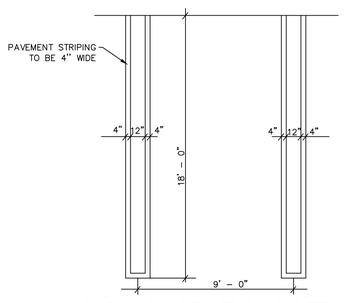
STOP SIGN AND POSTS SPECIFICATIONS ARE AS FOLLOWS:

STOP SIGN: 30" X 30"; 3M OR EQUAL; HI DENSITY PRISMATIC GRADE
BASS POST: LENGTH 3'-6"; HOT DIPPED GALVANIZED; 4LB/FT STRENGTH (SHORT POST PROJECTION ABOVE FINISH GRADE IS TO BE NOT MORE THAN 4".)
SIGN POST: LENGTH 10'-0"; HOT DIPPED GALVANIZED; 4 LB/FT STRENGTH ATTACHED TO BASE POST IS (2) 3'-0" X 3" WIDE; RED HI DENSITY PRISMATIC GRADE
SIGN BOLTS: HOT DIPPED GALVANIZED GRADE 5
BREAKAWAY BOLTS: ALUMINUM.



ACCESSIBLE PARKING SPACE & STRIPING DETAIL
NOT TO SCALE

NOTES:
1. ALL SLOPES WITHIN THE HANDICAP PARKING AND LOADING AREAS SHALL BE 1:50 OR LESS.
2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE PARKING SHALL NOT EXCEED 1:20.
3. ACCESSIBLE AISLE STRIPING SPACED 2' O.C. AT A 45° ANGLE.
4. UTILIZE BLUE & WHITE EPOXY RESIN DYNAMIC SYMBOL OF ACCESSIBILITY.
5. STRIPED LOADING AND UNLOADING AREA: 60" MIN. OR 96" MIN. FOR VANS.



PARKING LOT STRIPING DETAIL
NOT TO SCALE

NOTE: ALL PARKING AREAS TO BE RESTRIPED YEARLY OR AS REQUIRED

ACCESSIBLE PARKING SIGN
NOT TO SCALE

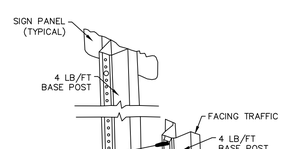
SIGNS
NOT TO SCALE

STOP BAR DETAIL
NOT TO SCALE

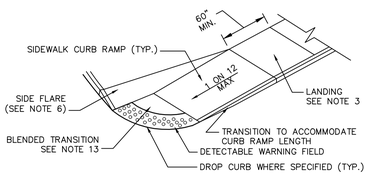
DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
NOT TO SCALE

NOTES:
1. TRUNCATED DOME PATTERN.
2. ROWS OF TRUNCATED DOMES ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE CURB RAMP/LANDING AND THE STREET.
3. FULL WIDTH OF CURB RAMP/LANDING CONNECTION TO THE STREET.
4. DEPTH: 24-INCH MINIMUM.
5. INSTALLED AT BACK OF CURB.
6. CONTRASTS WITH BACKGROUND (LIGHT-ON-DARK OR DARK-ON-LIGHT).

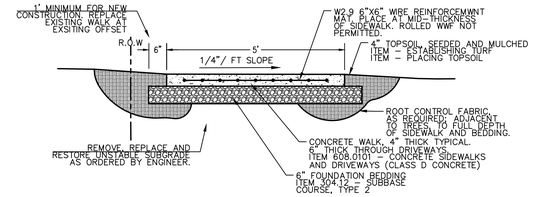
TRUNCATED DOME DIMENSIONS		
DIM.	MIN. (IN)	MAX. (IN)
A	1.6"	2.4"
B	0.65"	1.5"
C	50% – 65% OF D DIM.	
D	0.9"	1.4"



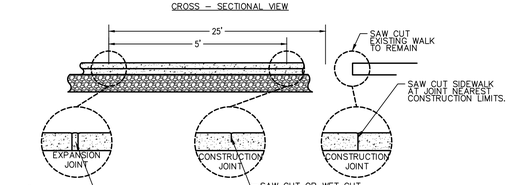
ANCHOR POST ASSEMBLY SIGN SUPPORTS
NOT TO SCALE



SIDEWALK CURB RAMP
NOT TO SCALE



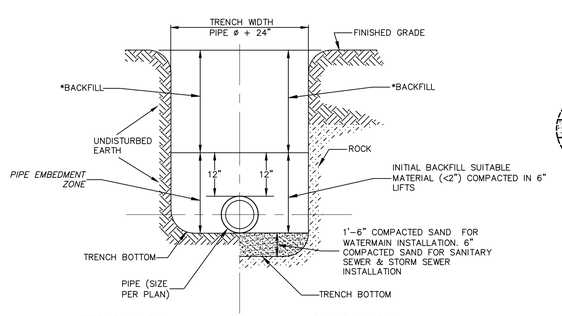
CROSS – SECTIONAL VIEW



PROFILE VIEW

NOTES:
1. THE GRAVEL OR STONE BASE SHALL BE PLACED ON A WELL GRADED AND COMPACTED SUBGRADE. THE GRAVEL OR STONE BASE SHALL BE THOROUGHLY COMPACTED.
2. ALL EXPOSED SURFACES SHALL BE BROOMED AND EDGES FINISHED WITH A 1/4" RADIUS EDGING TOOL. THE FINISHED CONCRETE SURFACE SHALL BE TREATED WITH A CLEAR, NON YELLOWING CURING COMPOUND.
3. NO CONCRETE SHALL BE PLACED BEFORE APRIL 20TH, OR AFTER OCTOBER 31ST. NO CONCRETE SHALL BE PLACED UNLESS THE AMBIENT AIR AND BASE MATERIAL SURFACE TEMPERATURE IS ABOVE 40 DEGREES.
4. ALL WORK SHALL CONFORM TO NYSDOT SPECIFICATIONS.
5. ALL WORK SHALL CONFORM TO ADA REQUIREMENTS.

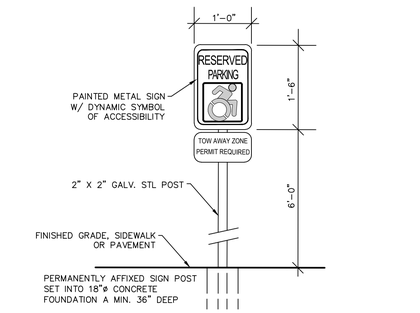
SIDEWALK RESTORATION DETAIL
NOT TO SCALE



* BACKFILL TO BE COMPACTED IN 8" LIFTS WITH NO STONES OVER 8" IN ANY DIMENSION.

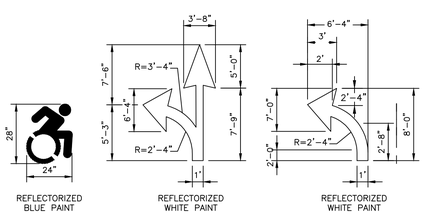
TRENCH CROSS SECTION
NOT TO SCALE

NOTES:
1. TRENCHES IN PAVED AREAS SHALL UTILIZE THE PAVEMENT REPLACEMENT DETAIL FOUND ON THIS SHEET.
2. FULL DEPTH ROB GRAVEL OR ITEM 4 COMPACTED TO 95% MODIFIED PROCTOR UNDER PAVED AREAS.

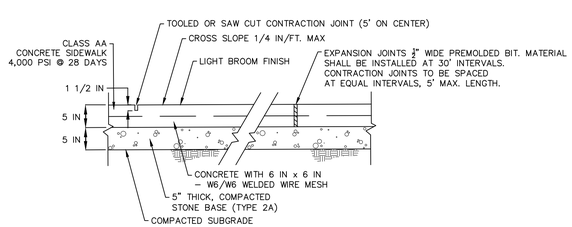


NOTES:
TO AVOID WHEEL CHAIR FOOTREST STRIKING PAVEMENT, PROVIDE 24" LEVEL STRIP (1:50) MAX. IN DIRECTION OF PEDESTRIAN TRAVEL) IF ALGEBRAIC DIFFERENCE BETWEEN CURB RAMP SLOPE & ROADWAY CROSS SLOPE EXCEEDS 11%

COUNTER SLOPE CONDITIONS
NOT TO SCALE



PAVEMENT STRIPING MARKING DETAIL
NOT TO SCALE



TYPICAL SIDEWALK SECTION
NOT TO SCALE

REVISION	BY	DATE	DESCRIPTION

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STATE OF NEW YORK
MICHAEL A. MORGANTE
LICENSED PROFESSIONAL ENGINEER
078577

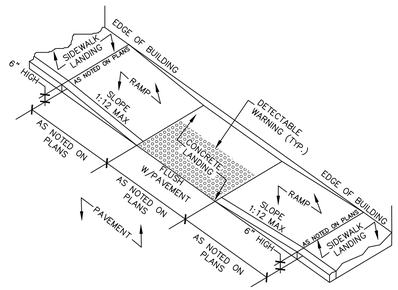
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

SITE CONSTRUCTION
DETAILS 1

JOB#:	17-001
SCALE:	AS NOTED
DATE:	05-22-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	13 of 15

Dig Safely. New York
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before you dig



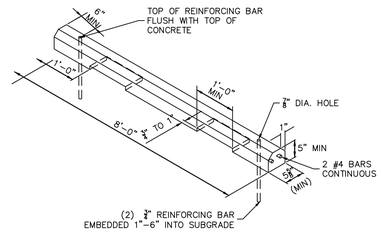
NOTES:
1. ALL CROSS-SLOPES SHALL BE 1:50 OR LESS.
2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE LANDING SHALL NOT EXCEED 1:20.
3. SIDEWALK LANDINGS SHALL BE 5'x5' MIN.
4. ENTRANCE TO BUILDING SHALL HAVE A 5'x5' CLEAR AREA WHEN DOORS ARE OPEN.
5. DETECTABLE WARNING STRIP TO CONTRAST VISUALLY WITH ADJOINING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

THE CONTRACTOR IS REQUIRED TO CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) DETAILS, SPECIFICATIONS, AND STANDARDS WHICH MAY SUPERCEDE THE DETAILS SHOWN.

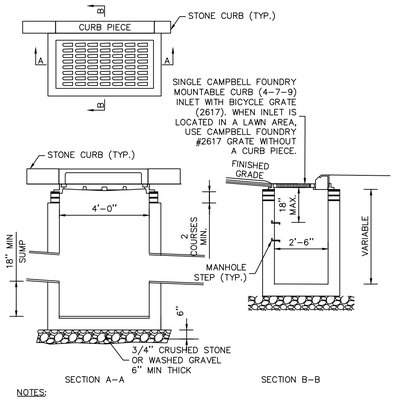
IN-LINE ACCESSIBLE RAMP
NOT TO SCALE

SITE ACCESSIBILITY NOTES:

1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
3. ONE OUT OF EVERY EIGHT (8) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
4. ALL CONCRETE ACCESSIBLE RAMPS (3000 PSI) SURFACES SHALL HAVE TRUNCATED DOMES PER ADA STANDARDS AND LOCAL ACCESSIBILITY CODE.
5. ALL CONCRETE ACCESSIBLE RAMPS SHALL BE COLOR IMPREGNATED TO PROVIDE VISUAL CONTRAST (DARK TO LIGHT) WITH ADJOINING CONCRETE SURFACES (MINIMUM 70% COLOR CONTRAST).
6. THE MATERIAL USED TO PROVIDE COLOR CONTRAST IN CONCRETE ACCESSIBLE RAMPS SHALL BE AN INTEGRAL (PERMANENT) PART OF THE CONCRETE AND SHALL NOT BE PAINTED ON OR CAPABLE OF FADING OR WEARING OFF.
7. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.

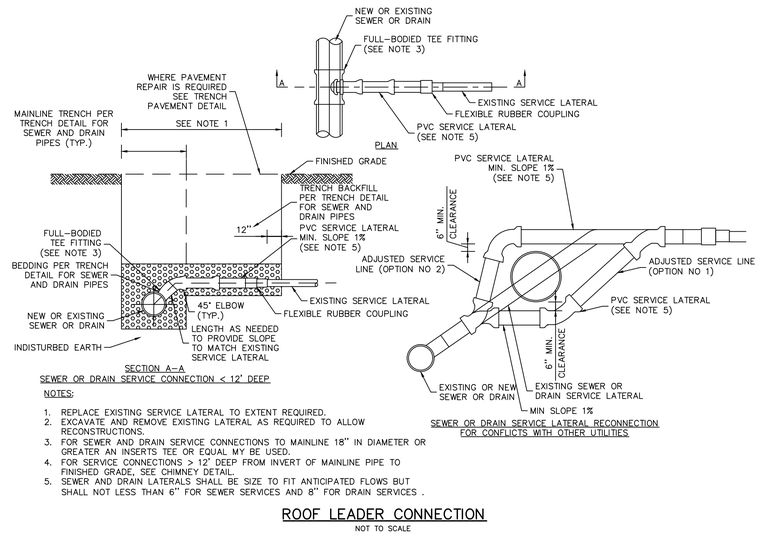


CONCRETE AUTO WHEEL STOP
NOT TO SCALE



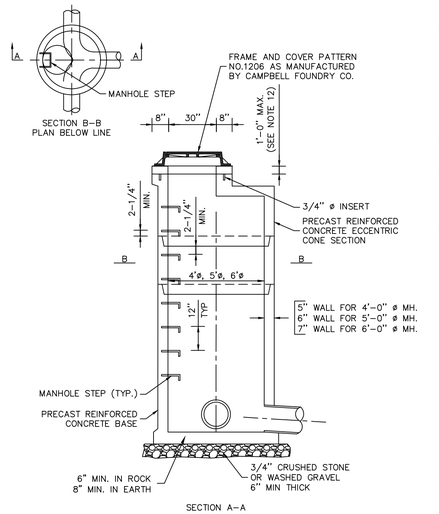
NOTES:
1. THE CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR EACH STRUCTURE FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C913 LATEST REVISION.
3. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
4. FOR STRUCTURES WITH PIPE DIAMETERS EXCEEDING MAXIMUMS, PROVIDE CONCRETE SLAB AS NOTED.
5. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 LOADING AS REQUIRED.

CATCH BASIN
NOT TO SCALE



NOTES:
1. REPLACE EXISTING SERVICE LATERAL TO EXTENT REQUIRED.
2. EXCAVATE AND REMOVE EXISTING LATERAL AS REQUIRED TO ALLOW RECONSTRUCTIONS.
3. FOR SEWER AND DRAIN SERVICE CONNECTIONS TO MAINLINE 18" IN DIAMETER OR GREATER AN INSERTS TEE OR EQUAL MY BE USED.
4. FOR SERVICE CONNECTIONS > 12' DEEP FROM INVERT OF MAINLINE PIPE TO FINISHED GRADE, SEE CHIMNEY DETAIL.
5. SEWER AND DRAIN LATERALS SHALL BE SIZE TO FIT ANTICIPATED FLOWS BUT SHALL NOT LESS THAN 6" FOR SEWER SERVICES AND 8" FOR DRAIN SERVICES .

ROOF LEADER CONNECTION
NOT TO SCALE



STORM MANHOLE
NOT TO SCALE

STORM MANHOLE NOTES:

1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF DIAMETER OF THE SEWER.
2. THE SHELF SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
3. TYPE 'B' MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS.
4. FOR MANHOLES HAVING 5' DIA. AND 6' DIA. BASE, REDUCTION IN DIA. TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL WHERE DEPTH IS SUFFICIENT.
5. ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION WITH 2-3/4" DIA. BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 180° ON BOLT CIRCLE.
6. ALL CONCRETE SHALL BE 4000 PSI MINIMUM
7. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING. KOPPERS 300M PENNOXY TAR 32-8-4, OR APPROVED EQUAL.
8. INSTALL 2 LAYERS OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTION & UNDER FRAME.
9. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C478.
10. STEPS TO ALUMINUM ALLOY WITH DEPRESSED TREAD. STEEL REINFORCED POLYPROPYLENE MANHOLE STEP)
11. 4' DIA. MANHOLE – 8" TO 15" PIPES.
    5' DIA. MANHOLE – 16" TO 27" PIPES.
    6' DIA. MANHOLE – 30" TO 48" PIPES.
12. WHEN TWO OR MORE GRADE ADJUSTMENT RING ARE USED, A WATERTIGHT PVC CONNECTOR SHALL BE INSTALLED BETWEEN THE FRAME AND THE CONE. CONNECTOR BFA ANTI – FLOATING BY A – LOK PRODUCTS INC. OR APPROVED EQUAL.
13. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S APPROVAL.
14. SOIL CONDITIONS BELOW STRUCTURE DEEMED UNSUITABLE BY THE FIELD ENGINEER SHALL BE EXCAVATED TO A SUITABLE MATERIAL OR A MAXIMUM OF TWO ADDITIONAL FEET AND BACKFILLED WITH 3/4" CLEAN CRUSHED STONE.

PIPE SIZE RANGE	WIDTH (I.D.)
8" TO 15" PIPES	4'-0"ø
16" TO 27" PIPES	5'-0"ø
30" TO 48" PIPES	6'-0"ø
60" PIPES	7'-0"ø

Dig Safely. New York Call811 before you dig

REVISION	BY	DATE	DESCRIPTION
2.	MM	05-22-23	PER PB COMMENTS
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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ARDEN CONSULTING ENGINEERS, PLLC
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STATE OF NEW YORK · MICHAEL A. MORGANTE · LICENSED PROFESSIONAL ENGINEER · 078577

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

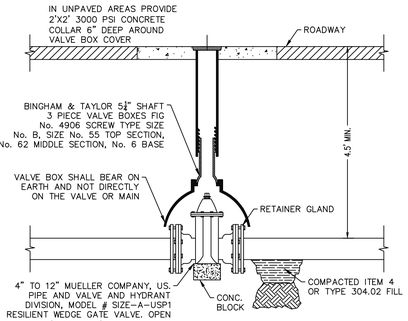
SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

SITE CONSTRUCTION DETAILS 2

JOB#: 17-001
SCALE: AS NOTED
DATE: 05-22-23
DRAWN: MM
CHECKED: MM
SHEET NO. ## of 15

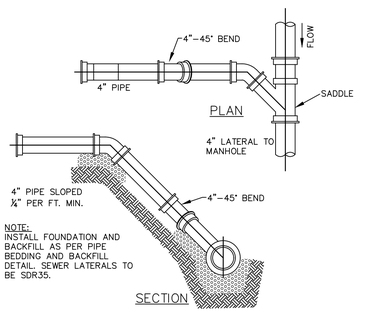
WATER NOTES

1. ALL WATER SYSTEM INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WASHINGTONVILLE, THE ORANGE COUNTY DEPARTMENT OF HEALTH, THE LATEST AWWA STANDARDS, AND "RECOMMENDED STANDARDS FOR WATER WORKS" (2007-GLUMB)
2. DISINFECTION AND TESTING SHALL BE IN ACCORDANCE WITH AWWA C651.
3. PRESSURE AND LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600.\P 6. SUPPLIERS RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE.
4. ALL ELEVATIONS BASED ON TOPOGRAPHICAL INFORMATION PREPARED BY CLEARPOINT SERVICES, LLC.
5. AVAILABLE INFORMATION AS TO THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES HAS BEEN COLLECTED FROM VARIOUS SOURCES THE RESULTS OF SUCH INVESTIGATIONS, AS MAY BE SHOWN ON THE CONTRACT DRAWINGS, ARE NOT GUARANTEED AS TO ACCURACY. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED TO VERIFY TRUE AND EXACT LOCATIONS OF UNDERGROUND LINES.
6. ALL PROFILES INDICATE APPROXIMATE GROUND PROFILES.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, AND DIG SAFELY NEW YORK (1-800-962-7962), A MINIMUM OF 72 HOURS PRIOR TO EXCAVATION, AND SHALL COMPLY WITH ALL CURRENT MARKOUT REQUIREMENTS OF DIG SAFELY NEW YORK.
8. EXCAVATIONS OR TRENCHING WITHIN CLOSE PROXIMITY TO UNDERGROUND FACILITIES OR UTILITY POLES WILL REQUIRE PROTECTION TO PREVENT DAMAGE OR INTERRUPTION OF SERVICE TO UNDERGROUND FACILITIES. THE COST TO PROVIDE THIS PROTECTION WILL BE BORNE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING THRUST BLOCKS WHICH ARE RESTRAINING EXISTING UTILITIES. EXISTING THRUST BLOCKS SHALL NOT BE UNDERMINED.
10. ALL TRENCH LINES SHALL BE CUT OR MILLED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL ROAD OPENING REQUIREMENTS AND ORDINANCES OF THE GOVERNING AGENCY.
12. RESTORATION, INCLUDING THE REMOVAL OF EXCESS EXCAVATED MATERIAL AND PLACEMENT OF TEMPORARY PAVEMENT, SHALL BE PERFORMED AND COMPLETED ON A DAILY BASIS. ALL ROADS SHALL BE PASSABLE TO VEHICULAR TRAFFIC AT THE END OF EACH WORK DAY.
13. ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM. OPEN TRENCHES SHALL BE STEEL PLATED. UPON BACKFILLING THE CONTRACTOR SHALL BROOM SWEEP STREETS, USE APPROPRIATE METHODS TO CONTROL DUST AND HOSE DOWN THE PAVEMENT TO KEEP SURFACE CLEAN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL EXCESS EXCAVATED MATERIAL TO AN OFF-SITE LOCATION.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL CORPORATIONS WHEREVER NECESSARY FOR PRESSURE TESTING AND DISINFECTING THE WATER MAIN. CORPORATIONS SHALL BE 3/4" FOR MAINS SMALLER THAN 16" AND 1" FOR MAINS 16" AND LARGER. THE CONTRACTOR SHALL INSTALL AS MANY CORPORATIONS AS ARE REQUIRED FOR PROPER TESTING, FLUSHING, AIR BLEEDING AND DISINFECTION.
16. TO MAINTAIN THE HORIZONTAL AND VERTICAL ALIGNMENT SHOWN ON THE PLANS, PIPE JOINTS MAY BE DEFLECTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, UNLESS THE SPECIFICATIONS INDICATE A MORE STRINGENT REQUIREMENT. IF NECESSARY, EITHER TO MAINTAIN THE ALIGNMENT SHOWN OR TO ADJUST THE ALIGNMENT TO MEET ACTUAL FIELD CONDITIONS, ADDITIONAL FITTINGS SHALL BE INSTALLED AS REQUIRED.
17. ALL STATIONING SHOWN ON PLANS IS APPROXIMATE.
18. ALL CONSTRUCTION ACTIVITIES ARE TO BE CONFINED TO THE PUBLIC RIGHT-OF-WAY OR TO THE LIMITS DEPICTED ON THE CONTRACT DRAWINGS.
19. THE WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF FOUR AND ONE HALF (4.5) FEET OF COVER. ANY DEVIATION FROM THIS WILL REQUIRE AUTHORIZATION FROM THE CITY OF WASHINGTONVILLE ENGINEER.
20. THE CONTRACTOR SHALL TAKE STEPS NECESSARY TO PRESERVE EXISTING CURB AND MINIMIZE THE LENGTH OF CURBING THAT MUST BE REPLACED.
21. THE CONTRACTOR IS CAUTIONED THAT ALL SANITARY LATERALS AND UTILITY SERVICES HAVE NOT BEEN LOCATED. WHEN THE CONTRACTOR ENCOUNTERS AN OBSTRUCTION AND CANNOT ADJUST THE ALIGNMENT USING ALLOWABLE JOINT DEFLECTION, THE CONTRACTOR SHALL REFER TO THE WATER MAIN DETAIL SHEETS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROMPT REPAIR OF DAMAGED UTILITIES, AND SHALL RESTORE THE SITES AS NEATLY AS POSSIBLE TO THEIR ORIGINAL CONDITION.
22. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES, ROADS, PIPELINES, TREES, SHRUBBERY, GRASS AREAS, ETC. DURING THE PROGRESS OF THE WORK AND SHALL REMOVE DAILY FROM THE SITE ALL DEBRIS AND UNUSED MATERIALS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL RESTORE THE SITES AS NEATLY AS POSSIBLE TO THEIR ORIGINAL CONDITION.
23. ALL SIDEWALK AREAS SHALL BE PASSABLE AND BROOM SWEPT AT THE END OF EACH WORK DAY.
24. DURING FLUSHING AND PRESSURE TESTING OF THE MAIN, THE CITY OF WASHINGTONVILLE SHALL OPERATE ALL VALVES.
25. REFER TO DETAIL SHEET FOR STANDARD DETAILS.
26. THE CITY OF WASHINGTONVILLE WATER SYSTEM OPERATOR IS TO BE PROVIDED WITH A MINIMUM OF TWO BUSINESS DAYS NOTICE PRIOR TO TAPPING INTO THE MUNICIPAL WATER MAIN. NO WORK REGARDING THE TAP IS PERMITTED TO COMMENCE UNTIL PERMISSION HAS BEEN RECEIVED FROM THE WATER SYSTEM OPERATOR.
27. THE 6" SERVICE LINE IS NOT TO BE BROUGHT LIVE UNTIL PRESSURE TESTING AND DISINFECTION, WITNESSED BY THE CITY OF WASHINGTONVILLE WATER SYSTEM OPERATOR AND/OR CITY ENGINEER, HAS BEEN PERFORMED AND PASSING RESULTS, CERTIFIED BY THE OWNER'S ENGINEER, HAVE BEEN SUBMITTED TO THE WATER SYSTEM OPERATOR, CITY ENGINEER AND BUILDING INSPECTOR.



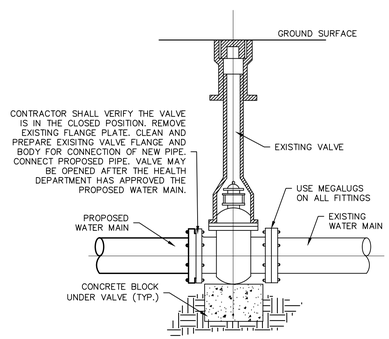
IN-LINE GATE VALVE INSTALLATION DETAIL

NOT TO SCALE



SANITARY SEWER WYE DETAIL

NOT TO SCALE

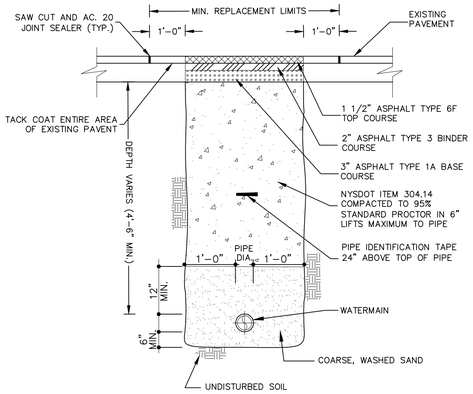


CONNECTION TO EXISTING WATER MAIN

NOT TO SCALE

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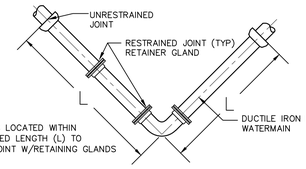
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TYPICAL WATER SERVICE INSTALLATION/RESTORATION DETAIL IN CITY STREET

NOT TO SCALE

NOTE:
1. PAVEMENT AND SUBBASE MATERIAL SHALL, AT A MINIMUM, MATCH THE EXISTING TYPES AND THICKNESSES FOUND WITHIN ANY CITY, COUNTY OR STATE HIGHWAY, WHICHEVER IS GREATER.

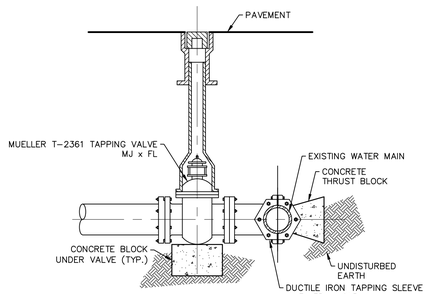


WATERMAIN JOINT RESTRAINT SCHEDULE									
NOMINAL PIPE SIZE (IN)	BURY DEPTH (FT)	INTERNAL PRESSURE (PSI)	SOIL DESIGNATION	LAYING CONDITION (*)	RESTRAINED LENGTH (FT) = L (**) DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
6	4.5	150	SAND SILT	5	38	17	7	4	2
8	4.5	150	SAND SILT	5	50	21	16	5	3

(*) LAYING CONDITION TYPE AS DESCRIBED IN STANDARD ANSI/AWWA C150/A21.50
(**) RESTRAINED LENGTH AS PER "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE", LATEST EDITION , DUCTILE IRON PIPE RESEARCH ASSOCIATION

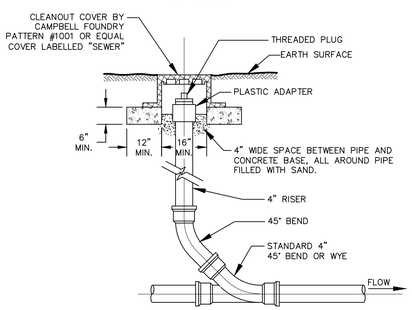
WATER JOINT RESTRAINT DETAIL

NOT TO SCALE



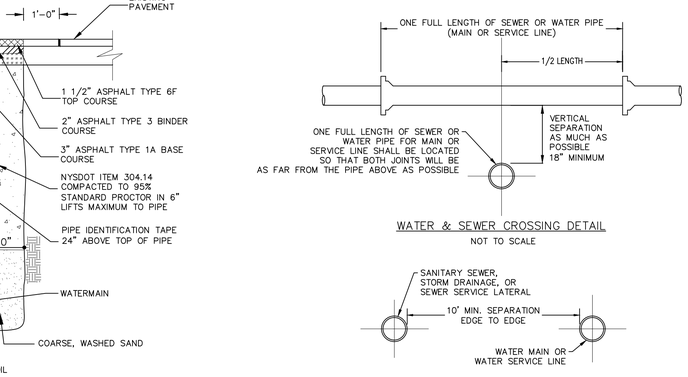
WET TAP DETAIL

NOT TO SCALE



CLEANOUT DETAIL

NOT TO SCALE



WATER & SEWER CROSSING DETAIL

NOT TO SCALE

WATER & SEWER HORIZONTAL SEPARATION

NOT TO SCALE

SEWER & WATER SEPARATION NOTES

1. WHEN IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS SHOWN, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN, AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING.

2. A FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING.

3. BEDDING MATERIAL SHALL BE INCREASED TO 12" BELOW THE LENGTH OF WATER MAIN PIPE FOR 10' ON EITHER SIDE OF THE CROSSING.

4. TWO LAYERS OF CAUTION TRACER TAPE SHALL BE PLACED 18" MINIMUM ABOVE STORM SEWER MAINS.

NOTES

1. SEPARATION DISTANCE BETWEEN WATER MAINS AND STORM/SEWER MAINS SHALL BE 10' HORIZONTAL AND 18" AT CROSSINGS. THESE SEPARATION DISTANCES MUST BE MAINTAINED UNLESS SPECIFICALLY SHOWN AND INDICATED OTHERWISE ON THE PLANS. THE PREFERRED CROSSING OPTION IS FOR THE WATER MAIN TO BE CONSTRUCTED ABOVE STORM/SEWER MAINS.

2. SEWER MAIN INCLUDES SEWER LATERALS AND STORM DRAIN.

3. WATER MAIN INCLUDES WATER SERVICE LATERALS.

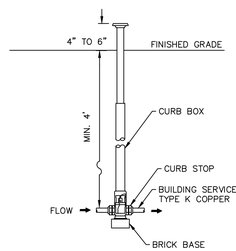
4. DEFLECT WATER MAIN IN AN ARC BENEATH THE SEWER/STORM LINE. DO NOT USE FITTINGS TO DEFLECT THE WATER MAIN.

WATER OVER SEWER SEPARATION NOTES

1. FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING SO THAT PIPE JOINTS WILL BE AS FAR FROM EACH OTHER AS POSSIBLE (10' MIN.).

2. CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR EXISTING WATER MAIN OVER THE ENTIRE TRENCH WIDTH TO PREVENT DAMAGE TO THE WATER MAIN.

3. WATER TIGHT JOINTS WHERE WATERLINES ARE CROSSED ABOVE OR BELOW.



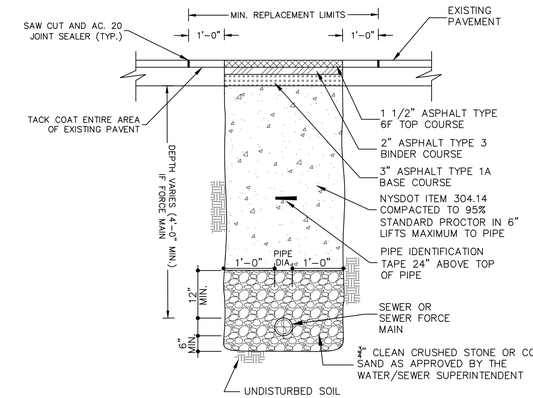
NOTES:
CURB STOP TO BE MUELLER H15200, OR EQUAL
CURB BOX TO BE MUELLER H10306 WITH ROD, OR EQUAL

CURB STOP DETAIL

NOT TO SCALE

SEWER NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR I\MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED. ALL EXISTING UTILITIES ARE TO BE COORDINATED WITH THE APPROPRIATE UTILITY FOR CONNECTION/DISCONNECTION WHERE NECESSARY.
2. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF THE EXISTING UTILITY TO WHICH THE CONNECTION IS BEING MADE BEFORE LAYING PIPE, CONDUIT, ETC. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. IN CASES WHERE THE CONSTRUCTION OF ITEMS MEET EXISTING STRUCTURES, SUCH AS CURB, PAVEMENT, SIDEWALK, UTILITIES, ETC. THE CONTRACTOR OR SURVEYOR STAKING SUCH ITEMS SHALL VERIFY THE ELEVATION LOCATON OF THE EXISTING FEATURE PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN CONDUCTING EXCAVATIONS TO ESTABLISH LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND UTILITIES, FACILITIES AND STRUCTURES. THE CONTRACTOR SHALL HAND EXCAVATE WHERE APPROPRIATE.
4. SANITARY SEWER SHALL BE SEPARATED FROM THE WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY IF HORIZONTAL SEPARATION IS NOT POSSIBLE.
5. ALL SANITARY SEWER PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
6. ALL EQUIPMENT, MATERIALS, ETC. SHALL BE CONFINED TO THE PUBLIC RIGHTS OF WAY OR CITY OF WASHINGTONVILLE EASEMENTS. NO ENCROACHMENT ONTO ADJACENT PROPERTIES IS PERMITTED.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
8. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE NYSDEC AND CITY OF WASHINGTONVILLE REGULATIONS REGARDING STORM WATER POLLUTION PREVENTION.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC (MPT WHEN WORKING ON OR NEAR PUBLIC ROADS. MPT MEASURES MUST BE COORDINATED WITH THE APPROPRIATE HIGHWAY OFFICIALS (TOWN, CITY, AND NYSDOT) HAVING JURISDICTION OVER EACH PARTICULAR ROADWAY.
10. IN THE EVENT THAT THE CONTRACTOR OR ITS SUBCONTRACTORS DAMAGE ANY EXISTING UTILITY, FACILITY OR STRUCTURE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE DAMAGED PROPERTY AND CITY OF WASHINGTONVILLE.
11. ALL STRUCTURES AND SURFACES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS PRE-CONSTRUCTION OR BETTER CONDITION.
12. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS WITH RESPECT TO DRAINAGE AND GENERAL SOIL CONDITIONS IN THE AREA AND PLAN ITS WORK IN SUCH A MANNER TO WORK EFFICIENTLY AND SAFELY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONTROL OF SURFACE AND GROUNDWATER IN THE CONSTRUCTION AREA.
13. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR STAGING AREAS FOR MATERIALS AND EQUIPMENT.
14. THE CONTRACTOR SHALL ARRANGE FOR A SUITABLE AREA FOR THE STORAGE AND DISPOSAL OF EXCESS EXCAVATED SOIL MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS AND FEES ASSOCIATED WITH THE PROPER DISPOSAL OF SOIL AND OTHER MATERIALS FROM THE PROJECT.
16. THE MORE STRICT OF ANY REQUIREMENT, CODE, RULE, REGULATION AND LAW ESTABLISHED BY THE CITY OF WASHINGTONVILLE OR OTHER GOVERNMENTAL AGENCY, INCLUDING BUT NOT LIMITED TO THE NEW YORK STATE DEPARTMENT OF HEALTH, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, UNITED STATES ARMY CORP OF ENGINEERS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND NEW YORK STATE DEPARTMENT OF LABOR FOR SANITARY SEWER SIZE, SLOPE, ALIGNMENT, MATERIALS OF CONSTRUCTION AND APPURTENANCES AND METHODS FOR EXCAVATING, PIPE PLACEMENT, JOINTING, TESTING AND TRENCH BACKFILLING SHALL BE COMPLIED WITH DURING ALL PHASES OF CONSTRUCTION.
17. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THAT ARE APPROVED BY THE CITY OF WASHINGTONVILLE. ANY DEVIATION FROM THE APPROVED PLANS AND/OR SPECIFICATIONS SHALL REQUIRE REVIEW AND APPROVAL BY THE CITY OF WASHINGTONVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER AND THE CITY OF WASHINGTONVILLE OF ANY PLANNED DEVIATION(S) FROM THE APPROVED PLANS AND/OR SPECIFICATIONS.
18. FITTINGS SHALL BE STANDARD LENGTH.
19. PIPE JOINTS SHALL BE STANDARD LENGTH.
20. CONNECTION TO EXISTING SANITARY MANHOLE SHALL BE CORE BORED FOR A KOR-N-SEAL.



TYPICAL SEWER MAIN INSTALLATION/RESTORATION DETAIL IN CITY STREET

NOT TO SCALE

NOTE:
1. PAVEMENT AND SUBBASE MATERIAL SHALL AT A MINIMUM, MATCH THE EXISTING TYPES AND THICKNESSES FOUND WITHIN ANY CITY, COUNTY OR STATE HIGHWAY, WHICHEVER IS GREATER.

Dig Safely. New York Call 811 before you dig

REVISION	BY	DATE	DESCRIPTION
1.	MM	04-21-23	PER PB COMMENTS

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STATE OF NEW YORK · MICHAEL A. MORGANTE · 078577 · LICENSED PROFESSIONAL ENGINEER

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON - DUTCHESS COUNTY, N.Y.

WATER SUPPLY & SEWAGE DISPOSAL DETAILS

JOB#: 17-001
SCALE: AS NOTED
DATE: 05-22-23
DRAWN: MM
CHECKED: MM
SHEET NO. 14 of 15

EXISTING CONDITIONS & SURVEY NOTES:

1. SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
2. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED.
3. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS. THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
4. SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
5. THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 – 48 HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1–800–962–7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.
6. ONLY TITLE SURVEYS BEARING THE MAKERS EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED–SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS. ADDITIONS. AND CHANGES.
7. BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO WHATEVER STATE OF FACTS THAT AN ACCURATE BOUNDARY SURVEY MAY REVEAL.

GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 39 AND INDUSTRIAL CODE RULE 753. PRIOR TO ANY BLASTING ACTIVITIES A FULL SUBMITTAL SHALL BE MADE TO THE BUILDING INSPECTOR INDICATING THE EXTENTS OF BLASTING, METHODS OF PRE–BLASTING SURVEYS, METHODS OF SEISMIC MONITORING, PROTECTIVE MEASURES FOR ADJOINING PARCELS, CERTIFICATIONS OF THE BLASTING CONTRACTOR, AS WELL AS ANY OTHER INFORMATION DEEMED NECESSARY BY THE BUILDING INSPECTOR AT THE TIME OF SUBMISSION. NO BLASTING ACTIVITIES ARE TO BE PERFORMED UNTIL SUCH TIME AS A WRITTEN APPROVAL TO COMMENCE WORK HAS BEEN RECEIVED FROM THE BUILDING INSPECTOR.
4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
5. BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE–PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES. SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
8. IF PREVIOUSLY UNKNOWN CULTURAL ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER.

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENT CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO CONSTRUCTION OF NEW IMPROVEMENTS.
3. BUILDING(S)/STRUCTURE(S) TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE–DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
4. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
5. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
6. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES. EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
7. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
8. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
9. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
10. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
11. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
12. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
13. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE WITH AUTHORITY HAVING JURISDICTION.
14. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
15. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
16. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
17. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
18. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
19. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
20. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
21. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
22. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF–SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON–SITE. DO NOT BURN DEMOLISHED MATERIALS ON–SITE.

WARNING– IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED–SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

GENERAL CONSTRUCTION:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD & BUILDING DEPARTMENT REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT–OF–WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC. SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
11. NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITTING AND APPROVALS HAVE BEEN OBTAINED.
12. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
    A. THE MOST RECENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION " STANDARD SPECIFICATIONS", AS SUPPLEMENTED.
    B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
    C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
    D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE MOST RECENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. ALL ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE–OFF USING A SELF–PROPELLED PAVING MACHINE WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS WORK.
5. TACK COAT MEANS SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
    A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702–90 ASPHALT EMULSION FOR TACK COAT OF THE MOST RECENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 — TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
    B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
    C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
    D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.
7. ALL CURBING SHALL BE CONCRETE.

STRIPING:

1. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. COLOR: DRIVE LANE DIVIDERS–WHITE OR AOBE NO PARKING ZONE WARNINGS–WHITE OR AOBE PARKING DIVIDERS–WHITE OR AOBE WALKING LINES–WHITE OR AOBE HANDICAP PARKING LINES & SYMBOL–BLUE.

SITE PLAN MAP NOTES:

1. NO BUILDING PERMIT FOR A BUILDING SUBJECT TO SITE PLAN APPROVAL SHALL BE ISSUED BY THE BUILDING INSPECTOR EXCEPT UPON AUTHORIZATION OF AND IN CONFORMITY WITH THE SITE PLAN APPROVED BY THE PLANNING BOARD.
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

UTILITY PLAN NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL BE COORDINATED WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC, CONFORMING TO ASTM SPECIFICATION D–3034.MINIMUM PIPE STIFFNESS (F/Y) AT 5% DEFLECTION SHALL BE 46 PSI WHEN TESTED IN ACCORDANCE WITH ASTM SPECIFICATION D–2412. ALL JOINTS AND CONNECTIONS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
8. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
9. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
11. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
13. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
14. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER DISTRIBUTION, ANY WATER TREATMENT, AND SEWAGE FACILITIES) AT THE TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE DWELLING(S) OR BUILDING(S), THE ENGINEER SHALL CERTIFY TO THE THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
16. TELEPHONE, ELECTRIC, AND GAS LINES SHALL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT TOP COURSE.

GENERAL NOTES:

1. UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES, EXISTING STRUCTURE LOCATIONS AND OTHER EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE FOR FURTHER RESOLUTION. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
4. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT OTHER CONTRACTORS MAY BE WORKING IN THE AREA ON OTHER CONSTRUCTION AT THE SAME TIME THAT WORK IS PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL BE AWARE OF THE NATURE AND EXTENT OF THIS OTHER WORK AND SHALL SCHEDULE AND CONDUCT HIS OWN OPERATION SO THAT THERE WILL BE NO CONFLICT IN OPERATIONS.
5. SINCE THIS PROJECT INVOLVES CONSTRUCTION WITHIN AN ACTIVE ROADWAY, IT IS IMPERATIVE THAT THE CONSTRUCTION BE CARRIED FORTH IN SUCH A MANNER AS TO INSURE THAT PROPER TRAFFIC FLOW IS MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARD SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT FINISH AND QUALITY OF WORK AND MATERIALS USED IN THE CONSTRUCTION. NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT AND RESTORATION OF ALL NATURAL AND MANMADE FEATURES WHETHER SHOWN ON THE PLANS OR ENCOUNTERED IN THE FIELD. IT IS THE INTENTION OF THE PLANS TO SHOW ONLY MAJOR FEATURES TO BE PROTECTED, RESTORED OR REPLACED.
8. PROTECTION AND RESTORATION OF PROPERTY SHALL BE IN ACCORDANCE WITH THE NYSDOT STANDARD SPECIFICATIONS.
9. TOPSOIL SHALL BE PLACED AND AREAS SHALL BE SEEDED AS SOON AS FINAL GRADES ARE ESTABLISHED ON PERMANENT SLOPES. SLOPES SHALL ALSO BE MULCHED.
10. THE CONTRACTOR SHALL CONTACT ALL THE APPROPRIATE PARTIES WITH JURISDICTION OVER THE UTILITIES ENTERING ON OR NEAR THE PROJECT AREA PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AND PROVIDE THOSE AGENCIES 72 HOURS NOTIFICATION.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, IN SO FAR AS THEY MAY BE ENDANGERED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION TO UTILITY SERVICES.
12. IF TEMPORARY UTILITY SERVICES ARE REQUIRED, THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED, AT NO ADDITIONAL COST TO THE OWNER, AND IT SHALL BE HIS RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THE PROJECT AS NECESSARY
13. ALL EPOXY PAVEMENT MARKINGS AND ALL SIGNS SHALL BE IN CONFORMANCE WITH THE NYSDOT MUTCD.
14. ALL SIGNING WILL BE IN ACCORDANCE WITH THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES WITH NYS SUPPLEMENT, MOST RECENT VERSION.
15. PRIOR TO LEAVING THE WORK SITE EACH DAY, THE CONTRACTOR SHALL REMOVE OR PROTECT ANY PART OF THE WORK SITE THAT IS CONSIDERED HAZARDOUS TO THE TRAVELING PUBLIC, BY THE MUNICIPAL ENGINEER OR POLICE DEPARTMENT.
16. DURING ALL CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL MAINTAIN ACCESS TO EACH ADJACENT SITE. IF CONDITIONS REQUIRE THAT ACCESS BE TEMPORARILY CLOSED, THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 24 HOURS IN ADVANCE. ALL ACCESS DRIVES WILL BE OPEN FOR SAFE USE AT THE END OF EACH WORK DAY.
17. AREAS DISTURBED NOT RECEIVING PAVEMENT OR CONCRETE SHALL BE TOPSOILED, SEEDED. AND MULCHED IN ACCORDANCE WITH SPECIFICATIONS ON ATTACHED SHEETS.
21. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
22. ARDEN CONSULTING ENGINEERS, PLLC WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWING, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ARDEN CONSULTING ENGINEERS, PLLC SHOP DRAWING REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT ARDEN CONSULTING ENGINEERS, PLLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. ARDEN CONSULTING ENGINEERS, PLLC WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. ARDEN CONSULTING ENGINEERS, PLLC WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OF CORRELATED ITEMS NOT RECEIVED.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF ARDEN CONSULTING ENGINEERS, PLLC, NOR THE PRESENCE OF ARDEN CONSULTING ENGINEERS, PLLC OR ITS EMPLOYEES AND SUB–CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF HIS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. ARDEN CONSULTING ENGINEERS, PLLC AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY, ARDEN CONSULTING ENGINEERS, PLLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER AND MUNICIPAL BUILDING DEPARTMENT AND/OR MUNICIPAL ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENAL TIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND MUNICIPALITY HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.
28. THESE NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

LAYOUT:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE





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

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Date Issued:

Project Title:

152-158 FISHKILL AVE.
BEACON NY

Drawing Title:

LANDSCAPE RENDERS

Owner:

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

Scale:

Date: 05.28.23

Project No: 22-26

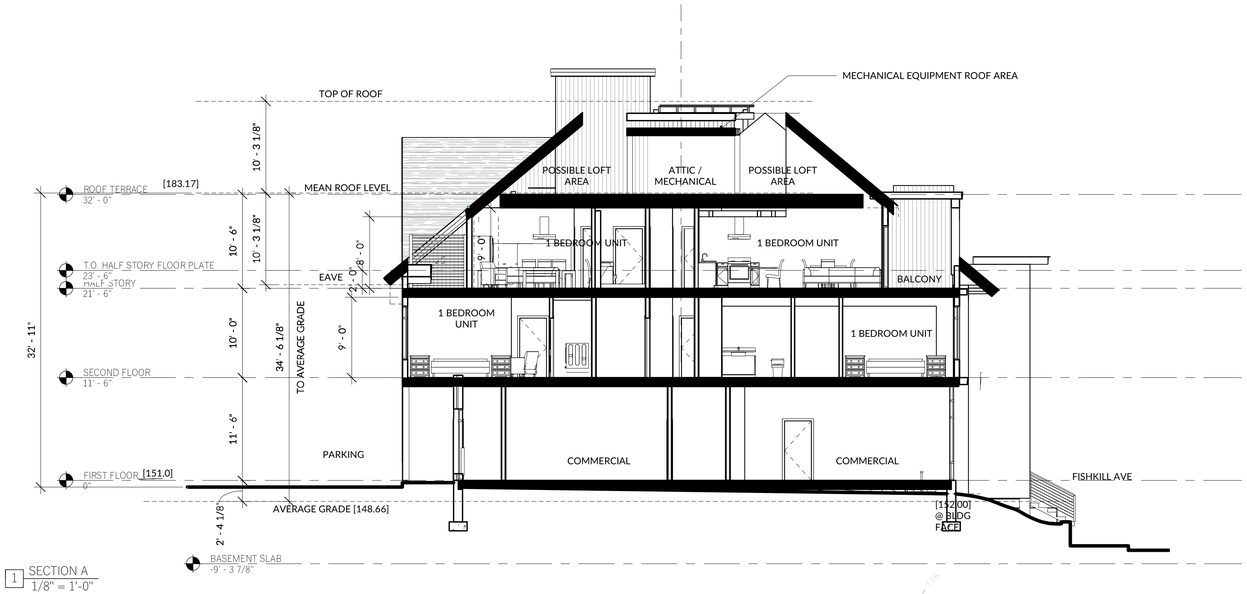
Drawing By: LH

Checked By: JT

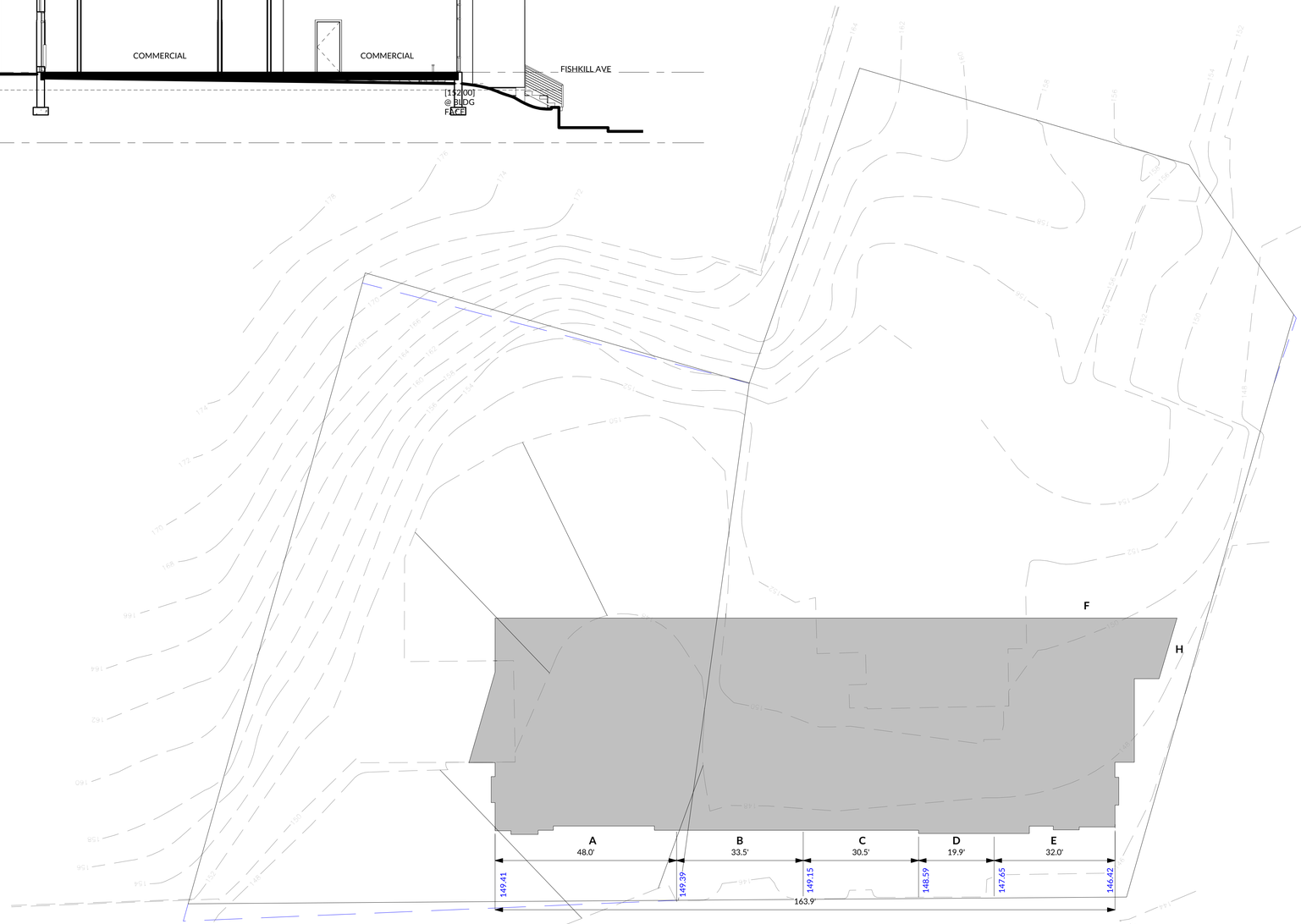
Seal: REGISTERED ARCHITECT JACQUELYN ANNE THOMAS 036224 STATE OF NEW YORK

Drawing No: SK8

sheet_____ of _____



1 SECTION A
1/8" = 1'-0"



2 AVERAGE NATURAL GRADE PLAN
1/16" = 1'-0"

HEIGHT OF BUILDING
The vertical distance from the average established grade in front of the lot or **from the average natural grade at the building line, whichever is higher**, to the level of the highest point of the roof, if the roof is flat, or to the mean level between the eaves and the highest point of the roof, if the roof is of any other type. When a lot fronts on two or more streets of different levels, the lower street, or the average elevation of the lot with regard to the abutting streets, may be taken as the base for measuring the height of the building.

AVERAGE NAUTRAL GRADE CALCULATION:

SECTION	AVERAGE GRADE	TOTAL
A	149.40' x 48.00'	7,171.20
B	149.27' x 33.50'	5,000.55
C	148.87' x 30.50'	4,540.54
D	148.13' x 19.90'	2,947.59
E	147.04' x 32.00'	4,705.28
SUB-TOTAL	163.90'	24,365.16

TOTAL	163.90'	24,365.16
AVERAGE GRADE: 24,365.16 / 163.90' = 148.66'		

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Date Issued:

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
AVERAGE NATURAL GRADE

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

Scale: As indicated

Date: 0z.2^ .23
Project No: 22-26
Drawing By: BH
Checked By: GJ
Seal:

Drawing No:
SK10
sheet_____ of _____

REFERENCES:

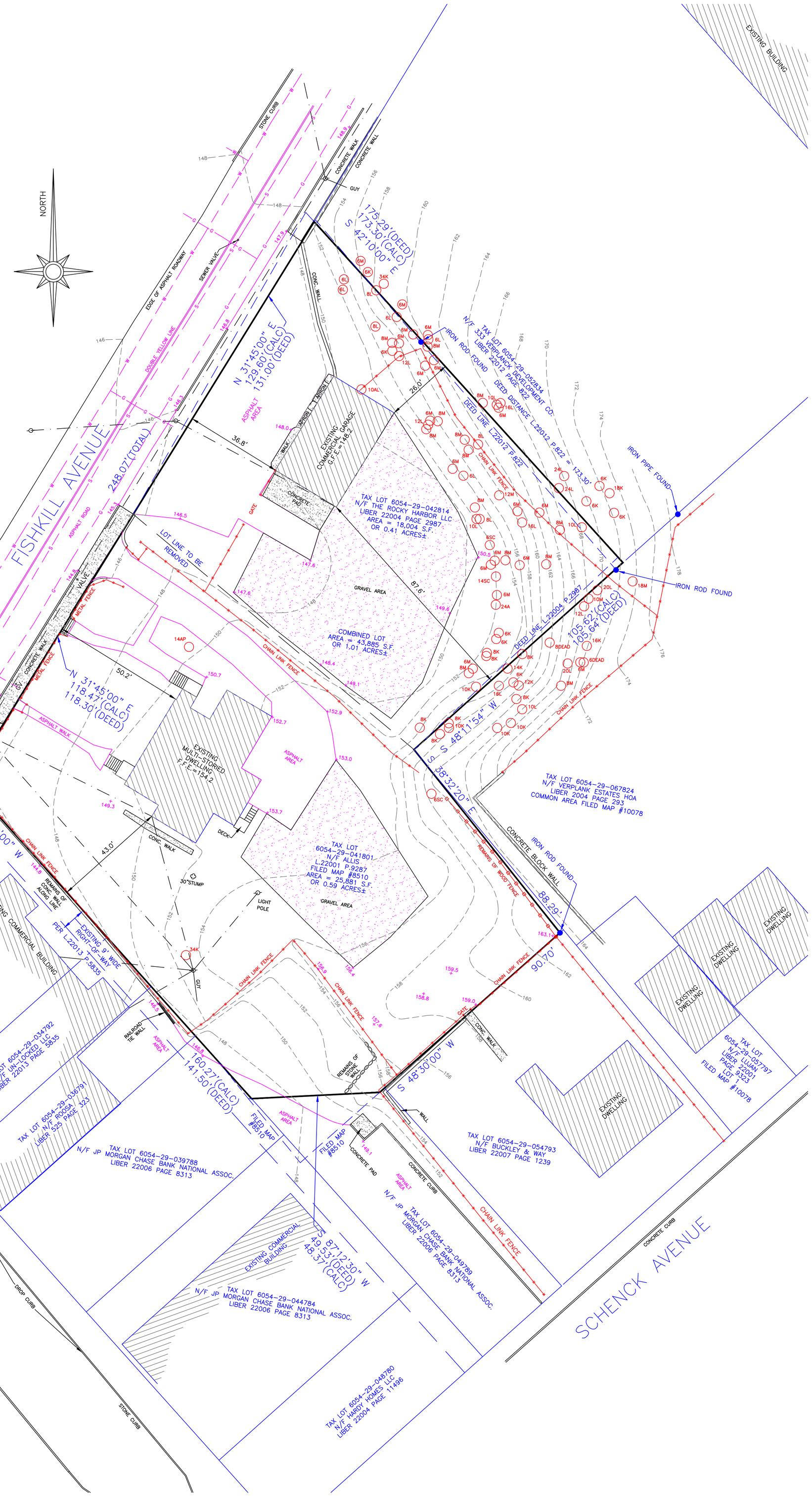
1. CITY OF BEACON TAX MAP SECTION 6054
2. DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   L.22001 P.9287
   L.22004 P.2987
   L.22012 P.822
   L.2004 P.293
   L.22007 P.1239
   L.22006 P.8313
   L.525 P.323
   L.22013 P.5835
   L.22007 P.8504
   L.22004 P.11496
3. MAPS FILED IN THE DUTCHESS 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

DATUM: NAVD 1988

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

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

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

STATE OF NEW YORK ★ DARREN J STRIDIRON ★ 050487 LICENSED LAND SURVEYOR

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.

June 7, 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 May 30, 2023, from Cuddy & Feder.
- Response correspondence from Arden Consulting Engineers, dated May 25, 2023.
- Brief Landscape Narrative, dated May 30, 2023, as prepared by Landscape Restorations
- Plan titled "Boundary & Topographic Survey – 152 & 158 Fishkill Avenue", dated March 23, 2023, as prepared by CV Associates NY.
- Landscape Renders plan SK8, dated May 28, 2023 and Average Natural Grade plan SK10, dated February 27, 2023, as prepared by Nexus Architecture Planning Design.
- Plans titled "Site Plan & Lot Merger for 152-158 Fishkill Avenue", consisting of Sheets 1 of 15 thru 15 of 15, all having the latest revision date of May 22, 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 6,957 square feet of commercial 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, commercial 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 existing utilities shown along Fishkill Avenue shall be labeled as to their size and pipe material. ***The applicant's consultant notes that they are obtaining this information and will provide in a future submission.***

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.***

General Comments:

1. 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.***

2. 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 10 parking spaces since 53 of the required 63 spaces have been provided on the site.

3. 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.***

4. 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. ***The applicant's consultant notes that they are in the process of obtaining this information and it will be provided with a future submission.***

5. 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. ***Applicant's consultant notes that this information is forth coming.***

6. 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.***

7. The engineer shall verify with the fire engineer that the 4" water service line will be of sufficient size for the proposed project. ***The applicant's consultant notes that they are awaiting a response from the Building Department regarding this matter.***

8. Although Sheet 4 is showing snow storage locations, these locations are proposed in areas of parking stalls. If the parking stalls are required for parking, then they should not be used for snow storage areas. Furthermore, it is unclear as to where the snow storage is located that is being called out in the middle of the parking lot.

9. The lighting plan, landscape plan, and the underground stormwater system shall be coordinated. As presently shown on the plans, lights are to be installed in the island located in the middle of the parking lot at the same location a tree is to be planted. These structures are also proposed directly over the stormwater facility.

10. Pavement restoration details shall be provided for the proposed work within Fishkill Avenue.

11. Water service detail on Sheet 14 of 15 shall be revised to reflect the use of ductile iron pipe, not C900 as presently called out. This detail shall be further revised to eliminate the k-crete for backfill. Backfill of the entire trench within the City's right-of-way shall be NYSDOT Item No. 304.12 Type 2 Item 4.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: June 9, 2023
Re: **152-158 Fishkill Avenue Site Plan and Subdivision**

I have reviewed the May 30, 2023 cover letter from Cuddy+Feder, May 25, 2023 response letter from Arden Consulting Engineers, May 30, 2023 Brief Landscape Narrative by Landscape Restorations, March 23, 2023 survey by CV Associates, 2 architectural sheets by Nexus Architecture, dated May 28, 2023 and February 27, 2023, and 15-sheet Site Plan set by Arden Consulting Engineers, with most sheets dated May 22, 2023 but sheets 9-10 dated May 30, 2023.

Proposal
The applicant is proposing to construct a 2½-story, mixed-use building in the Transitional (T) district, including first floor office space and 16 apartments. Two adjoining lots with 43,885 total square feet will be merged through the subdivision approval process.

Comments and Recommendations

1. The project consultants have lowered the elevation of the building, avoiding a height variance, reducing the grade change from the Fishkill Avenue sidewalk, and providing an ADA ramp to the front entrance. The cover letter refers to a front lift, but that is not apparent from the plans.

2. The applicant is requesting a shared parking deduction under Section 223-26C(6) and the possible land-banking of parking spaces under Section 223-26E. The Site Plan shows 53 spaces, but an additional land-banking request appears reasonable. If additional land-banking is granted, I suggest that the parking lot spaces nearest Fishkill Avenue be the first considered.

3. The Sheet 3 Demolition Plan should note that all existing chain link fencing will be removed. Will any new fencing be required as part of the retaining walls?

4. On the Site Plan, the wheel stop in front of the ADA parking aisle should be removed

5. The parking aisles are wider than necessary in certain areas, as shown on the Sheet 6 truck turning diagrams. Increased landscaping islands should be provided in front of the terraced retaining wall and west of the six central parking spaces.

6. The entrance driveway is also overly wide, 45 feet wide at the pedestrian crossing. This could be narrowed, based on the turning diagrams, and the concrete sidewalk should continue across the driveway to signal priority for pedestrians.

7. On the Sheet 9 Landscape Plan, the proposed tree on the central rear island would conflict with the light pole shown on Sheet 7. It could be moved to a triangular island west of the central parking spaces. Under Section 223-26C(3), at least 5 trees in the parking area must be identified as 3-inch caliper in the planting schedule.

8. An area variance is being requested for the height of the rear retaining wall. The Board should provide a recommendation to the ZBA on the variance.

9. 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. Proposed materials and colors should be noted on the elevations for future submissions.

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
John Russo, P.E., City Engineer
Taylor Palmer, Esq., Project Attorney
Michael A. Morgante, P.E., Project Engineer

City of Beacon Planning Board Agenda
06/13/2023

Title:

Continue review of application for Site Plan Amendment, 511 Fishkill Avenue, submitted by Diamond Properties

ATTACHMENTS

Comment Response Letter _511 Fishkill Avenue_230530.pdf

Printing Set_Planning Board Submission 2_230530.pdf

Project Narrative_511 Fishkill Avenue_230530.pdf

Sheet 1_Site Plan_Planning Board Submission 2_230530.pdf

Sheet 2_Existing Conditions Plan_Planning Board Submission 2_230530.pdf

Sheet 3_Enlarged Plan_Planning Board Submission 2_230530.pdf

511 Fishkill Ave 06-07-23 Engineer review.pdf

Planner Review 511 Fishkill Av 6.9.23.pdf

ARYEH SIEGEL
ARCHITECT

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

Re: 511 Fishkill Avenue Site Plan Amendment, Beacon, New York
Site Plan Application – Responses to Comments

May 30, 2023

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated May 5, 2023, and Lanc & Tully's Memorandum dated May 4, 2023.

John Clarke Planning and Design Comment Responses:

1. The project narrative has been revised to provide additional information about the District Social food service container and the Industrial Arts Brewing mobile food truck. Note that the mobile food truck has been operating in its existing location for approximately 2 years with the approval of the Building Inspector at that time. The mobile food truck is positioned on a grass island in the existing parking lot. The back up lane for the adjacent parking is approximately 4 feet longer than required by Code, and there has never been an incident involving a conflict between the food truck customers and cars in the parking lot. The building owner is not planning to revise the existing parking layout to accommodate the food truck.

2. The Existing Conditions Survey has been updated to reflect current site conditions. The majority of the approved site plan features from the previous approvals have been constructed. There are some remaining trees to be planted. The accessible parking layout was revised to place the spaces closer to the building entrance and to eliminate the need to cross the parking lot drive. The accessible path striping was removed to reflect the revised accessible parking space layout.

3. The outdoor seating area will have string lights installed.

Lanc & Tully Comment Responses:

1. Note 1 has been revised to clarify the fact that District Social is proposing a fixed food service container, and Industrial Arts Brewing is continuing the mobile food truck use. The mobile food truck can be removed from its location on a daily basis as required.

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

2. The Existing Conditions Survey has been updated to reflect current conditions.

3. The Industrial Arts Brewing mobile food truck has been operating in its current location for approximately 2 years, per the approval of the previous Building Inspector. The District Social food service container has been in position for approximately 5 months.

4. Notes have been added to the site plan describing the utility connections to each location. The descriptions were provided by the site work contractor who did the work.

5. The food service container is connected to the existing sewer line as described on the Site Plan. The mobile food truck has a connection to the existing sewer line as well, and has an internal gray water tank.

6. The linework for the proposed fencing and the dimensions have been revised for clarity.

7. The hours of operation for the food service container are noted on the plan.

8. No landscaping is proposed around the food service container or mobile food truck.

9. The District Social fixed food service container will be ADA accessible. Crushed gravel paving will be provided in the fenced food service area, as specified to meet ADA requirements. The paving specifications are noted on the plan. The Industrial Arts mobile food truck is not specifically ADA accessible but is parked in a location that allows access to the service window.

10. The text size on Sheet 1 has been enlarged for legibility.

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

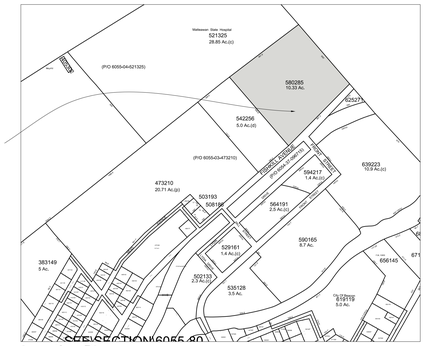
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS

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

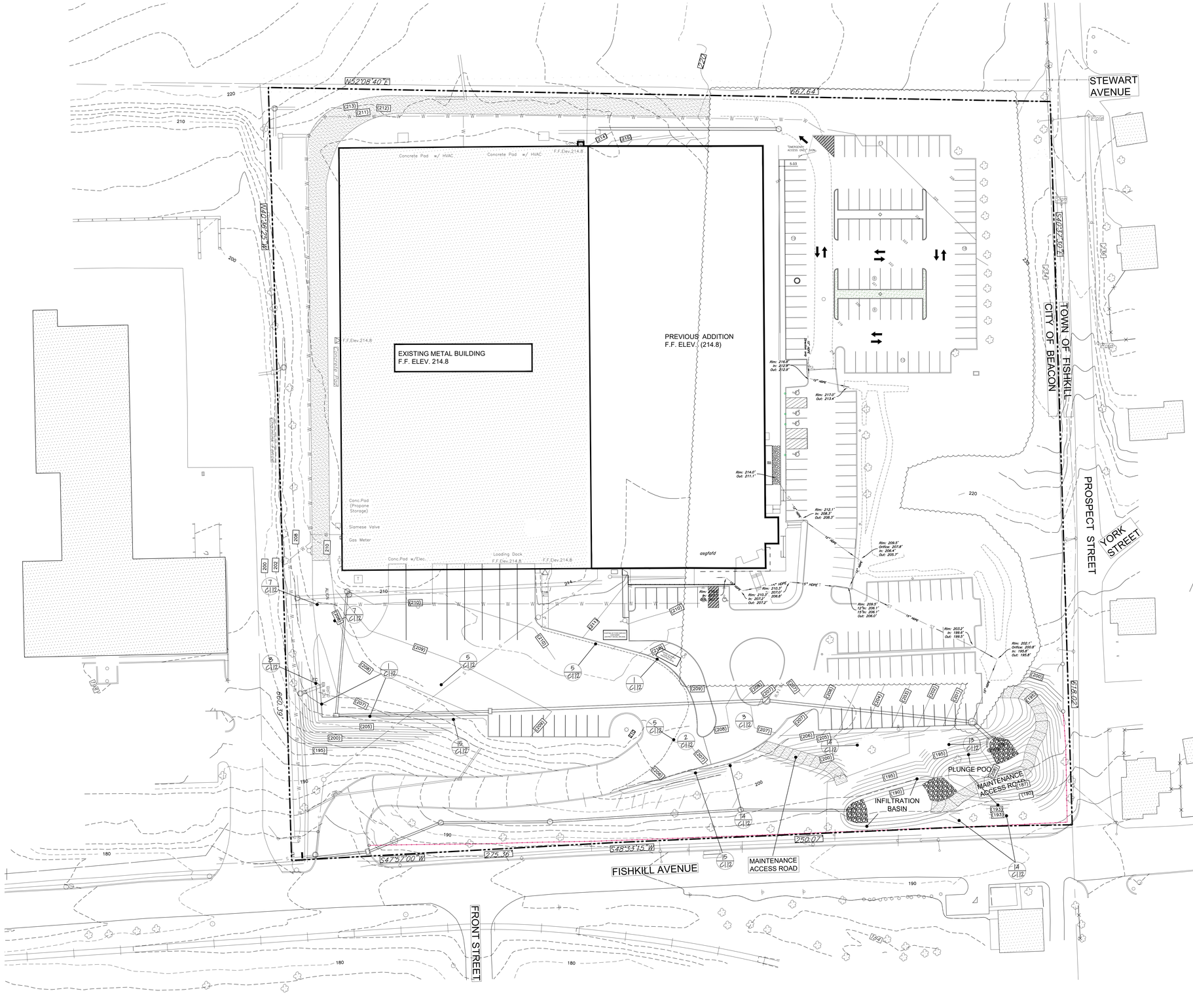
_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



LEGEND (Dwg. No. C1.3)

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		N/A
BUILDING		
DISTURBANCE LIMIT LINE	N/A	
WELL	220 Well	2141
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
1	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS

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.

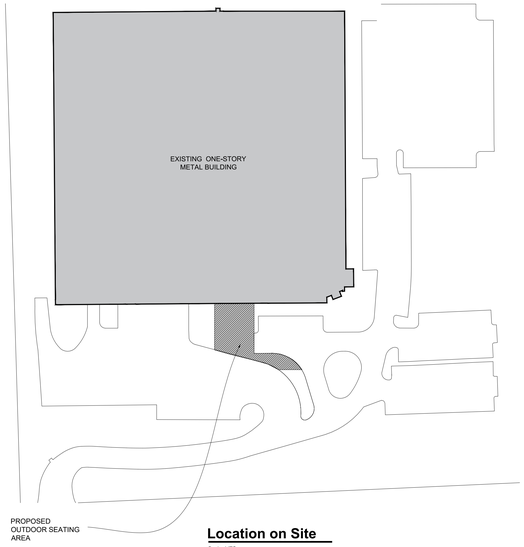


Proposed Fence

42" HIGH BLACK COATED CHAIN LINK FENCE

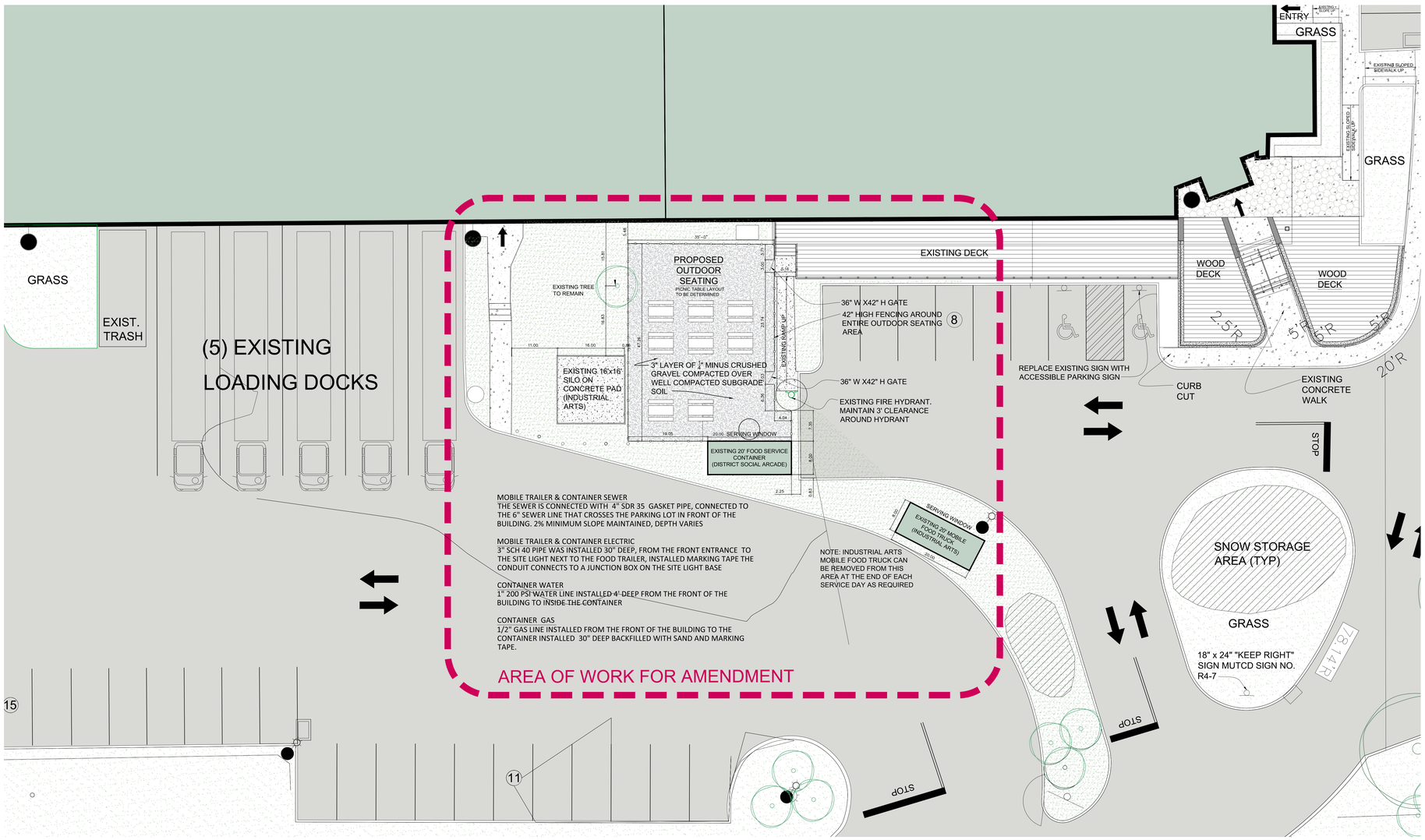


Proposed Gate



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.*

Site Plan

Scale: 1" = 10'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS

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

ARYEH SIEGEL
ARCHITECT

Project Narrative

511 Fishkill Avenue – Outside Food Service
May 30, 2023

511 Fishkill Avenue is an existing building in the HI zoning district. The project received Site Plan approval 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 constructed. Construction of the new parking lot, and most of the associated sitework and landscaping, is complete.

The Owner is proposing an exterior food service container for District Social in a fenced area at the front of the building. The container is fixed in place and is connected to existing building utilities as described on the site plan. The food service container will operate during normal business operating hours of the bar. Customers will be able to order from the food truck directly or via ordering kiosks inside the bar. Food will be picked up at the truck or delivered inside to waiting customers. There will be no alcohol served from the food truck. There will be picnic tables inside the fenced-in area so customers can choose to eat outside if desired. The fenced food service area is considered a non-simultaneous occupancy with the interior space seasonally when the weather allows.

For Industrial Arts Brewing, a separate exterior mobile food truck is positioned on a grass island within the existing parking lot. The food truck is mobile and can be removed from the site each day as required. The food truck has been operating for approximately 2 years in this location with the permission of the Building Inspector. Industrial Arts customers order directly from the truck and can eat on the existing deck in front of the building.

No other changes are proposed apart from the exterior food service container and fenced seating area for District Social and the mobile food truck for Industrial Arts Brewing.

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

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

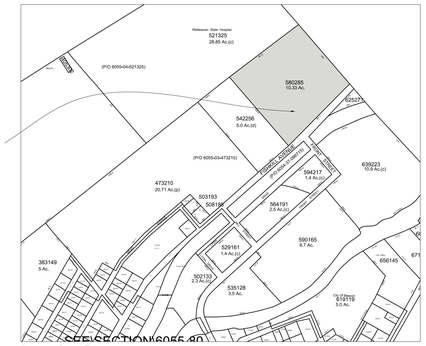
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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS

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

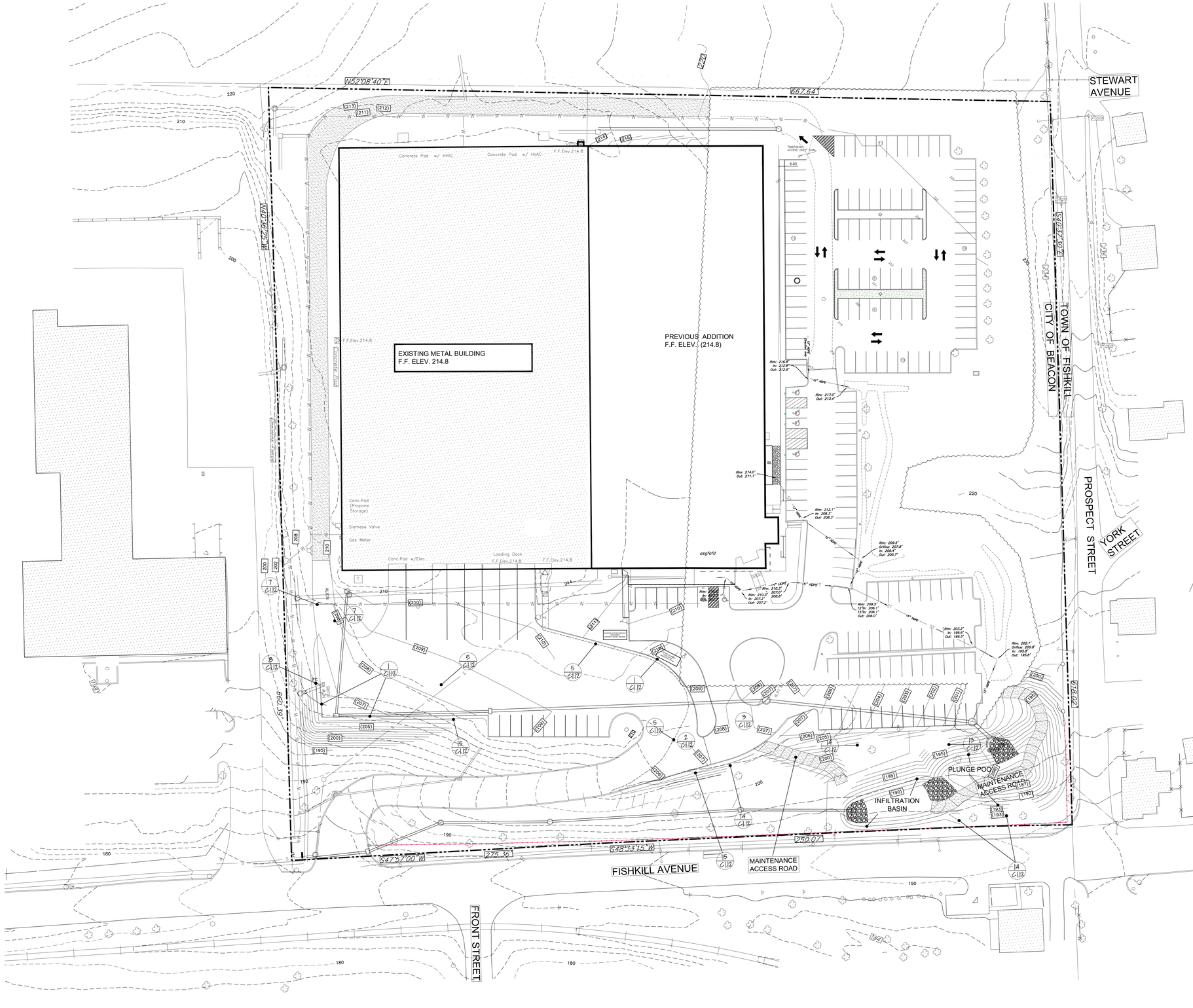
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LEGEND (Dwg. No. C1.3)

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		N/A
BUILDING		
DISTURBANCE LIMIT LINE	N/A	
WELL		
MONITORING WELL	Monitoring Well	N/A
TRANSFORMER		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
1	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS

Existing Conditions Survey Plan
Scale: 1" = 30'

Amendment To Site Plan Application

Existing Conditions Survey - Sheet 2 of 3

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

511 Fishkill Avenue Arcade / Industrial Arts Brewing Company

511 Fishkill Avenue - Beacon, New York
Scale: As Noted
April 3, 2023

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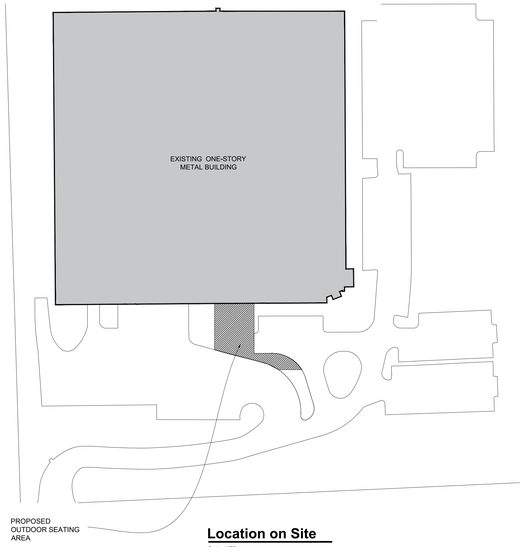


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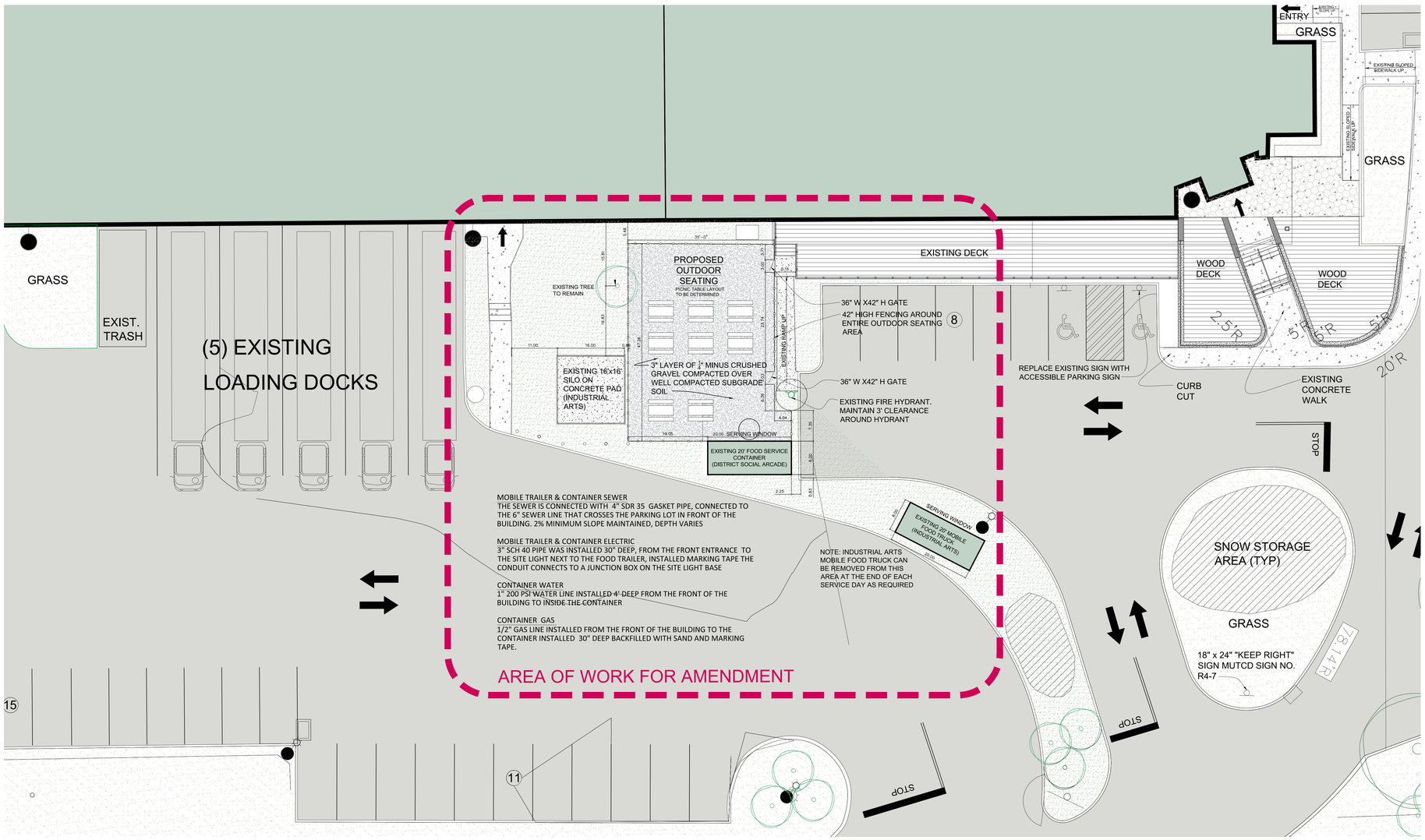


Proposed Gate



Location on Site

Scale: NTS



Site Plan

Scale: 1" = 10'

SITE LEGEND

- *PROPERTY LINE*
- *MAJOR CONTOUR LINE*
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NO.	DATE	DESCRIPTION	BY
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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:
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Surveyor:
TEC Land Surveying
Beacon, New York 12508

LANC & TULLY
Engineering and Surveying, P.C.

June 7, 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:

- Response correspondence dated May 30, 2023, from Aryeh Siegel, Architect.
- Project narrative, dated May 30, 2023, as prepared by Aryeh Siegel, Architect.
- Set of plans titled "Amendment to Site Plan Application – 511 Fishkill Avenue Arcade/Industrial Arts Brewing Company", consisting of 3 sheets with the latest revision date of May 30, 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. As previously commented, the plans shall show the proposed locations of the sewer and water utilities to service the food service container. This would include showing the location of the 6" sanitary sewer line that crosses the parking lot that the proposed sewer lateral to the food service container is proposed to connect to. The sewer lateral shall include a clean-out for maintenance of the line and the water service shall include valving to ensure that the line can be shut down if necessary. If valving on the water line is to be located in the building, it shall be noted as such on the plan.

2. Construction details shall be added to the plans for the proposed water and sewer service lines and connections.

3. Is the "curb cut" noted behind the re-located ADA parking stalls an existing curb cut that complies with accessibility requirements? If this is proposed, construction details shall be added to the plan for accessible ramps.

4. The food truck is proposed in a grassed area between curb lines. As this food truck may be removed on occasion, we would recommend that a stable base be provided for the location of the food truck and that the curb line be revised to a drop curb so that the truck is not "jumping" the curb to get into or out of the proposed location.

5. Although the hours of operation for the food service container for District Social Foods is listed in the notes on Sheet 1, what are the hours of operation for the food truck for Industrial Arts? This information shall be included on the plan.

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: June 9, 2023
Re: **511 Fishkill Avenue, Amended Site Plan**

I have reviewed the May 30, 2023 response letter and Project Narrative from Aryeh Siegel and a 3-sheet Amendment to Site Plan Application set, dated of May 30, 2023.

Proposal

The project would add a food service container and food truck, as well as a fenced-in eating area to the exterior of existing uses on a 9.79-acre parcel is in the Heavy Industrial (HI) district.

Comments and Recommendations

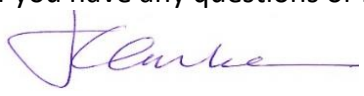
1. Any approval of this requested amendment should be conditioned on completion of all previously approved Site Plan elements, such as the shade trees in the rear parking lot.

2. The Board and applicant should discuss whether the existing striped ADA parking spaces on the site are located at the shortest and safest accessible route of travel to the accessible building entrance.

3. Is the ramp up to the deck in the proposed food service area ADA compliant?

4. The Industrial Arts truck now functions on a narrow traffic island with curbing between a large truck access driveway and a parking lot where cars will be backing out of spaces. Not only is the safety of this arrangement questionable, the food truck is not ADA accessible. If the adjacent 8-space parking lot was rearranged in an L-shaped layout instead of the current linear configuration, a more protected greenspace could be created with an ADA accessible path from the deck to both outside eating facilities.

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
John Russo, P.E., City Engineer
Aryeh Siegal, Project Architect

City of Beacon Planning Board Agenda
06/13/2023

Title:

Continue review of 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

Corrections to May submission - Maps.pdf

Planner Review 375 Washington Comm Tower 6.9.23.pdf

Young / Sommer LLC

ATTORNEYS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205
Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Writer's Telephone Extension: 258
solson@youngsommer.com

May 18, 2023

Via Federal Express

Planning Board
City of Beacon
One Municipal Plaza
Suite One
Beacon NY 12508

Re: Application of Verizon Wireless for a Personal Wireless Service Facility at 375 Washington Avenue (SBL 6055-04-713005)

Dear Members of the Planning Board:

By letter dated May 17, 2023, we inadvertently sent the Planning Board certain Viewshed Maps and materials for a different Verizon Wireless site (Orange Lake), not located in the City of Beacon. We apologize for the mistake and ask that you discard the Orange Lake materials and replace them with the following materials:

1. One mile Photograph Log Map;
2. Two mile Photograph Log Map; and
3. List of thirty-eight locations from which photographs will be taken.

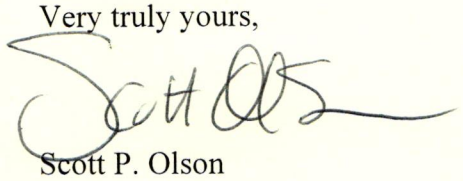
Please note that according to the Photograph Log Maps, when taking into account existing topography and vegetative cover, the proposed 120' monopole tower will be visible from only a small number of areas within the community.

Please review the enclosed and identify any additional locations that you would like analyzed.

We look forward to discussing this matter further with the Planning Board at its June 13, 2023 meeting.

Thank you for your assistance.

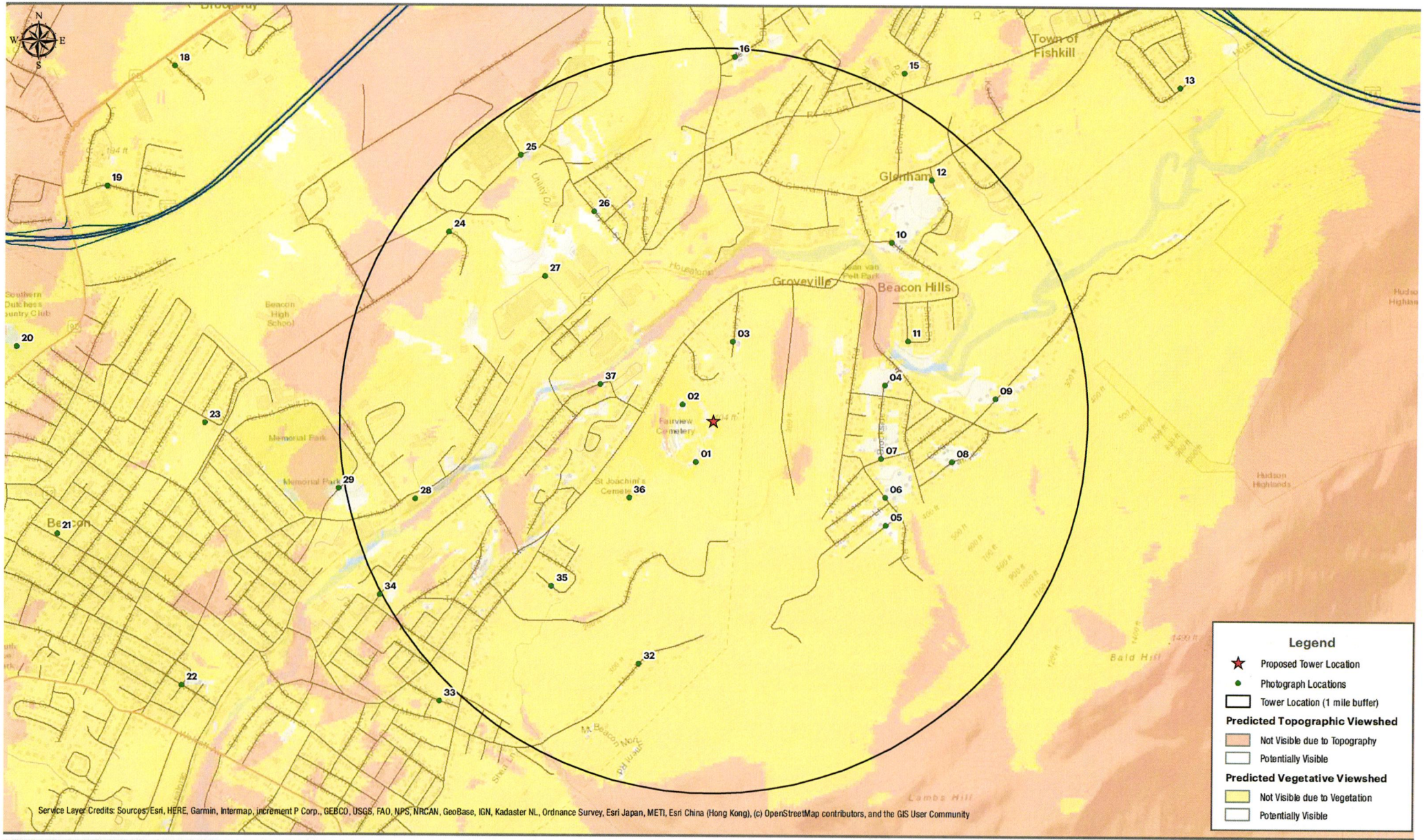
Very truly yours,



Scott P. Olson

Encl.

Cc: Nate Keenan, Tectonic Engineering
Steve Matthews, Tectonic Engineering



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

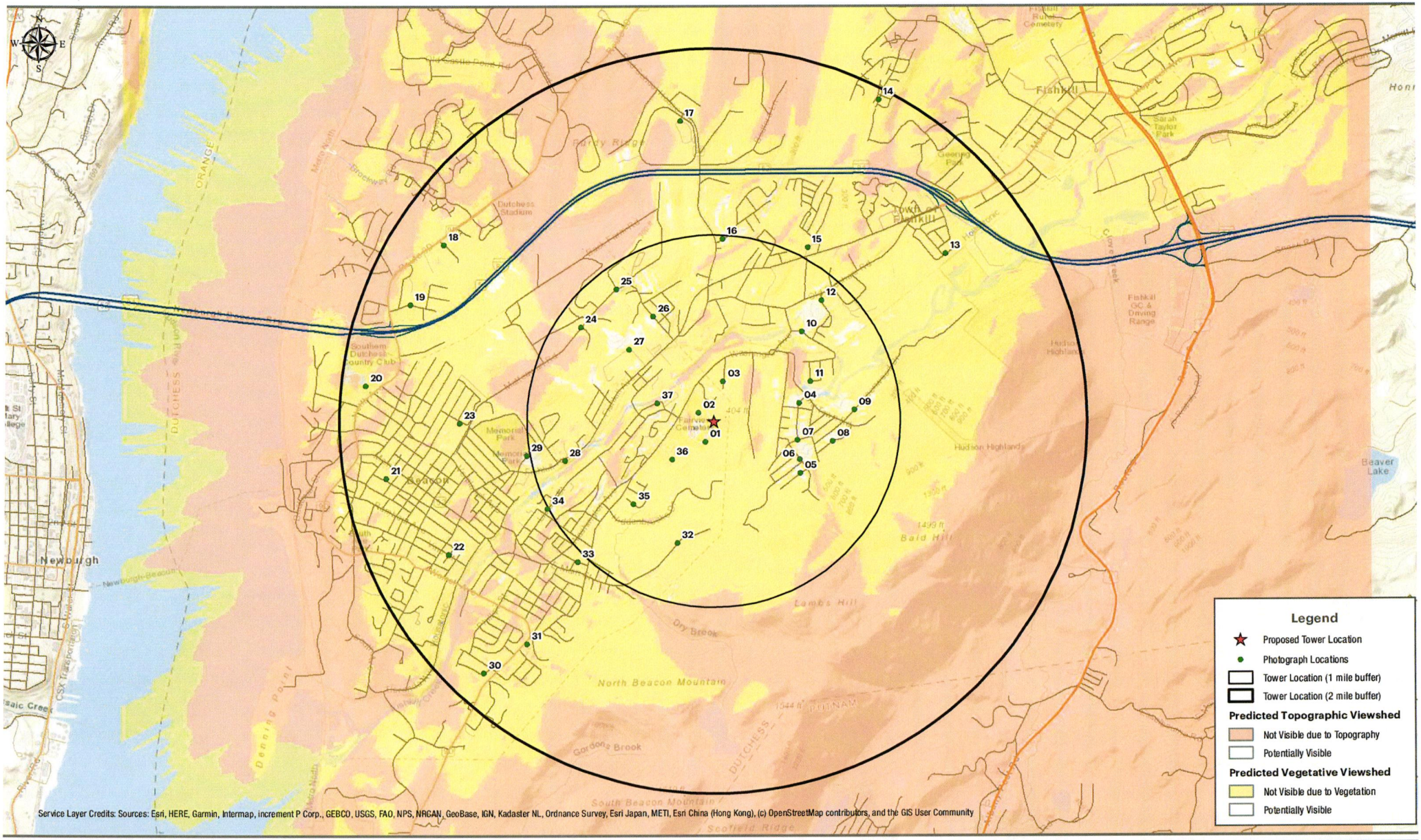
Tectonic

120ft Tower

Hedgewood
375 Washington Ave.
Beacon, NY 12508

0 0.125 0.25 0.5 Miles

Photograph Log Map
11272.005



Tectonic

120ft Tower

Hedgewood
375 Washington Ave.
Beacon, NY 12508

0 0.25 0.5 1 Miles

Photograph Log Map
11272.005

	A	B	C	D	E	F
1	PIC #	LAT	LONG	ADDRESS		
2	1	41.50895161800003	-73.94172630599996	375 Washington Ave	Beacon	NY 12508
3	2	41.51120488200007	-73.94241867699998	30 Helen Ct	Beacon	NY 12508
4	3	41.51362253000008	-73.93980717499994	200-298 Henry St	Beacon	NY 12508
5	4	41.51187363600008	-73.93199636399999	1 Brookside Rd	Beacon	NY 12508
6	5	41.50642571400004	-73.93198950699997	10-2 GrandView Rd	Beacon	NY 12508
7	6	41.50751038700002	-73.93200315099995	23-17 Pineview Rd	Beacon	NY 12508
8	7	41.50902000000008	-73.93220363599994	Intersection of Willow Rd and Brookside Rd	Beacon	NY 12508
9	8	41.50888000000003	-73.92856636399995	22 Fairview Rd	Beacon	NY 12508
10	9	41.51131331400006	-73.92630185899998	7 Greenwood Dr	Beacon	NY 12508
11	10	41.51742636400007	-73.93160818199993	8-2 Petticoat Ln	Beacon	NY 12508
12	11	41.51357363600005	-73.93077818199998	19 Birch Dr	Beacon	NY 12508
13	12	41.51984247400003	-73.92951479199996	1 Chase Dr	Fishkill	NY 12524
14	13	41.52334988300004	-73.91662937199999	8 Van Steuben Dr	Fishkill	NY 12524
15	14	41.53541262100003	-73.92331129499996	Intersection of Ridge Rd and Walnut Ct	Fishkill	NY 12524
16	15	41.52400000000006	-73.93088727299994	709 NY-52	Beacon	NY 12508
17	16	41.52470272700003	-73.93962909099997	408 McGrath Blvd	Fishkill	NY 12524
18	17	41.53394727300008	-73.94387909099999	121 Red Schoolhouse Rd	Fishkill	NY 12524
19	18	41.52454545500007	-73.96843363599999	15 Vellano Dr	Wappinge	NY 12590
20	19	41.51990742700008	-73.97194113499995	21 Dogwood Ln	Beacon	NY 12508
21	20	41.51367783900002	-73.97666830399999	1209 North Ave	Beacon	NY 12508
22	21	41.50639469800007	-73.97463570399998	18 Dewindt St	Beacon	NY 12508
23	22	41.50046545500004	-73.96831999999995	Intersection of John St and Vine St	Beacon	NY 12508
24	23	41.51065330800003	-73.96703213099994	Running Track & Football Field - Matteawan Rd	Beacon	NY 12508
25	24	41.51798818200007	-73.95439818199998	Intersection of Matteawan Rd and Deer Run	Beacon	NY 12508
26	25	41.52094454500008	-73.95068090899997	Matteawan Rd and 18 Strack Dr	Beacon	NY 12508
27	26	41.51874000000004	-73.94692636399998	12 Prospect St	Fishkill	NY 12508
28	27	41.51623272700004	-73.94946545499994	483 Fishkill Ave	Beacon	NY 12508
29	28	41.50763376500004	-73.95620410799995	344 Fishkill Ave	Beacon	NY 12508
30	29	41.50805026300003	-73.96017062899995	199-93 Robert Cahill Dr	Beacon	NY 12508
31	30	41.49120000000005	-73.96481999999998	6 Ellen Dr	Beacon	NY 12508
32	31	41.49344326100004	-73.96037863899994	788 Wolcott Ave	Beacon	NY 12508
33	32	41.50113818200003	-73.94474363599994	144 Mountain Ln	Beacon	NY 12508

	A	B	C	D	E	F
34	33	41.49976545500004	-73.95503636399997	63 Falconer St	Beacon	NY 12508
35	34	41.50391926600003	-73.95807251399998	98 Liberty St	Beacon	NY 12508
36	35	41.50418584600004	-73.94923845199998	84 Jessen Pl	Beacon	NY 12508
37	36	41.50759844900006	-73.94519756599993	St Joachims Cemetery, 523 Washington Ave	Beacon	NY 12508
38	37	41.51202555800006	-73.94665019899998	460 Liberty St	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: June 9, 2023
Re: **375 Washington Avenue, Verizon Telecommunications Tower Site Plan and Special Permit**

I reviewed the May 18, 2023 cover letter from Young/Sommer and two Photograph Log Maps. Since no responses were provided to my previous May 8, 2023 comment memo, I will submit them again.

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. The Board members should identify any locations that they would like to see tested.
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
John Russo, P.E., City Engineer
Scott P. Olson, Esq., Project Representative

City of Beacon Planning Board Agenda
06/13/2023

Title:

Review application for Site Plan Approval, 14 N Cedar Street, 4-unit multi-family dwelling, submitted by Cervone-Perrucci Realty

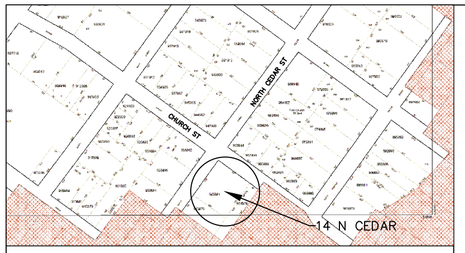
ATTACHMENTS

14 N CEDAR Propsed Bldg SITE PLAN-5-29-Layout1.pdf

14 N Cedar Street Site Plan Application.pdf

14 North Cedar 06-09-23 Engineer review.pdf

Planner Review 14 N. Cedar St 6.9.23.pdf



VICINITY MAP

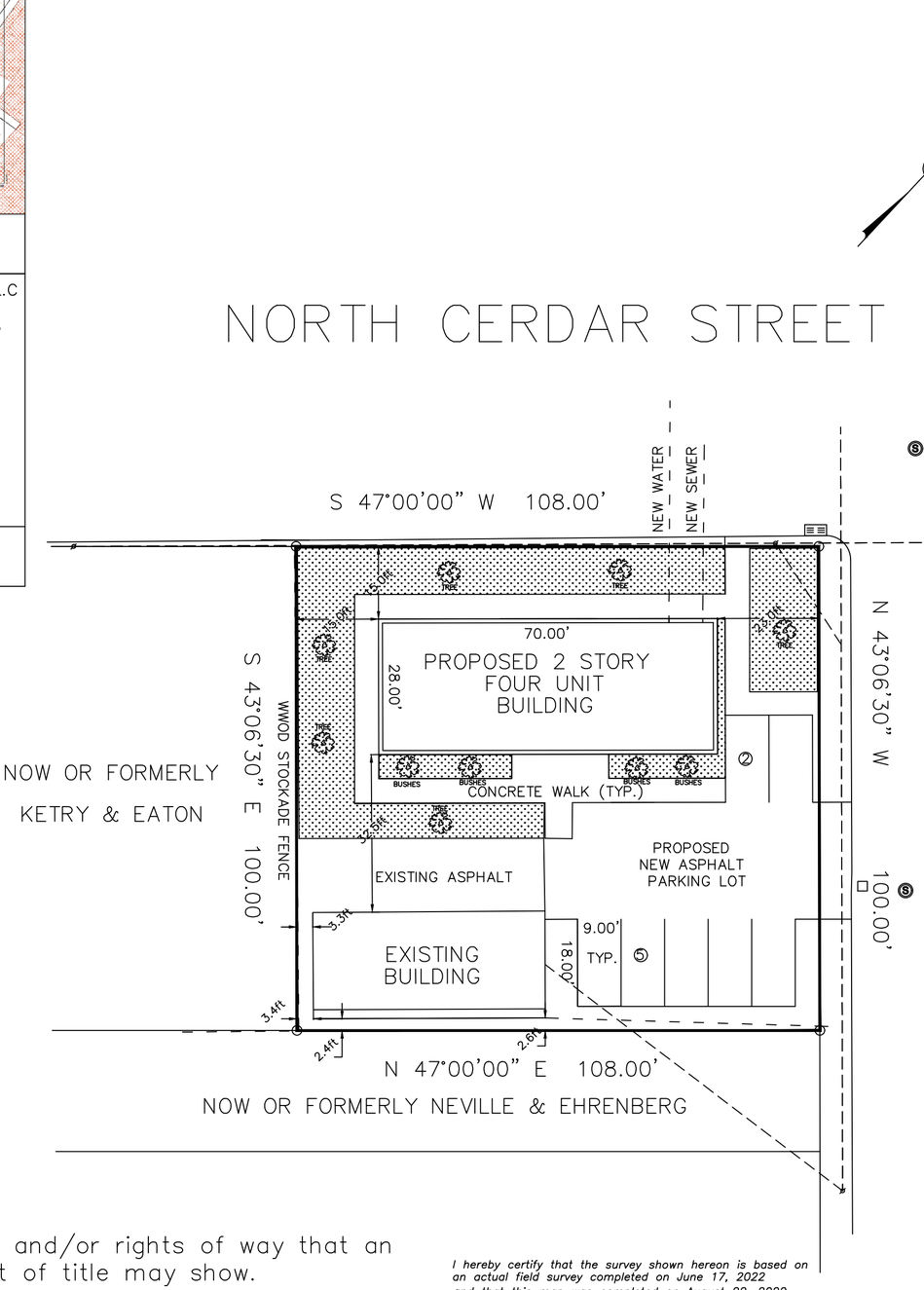
OWNER OF RECORD: Cervone–Perrucci Realty,L.L.C
111 North Walnut Street
Beacon, New York 12508

TAX MAP DESIGNATION 5954–28–943881

DEED REFERENCE DOCUMENT 50299

AREA 10,800 Sq. Ft.

SITE DATA



Notes:

1. Subject to any easements and/or rights of way that an accurate up to date abstract of title may show.
2. Survey as per record deed, existing monumentation, recorded and unrecorded maps.

The location of any subsurface easements, right of ways, encroachments and/or improvements, if any exist, are not certified or shown hereon.

Any alterations or additions to this survey is a violation of Section 7209 of the New York State Education Law, except as per Section 7209

All certifications hereon are valid for this map and copies thereof only if said map of copies bear the inked or embossed seal of the surveyor whose signature

John J. Post Jr., Land Surveyor
P.O. Box 827, Stone Ridge, N.Y.

I hereby certify that the survey shown hereon is based on an actual field survey completed on June 17, 2022 and that this map was completed on August 22, 2022

Certified only to:

Cervone–Perrucci Realty,L.L.C

By:_____
John J. Post, Jr., L.L.S. N.Y. State Lic. no. 50643

Required
1 Space Per Unit $\frac{1}{4}$ Space Per Bedroom

4 Units = 4 Spaces
2 Bedrooms each= 2 Spaces

Propsed Spaces = 6

PARKING SCHEDULE

ZONE T

	REQUIRED	EXISTING
LOT AREA	5,000 Sq. Ft.	10,800 Sq.Ft.
LOT WIDTH	50 Ft.	108.00 Ft.
LOT DEPTH	100 Ft.	100.00 Ft
FRONT YARD	10 Ft.	Adj. Hse
SIDE YARD	10 Ft.	15 Ft.
REAR YARD	20 Ft.	57 Ft.

	REQUIRED	BEING BUILT
PER DWELLING	2500 Sq. Ft	3920 Sq. Ft.

ZONING TABLE

The undersigned, owner of this property shown hereon, states that he is familiar with this map, its contents, legends and data and hereby consent to all said terms and conditions as stated hereon and to the filling of this map in the Dutchess County Clerk's Office.

_____ Date:_____

OWNER'S CERTIFICATION

Planting Notes:

1. All 3 existing trees on Property will be removed and 6 New native trees will be planted.(Eastern Red Bud)
2. Smooth Hydrangeas will be the bushes planted.

SITE PLAN

DRAWN	*DATE 04/2023*	*PROPOSED FOUR UNIT BUILDING*
APPROVED	*DATE*	*14 N. CEDAR BEACON, NY*
SCALE 1" = 20'	*SHEET*	*PROJECT NO. 1739*

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Cervone-Perrucci Realty

Address: 111 N. Walnut St Beacon, NY 12508

Signature:

Date:

Phone: 845-863-9301 or 908-763-9602

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: John J Post

Address: PO Box 827, Stone Ridge, NY

Phone:

Fax:

Email address: angelomp318@gmail.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 14 North Cedar

Tax Map Designation: Section 5954 Block 28 Lot(s) 943881

Land Area: 10,800 S.F. Zoning District(s) Transitional

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Multifamily Dwelling

Gross Non-Residential Floor Space: Existing 800 Proposed 0

TOTAL: 800

Dwelling Units (by type): Existing 0 Proposed 4

TOTAL: 4

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: Cervone-Perrucci Realty

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

Angelo Perrucci III, Kyle Perrucci
Gerardo Cervone JR.

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

Cervone-Perrucci Realty owns None
Kyle Perrucci owns 111 North Walnut St Beacon

Applicant Address: 111 North Walnut Beacon, NY 12508

Project Address: 14 North Cedar Street, Beacon, NY 12508

Project Tax Grid # 5954-28-943881

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, ~~Kyle Perrucci~~ Cervone-Perrucci Realty, 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 ✓

* _____

Signature of Owner

* Owner of Cervone-Perrucci Realty

Title if owner is corporation

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

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: _____

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

No boundaries are subject to flooding. No Watercourses, wetlands, Wooded areas and rock outcrops exist on property. All work will be completed during the hours of the City ordinance.

Applicant/Sponsor Name: Cervone - Perrucci Realty

Signature:

Date: 1-24-2023

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: Cervone-Perrucci Realty

Address of Applicant: 111 N. Walnut St. Beacon, NY 12508

Telephone Contact Information: 908-763-9602

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.
Angelo Perrucci III	~~1314~~ 2314 Park AV Easton, PA	908-763-9602	9/24/21	1/21/22 Dutchess County Poughkeepsie DOC # 022022502 NY
Kyle Perrucci	111 N. Walnut St Beacon, NY, 12508	845-863 9301	" "	" "
Gerardo Cervone	301 Baxtertown Rd Fishkill, NY 12524	845-204-5150	" "	" "

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, Angelo being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Angelo Perrucci II

(Signature) _____

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Cervone-Perrucci Realty	845-863-9301
Principal Place of Business of Entity 111 N. Walnut st Beacon, NY	Place and Date of incorporation Dutchess County Poughkeepsie NY 9/24/21
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed Dutchess County Poughkeepsie NY Doc# 02202250279

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
Angelo Perrucci III	2319 Park Av Easton, Pa 18045	908-763-9602	33%
Kyle Perrucci	111 N Walnut St Beacon NY	845-863-9301	34%
Gerardo Cervone	301 Baxtertown Rd Fishkill NY 12524	845-204-5150	33%

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.
Angelo Perrucci III	2319 Park A Easton Pa 18045	908-763-9602	9/24/21	1/21/22 Dutchess County Poughkeepsie NY
Kyle Perrucci	111 N. Walnut St Beacon, NY 12508	845-863-9301	11 11	11 11
Gerardo Cervone	301 Baxterlown Rd Fishkill NY 12524	845-204-5150	11 11	11 11

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, Angelo Perrucci, III being first duly sworn, according to law, deposes and says that I am (Title) Owner, an active and qualified member of the Cervone Perrucci Realty, 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) Angelo Perrucci III

(Signature) _____

LANC & TULLY
Engineering and Surveying, P.C.

June 9, 2023

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

RE: Site Plan
14 North Cedar Street
Tax No. 5954-28-943881
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a site plan for 14 North Cedar Street:

- Application of Site Plan Approval.
- Plan titled "Site Plan – Proposed Four Unit Building – 14 N. Cedar", dated April 2023, as prepared by John J. Post, L.L.S.

The applicant is proposing to construct a 4-unit residential building 4 North Cedar Street, at the intersection of North Cedar Stret and Church Street. The site is located in the T Zone. It should be noted that insufficient information has been provided at this time to allow for a formal review of the proposed project. Based on our review of the above document and plan, we would like to offer the following comments:

General Comments:

1. SEQRA documentation shall be submitted for the proposed project.

2. The plan shall be revised to include the information required per Section 223-25(B) of the City Code to allow for a proper evaluation and review of the proposed project.

3. The plan shall be updated to note what the existing structure located on the parcel is and is used for.

4. The plan shall include the location of the existing utilities within North Cedar Street and Church Street, along with noting the inverts, pipe sizes and pipe materials for these utilities.

5. The location of the existing trees to be removed on site shall be shown on the plan. We would recommend that an Existing Conditions & Demolition plan be made part of the overall plan set.

6. The location of the proposed utilities to service the site shall be provided on the plans.

7. An erosion and sediment control plan shall be prepared for the project.

8. All pertinent construction details for the project shall be provided on the plans.

This completes our review at this time. Further comments may be provided based on future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: June 9, 2023
Re: **14 N. Cedar Street Site Plan**

I have reviewed an undated Site Plan Application and an April 2023 Site Plan sheet by Cervone-Perucci Realty.

Proposal
The applicant is proposing to construct a 2-story, 4-unit residential building on a 10,800 square foot lot in the Transitional (T) district.

Comments and Recommendations

1. This application is the first multi-family proposal on a residential street since the T district was created. It should set a positive precedent in terms of design compatibility with the surrounding single-family house forms. A 70-foot-long rectangular shape with a very visible front parking lot is not compatible with the prevailing gable-end architecture with front porches and parking set back to the side or rear. The Planning Board should consider the following design changes:

    a. The architectural form and details should break-up the larger scale of the building. An L-shape that addresses both streets on the corner lot may be preferable over a long building along only one frontage.

    b. The setbacks of buildings within 250 feet on the same side of the street appear to range from 5-10 feet. Consistent with Section 223-13K, the building should be no more than 10 feet from the front property lines.

    c. The parking should be screened from street views, behind the building and landscaping. There is enough width between the existing garage and a new building to allow diagonal spaces with a one-way through driveway to hide the parking to the rear and keep the curb cuts narrow. The existing building could also enclose two cars and still provide room for accessory uses to the rear.

    d. Sidewalks are crucial for residential neighborhoods. A sidewalk should at least be provided along the Church Street frontage and across the driveway to help fill-in the current sidewalk gaps into continuous connections.

2. An EAF form should be submitted to provide information for the SEQR environmental process.

3. The Site Plan should include an aerial to show the context of surrounding parcels and buildings.

4. In the Zoning Table, the square feet per dwelling proposal should be re-calculated and the "Existing" column should be re-labeled as "Proposed."

5. The Site Plan should be printed at a measurable scale with Cedar Street spelled correctly.

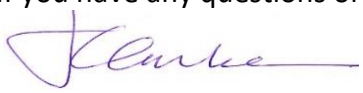
6. The plans should show the location and size of any trees over 6 inches in diameter and indicate any trees that will be removed. Three of the four existing trees appear healthy and could be maintained as desirable street trees along the frontages. Additional street trees should be provided at regular 30-40 foot spacing.

7. The Site Plan should note that the existing chain link fence will be removed.

8. When appropriate, the Board should refer the building design to the Architectural Review Subcommittee. Major dimensions, proposed materials, and colors should be noted on the building elevations.

9. Future submissions should include a landscaping plan with species and planting sizes provided, exterior lighting, including fixture specifications and confirming compliance with all the provisions in Section 223-14B, and a description of how trash disposal will be handled.

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
John Russo, P.E., City Engineer
John J. Post, Jr., L.L.S., Project Representative

City of Beacon Planning Board Agenda
06/13/2023

Title:

Review application for Site Plan Amendment, "Two Cross Street", three-story mixed-use building, submitted by Hudson Todd, LLC

ATTACHMENTS

Easement Agreement - CLEAN 5.30.2023 (1).pdf

Planning Board letter 30-Jun-2023 (002).pdf

Two Cross June 2023 Submission for Printing 2023.05.30.pdf

2 Cross Street-Civil Plan Set 2023-0530.pdf

EAF.Two Cross. Full (1).pdf

Two Cross Street 06-09-23 Engineer review.pdf

Planner Review Cross St 6.9.23.pdf

PARKING AND ACCESS EASEMENT AGREEMENT

THIS AGREEMENT made as of the _____ day of _____, 2023 by **HUDSON TODD LLC**, a Delaware limited liability company with offices at 4 Cross Street, Beacon, New York ("**Hudson Todd**") and **THE LINDLEY TODD LLC,** a New York limited liability company with offices at 4 Cross Street, Beacon, New York ("**Lindley Todd**").

W I T N E S S E T H:

WHEREAS, Hudson Todd is the owner in fee simple of certain real property located at 2 Cross Street in the City of Beacon, County of Dutchess, State of New York upon which Hudson Todd proposes to construct improvements to the existing mixed-use improvements on said property, said project being known as "**TWO CROSS STREET;** and ; and

WHEREAS, Lindley Todd is the owner in fee simple of certain real property located at 8 Cross Street and 12 Cross Street in the City of Beacon, County of Dutchess, State of New York (the "**Lindley Todd 8 and 12 Cross Street Properties")** and

WHEREAS, Hudson Todd is the owner in fee simple of certain real property located at 10 Cross Street in the City of Beacon, County of Dutchess, State of New York (the "**Hudson Todd 10 Cross Street Property**")

WHEREAS, the Lindley Todd 8 and 12 Cross Street Properties and the Hudson Todd 10 Cross Street Property is are in close proximity to TWO CROSS STREET and on which property Hudson Todd proposes to construct, use, maintain, operate and repair parking facilities ("**Parking Facilities**") for the TWO CROSS STREET project; and

WHEREAS, Lindley Todd desires to grant to Hudson Todd a nonexclusive easement to construct, use, maintain, operate and repair the Parking Facilities on portions of the Lindley Todd 8 and 12 Cross Street Property and Hudson Todd desires to permit Parking Facilities on the Hudson Todd 10 Cross Street Property (collectively, the "**Parking Easements**") on the terms and conditions as more fully set forth herein and as shown on the TWO CROSS STREET Parking Plan attached hereto as Exhibit 1; and

WHEREAS, Hudson Todd desires to accept the Parking Easements on the terms and conditions as more fully set forth herein; and

NOW, THEREFORE, the parties hereby declare and establish the Parking Easements as hereinafter provided on the following terms and conditions.

ARTICLE I

GRANT OF EASEMENT

Lindley Todd and Hudson Todd hereby grant to Hudson Todd a nonexclusive easement to construct, use, maintain, operate and repair the Parking Facilities on portions of the Lindley Todd 8 and 12 Cross Street Property and the Hudson Todd 10 Cross Street Property as shown on Exhibit 1 (the "**Parking Easements**")

ARTICLE II

CONSTRUCTION, MAINTENANCE AND OTHER OBLIGATIONS

1. Hudson Todd, at Hudson's Todd's cost and expense, shall construct the Parking Improvements from time to time in such locations on the Lindley Todd 8 and 12 Cross Street Property and the Hudson Todd 10 Cross Street Property as shall be approved by all regulatory authorities having jurisdiction thereof.

2. Hudson Todd shall maintain and repair the Parking Improvements in good condition and in a safe manner. The determination as to what improvements are to be constructed and the maintenance and repairs to be made shall be made by Hudson Todd as approved by all regulatory authorities having jurisdiction thereof.

3. Payment by Hudson Todd for the costs due hereunder shall be made within thirty (30) days of written demand for the same, unless a shorter time period is specified. In the event that Hudson Todd fails to make payment for the costs due hereunder within said thirty (30) days, then the overdue amount is hereby declared to be a lien against the TWO CROSS STREET property, which lien can be enforced in the same manner as a judgment against said property. Any overdue payments shall be assessed interest at the highest rate allowed by law from the date such payment is due to the date on which payment is received.

4. Lindley Todd and Hudson Todd shall meet periodically to determine the maintenance and repair that shall be performed hereunder and shall cooperate in hiring personnel and obtaining materials necessary for such maintenance and repair. If they cannot agree, then either or both may submit the matter for binding arbitration to the American Arbitration Association, or any successor organization.

5. Any damage to the Lindley Todd properties by Hudson Todd, its agents, contractors, subcontractors, employees, invitees or guests shall be solely the responsibility of Hudson Todd, and Hudson Todd shall make immediate repair of such damage. In the event that the Hudson Todd fails to repair the damage within ten (10) days of a written demand therefore (or such later period of time which shall not exceed thirty (30) days from a written demand therefore if such damage cannot be remedied within such ten (10) day period of time provided Hudson Todd has commenced such

remedy and is diligently proceeding to complete the same), then Lindley Todd may make such repair or replacement and Hudson Todd shall reimburse Lindley Todd within five(5) days of a demand therefore, which cost, interest and expenses shall be enforceable in the same manner as in Section 5 of this Article.

6. The parties may, from time to time, establish such reasonable rules and regulations with respect to the use of the Parking Improvements and the use of the Pedestrian Path, provided same are consistent with the requirements of all regulatory authorities having jurisdiction thereover.

7. The parties shall maintain general liability insurance in the minimum amount of at least $3,000,000.00 per occurrence insuring themselves against claims by any person(s) using the Parking Improvements and/or the Pedestrian Path, for personal injury or property damage arising out of or relating to the use, maintenance, upkeep, or repair of the Parking Improvements and the Pedestrian Path.

8. The parties shall indemnify and hold the other harmless from and against any and all loss, costs, liability, damages or expenses (including without limitation, reasonable attorney's fees and paralegal fees and expenses through the final appeal), incurred for personal injury or damages arising out of or relating to the use, maintenance, or repair of the Parking Improvements and the Pedestrian Path.

9. The parties shall have the right to enforce the terms of this Agreement by any proceeding at law or in equity, against any person or persons violating or attempting to violate this Agreement, to restrain said violation, to require specific performance and/or to recover damages incurred in connection with such proceedings. Failure by any of the parties to enforce any provision herein contained shall not be deemed a waiver of the right to do so thereafter. In any dispute regarding this Agreement, including, but not limited to, any legal proceeding in law or in equity, arbitration, an action to collect charges or expenses, an action to compel a letter confirming that charges and expenses have been paid or an action or proceeding to discharge a mechanic's lien, the prevailing party(ies), will be entitled to a judgment for the costs and expenses, including reasonable attorney's fees and disbursements, of such proceeding.

10. Any notice required herein will be in writing and delivered by hand delivery, overnight mail or courier or by certified mail, return receipt requested to the address that appears in the real property tax records maintained by the City of Beacon.

11. The easements, covenants, restrictions, and rights created by this Agreement shall run with the effected properties and shall bind the owners thereof and their respective successors, heirs, executors, administrators, personal representatives and assigns.

11. This Agreement may be amended from time to time with the written consent of the parties and the approval of the City of Beacon Planning Board.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the day and date first above written, intended that the same be recorded in the Office of the County Clerk of the County of Dutchess, Division of Land Records.

HUDSON TODD LLC

By:_____

THE LINDLEY TODD LLC

By: _____

ACKNOWLEDGEMENTS

STATE OF NEW YORK
COUNTY OF DUTCHESS ss:

On the __ day of , 2023, before me, the undersigned, personally appeared

personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual acted and executed the same.

_____
Notary Public

STATE OF NEW YORK
COUNTY OF DUTCHESS ss:

On the ____ day of , 2023, before me, the undersigned, personally appeared

personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual acted and executed the same.

_____
Notary Public

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

May 30, 2023

Chairman John Gunn
and Members of the Planning Board
City of Beacon Planning Board
1 Municipal Place
Beacon, NY 12508

Re: Hudson Todd—Two Cross Street Project—submission for June 2023 meeting

Dear Chairman Gunn and Members of the Planning Board,

The Planning Board granted conditional approval for Two Cross Street in October 2022. This submission reflects two subsequent changes to the project:

- All 18 apartments will now meet affordability criteria established by Dutchess County Housing Trust Fund and NYS Homes and Community Renewal. The project received a $1.7M award from the County and expects to receive similar support from NYS. To meet budget requirements the private greenhouse and roof terrace are no longer included in the project.

- All parking is now located on the east side of Cross Street, adjacent to the building. Included in the submission is an alternate site plan which we would like to discuss at the meeting. The alternate plan has a smaller parking area, resulting in less impervious surface area, fewer tree removals and more green space.

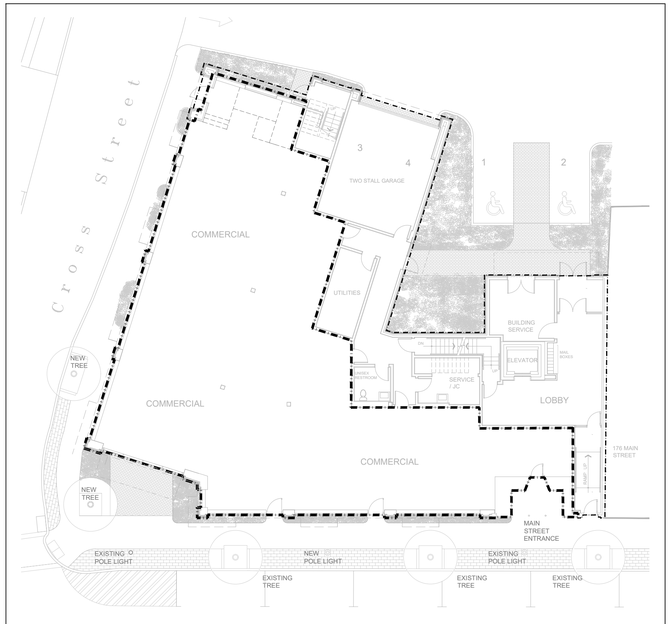
There are no substantive changes to the building architecture, and we are hopeful that the Planning Board will afford this amendment an expedited review.

We appreciate the Board's review of the submitted materials and look forward to a comprehensive discussion of the project at the June 13th meeting. If you have any questions or require any other materials, please do not hesitate to contact me at 646-284-3118.

With thanks,

Joseph Donovan
Hudson Todd, LLC

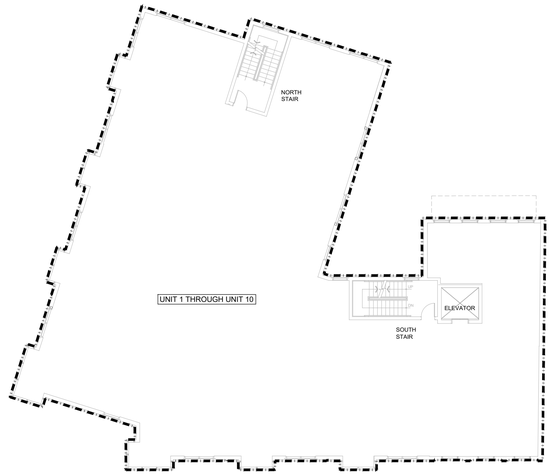
Encl:
Two Cross Architectural drawings /Joseph Torhan, Architect
Two Cross Engineering incl. plans and EAF / Hudson Land Design
Draft Easement for off-site parking/ John Arons, Esq.



Ground Level Plan

7,818 Gross Square Feet

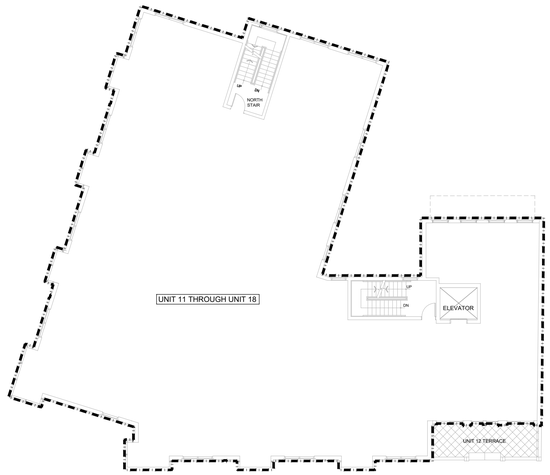
4,980 Square Feet of Retail Floor Area



Second Floor Plan

8,173 Gross Square Feet

10 Residential Units



Third Floor Plan

7,977 Gross Square Feet

8 Residential Units

Zoning: Area and Unit Counts

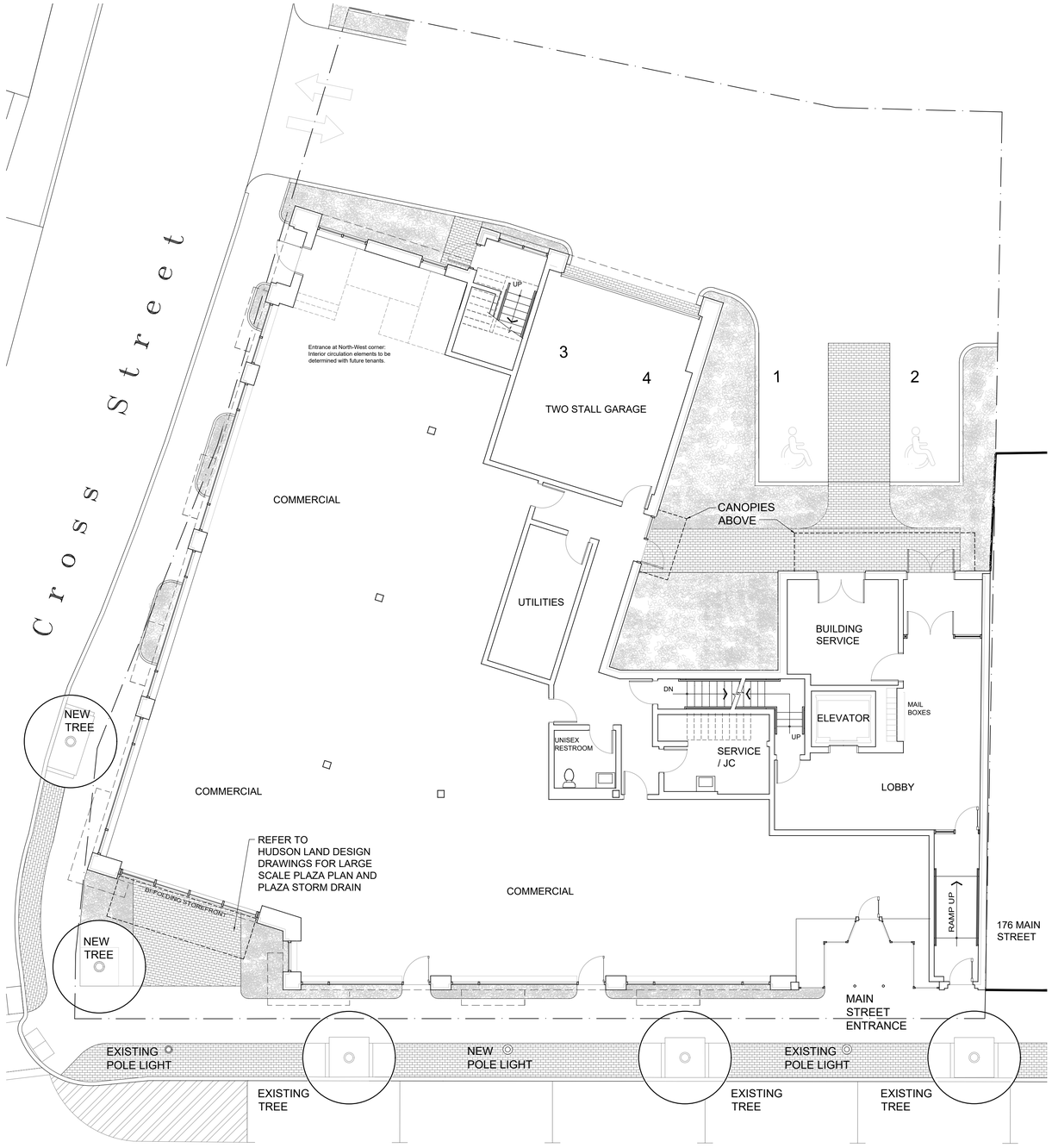
0' 10' 20' 30' 50' N

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

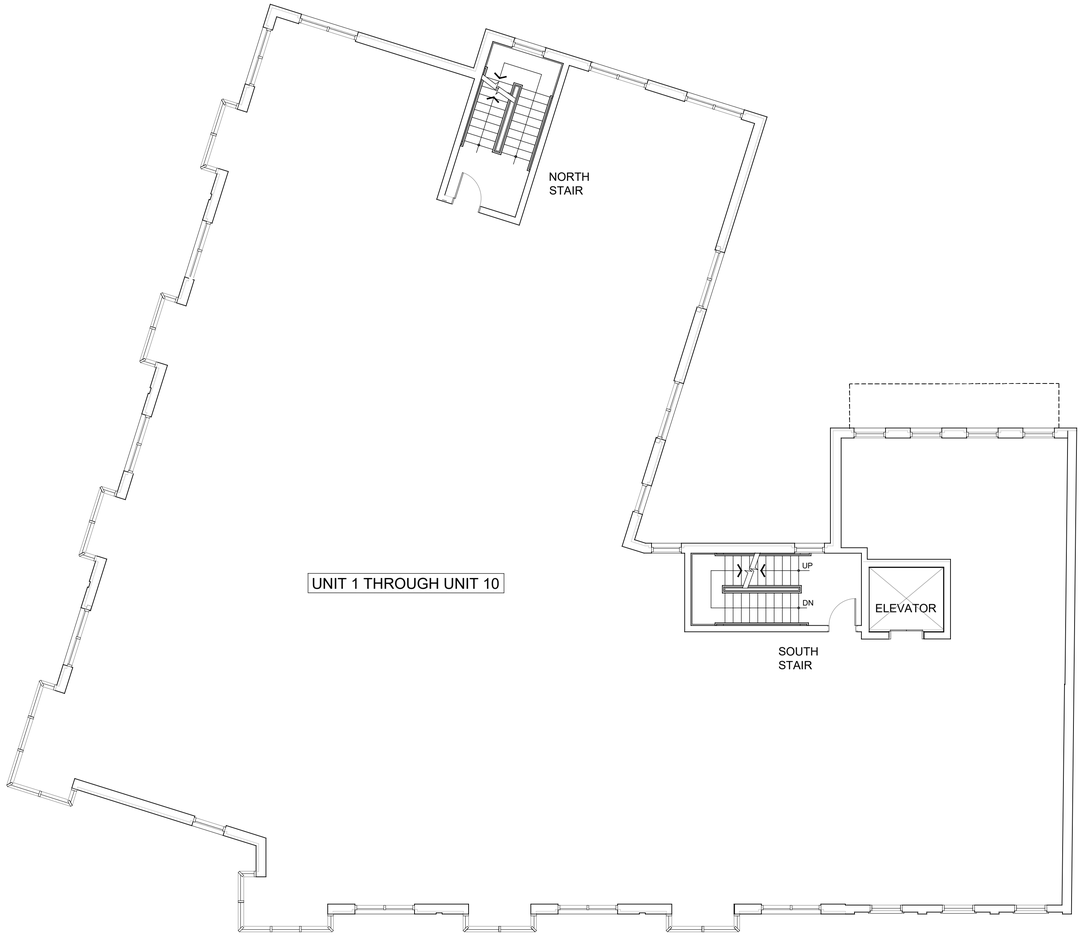
Two Cross Street - Hudson Todd LLC

May 30, 2023

A2



Ground Level Floor Plan

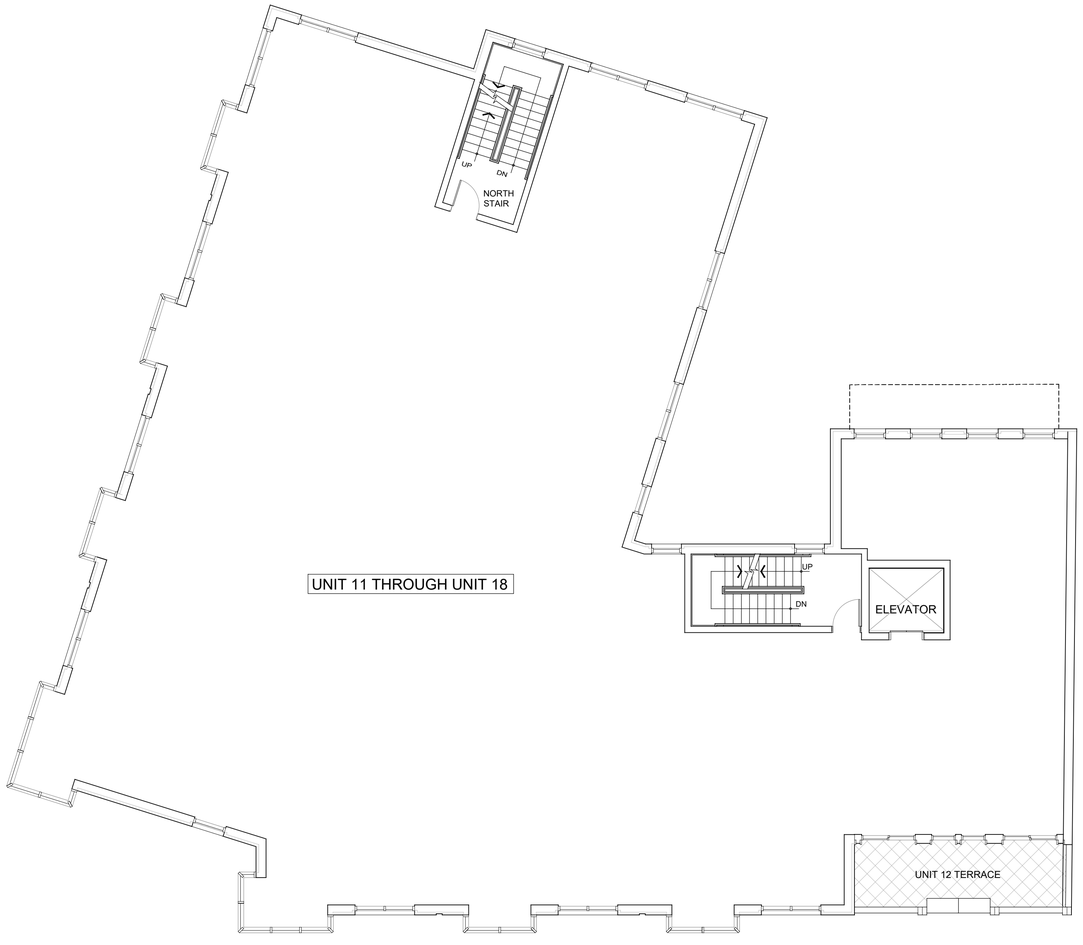


Second Floor Plan

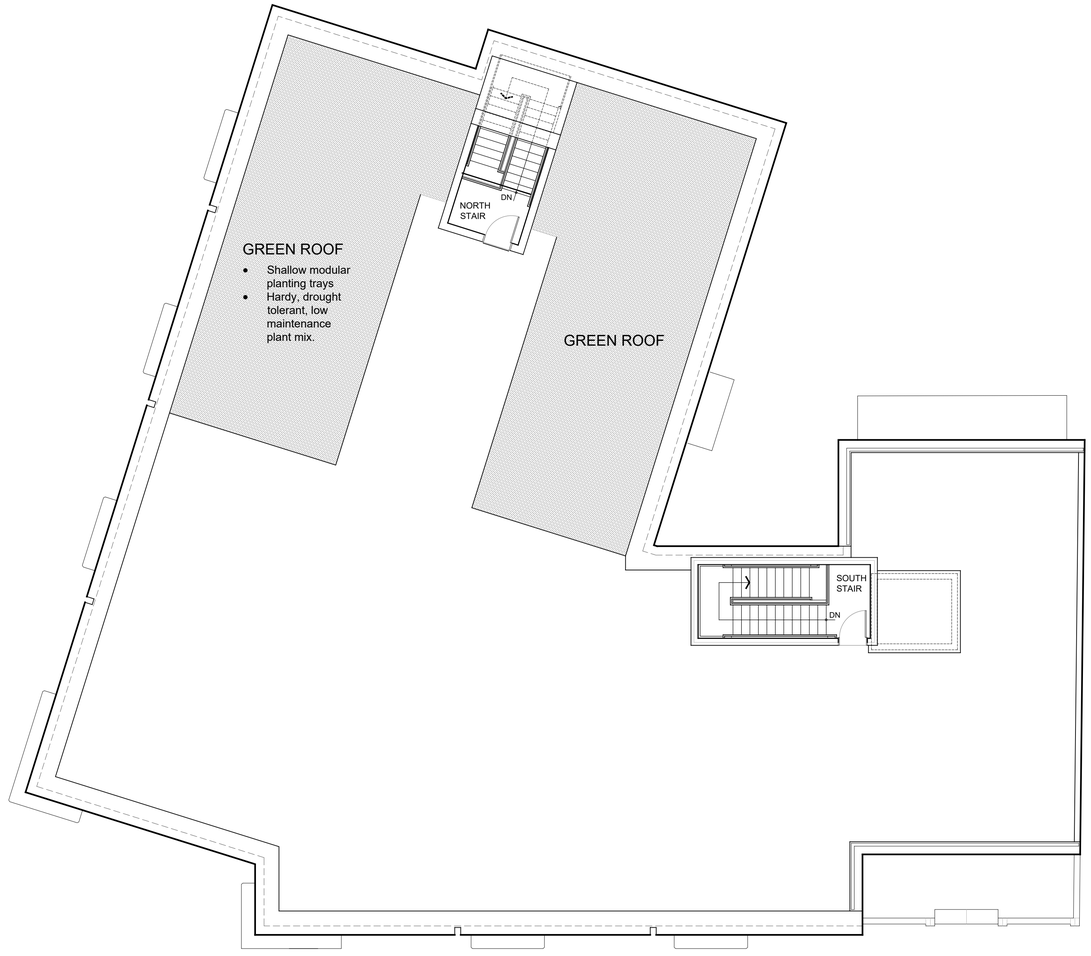
Scale: $\frac{1}{8}$" = 1'-0"

0' 10' 20' 25' 40'

N



Third Floor Plan



Roof Plan

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

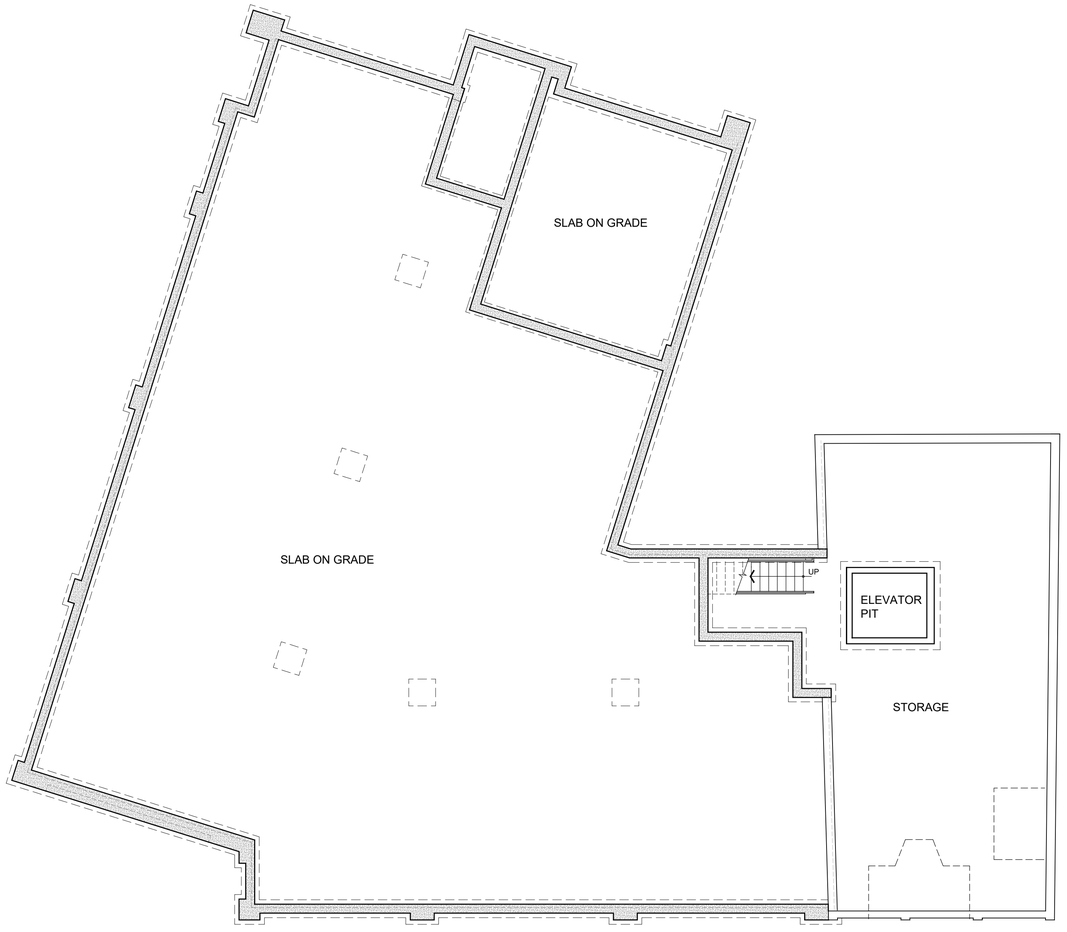
0' 10' 20' 25' 40'

N

Two Cross Street - Hudson Todd LLC

May 30, 2023
4 of 11

A4



Cellar Floor Plan

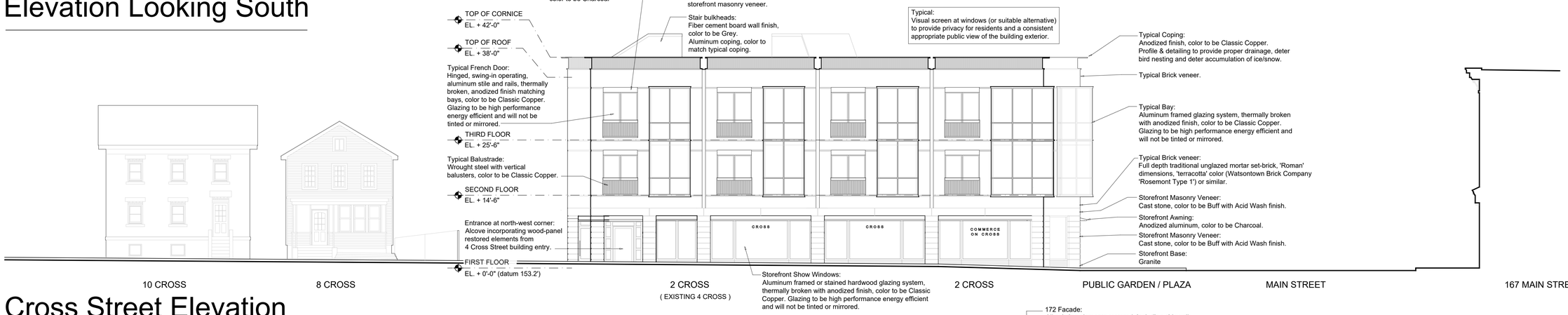
Scale: $\frac{1}{8}$" = 1'-0"

0' 10' 20' 25' 40'

N



Elevation Looking South



Cross Street Elevation



Main Street Elevation

Scale:1" = 10.0'

0' 10' 20' 25' 40'

Two Cross Street - Hudson Todd LLC

May 30, 2023
6 of 11

A6

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979
LOT AREA: ±0.734 ACRES TOTAL
CMS & T ZONING DISTRICTS

ADJOINING PARCELS:
PARCEL: OWNER & MAILING ADDRESS
1: HOSE COMPANY LLC., 162 MAIN STREET, BEACON NY 12508
2: CITY OF BEACON, 1 MUNICIPAL PLAZA, BEACON NY 12508
3: CROSSIX LLC., 50 SIMMONS LANE, BEACON NY 12508
4: JEREMY GOULDER, 11 CROSS STREET, BEACON NY 12508
5: 13 BEACON LLC., 1227 PEEKSKILL HOLLOW ROAD, CARMEL NY 10512
6: JAMES CASTAGNA, PO BOX 321, SPARKILL NY 10976
7: AWS MAIN STREET LLC., 180 MAIN STREET, BEACON NY 12508
8: 7215-18TH AVENUE REALTY CORP., PO BOX 417, SHRUB OAK NY 10588
9: BERISHA BROTHERS INC., 169 MAIN STREET, BEACON NY 12508
10: BERISHA BROTHERS INC., 169 MAIN STREET, BEACON NY 12508
11: MOVIL DEVELOPMENT CORP., 284 MAIN STREET, BEACON NY 12508
12: CHASE PROPERTY MGMT LLC., 110 ANDERSON STREET, BEACON NY 12508
13: BARBARA SIMS, 5 KITTERIDGE PLACE, BEACON NY 12508

SIGHT DISTANCE NOTES:

THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE (SLSD) OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT, AND 200 FEET IN BOTH DIRECTIONS FOR STOPPING SIGHT DISTANCE (SSD). THE MEASURED SLSD AND SSD AT THE PROPOSED ENTRANCES ARE AS FOLLOWS:

2 CROSS STREET ENTRANCE:
SLSD LEFT = ±62 FEET
SLSD LEFT = ±155 FEET (MEASURED AT ±9 FEET FROM PAVEMENT EDGE TO INTERSECTION WITH MAIN STREET)
SSD LEFT = ±127 FEET (TO INTERSECTION WITH MAIN STREET)

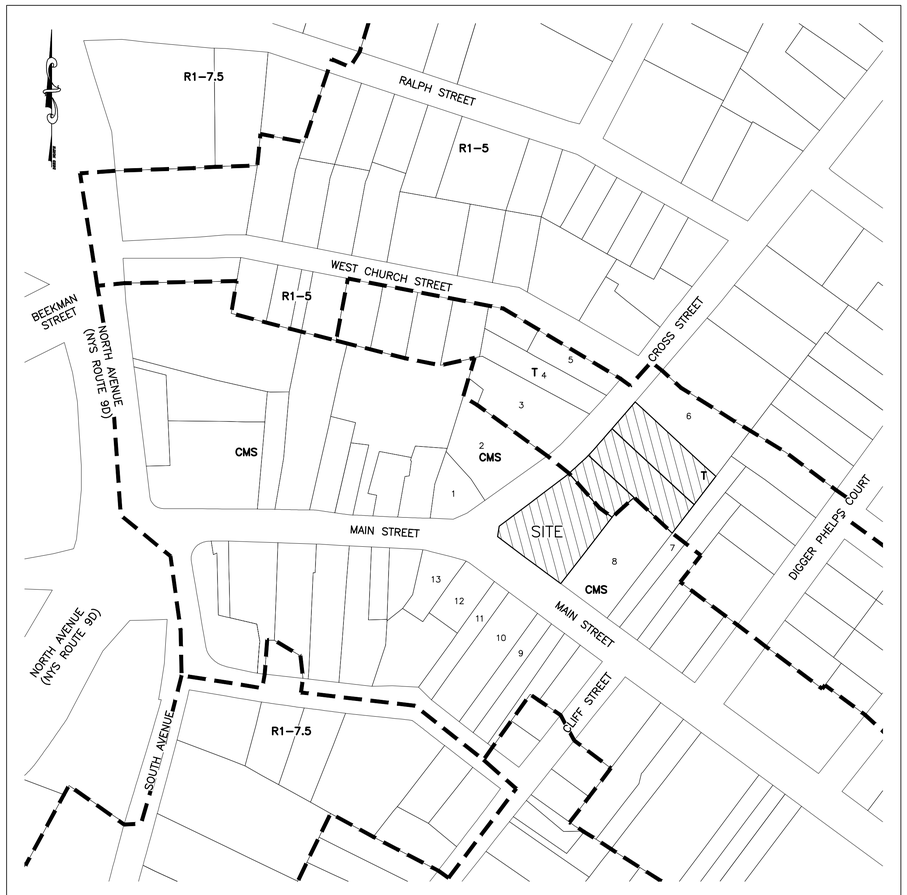
12 CROSS STREET EXIT:
SLSD LEFT = ±300 FEET (TO INTERSECTION WITH MAIN STREET, REQUIRES VEGETATION REMOVAL)
SSD LEFT = ±300 FEET (TO INTERSECTION WITH MAIN STREET)

INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE ROOF LEADERS WITHIN 172 MAIN STREET ARE TIED INTO BUILDING SEWER. IN ADDITION, THERE IS A SUMP PUMP WITHIN THE BASEMENT OF THE BUILDING WHICH IS ALSO TIED INTO THE SEWER SERVICE PIPE. NO ILLICIT CONNECTIONS WERE FOUND AT 4 CROSS STREET.
2. THE ROOF LEADER AND SUMP PUMP WITHIN 172 MAIN ST. SHALL BE DISCONNECTED FROM THE SANITARY SEWER LINE. NEW ROOFTOP DRAINAGE SHALL BE PER THIS PLAN. ANY NEW SUMP PUMP SHALL BE IN ACCORDANCE WITH SITE SPECIFIC NOTE 9 ON THIS PLAN.

ADA CONSTRUCTION NOTES:

1. ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   1.1. PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
   1.2. CURB RAMPS – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   1.3. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
   1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET WITH A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP, WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
   1.5. DOORWAYS – MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
2. WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
3. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.



AREA MAP SCALE: 1" = 100'

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED BUILDING AND ADDITION SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE TO THE NEW BUILDING SHALL BE 4"ø DIP, SUBJECT TO THE MEP ENGINEER'S CALCULATIONS AND VERIFICATION.
6. THE SEWER SERVICE LINE SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND CROSS STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. ALL SUMP PUMPS SHALL DISCHARGE TO DAYLIGHT, OR TO THE CITY OF BEACON DRAINAGE SYSTEM. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO THE CITY OF BEACON SANITARY SEWER SYSTEM.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED. AN INFLOW & INFILTRATION (I&I) STUDY HAS BEEN CONDUCTED ON 172 MAIN STREET, AND 4 CROSS STREET. REFER TO I&I NOTES FOR MITIGATION PROCEDURES.

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.

UNDERGROUND DETENTION SYSTEM:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND DETENTION SYSTEM IS A COMBINATION OF THE FOLLOWING:
1. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
2. 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 STRUCTURE. THE ACCESS POINT THROUGH THE UPSTREAM STRUCTURE REQUIRES A TECHNICIAN TRAINED IN CONFINED SPACE ENTRY WITH PROPER GAS DETECTION EQUIPMENT. THIS INDIVIDUAL MUST BE EQUIPPED WITH THE PROPER SAFETY EQUIPMENT FOR ENTRY INTO THE STRUCTURE. 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 INLET 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 DRAINAGE REPORT, 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.

OWNER'S CONSENT:

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

_____ _____
JOSEPH DONOVAN DATE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWING INDEX:

SHEET 1: COVER SHEET - CV-1
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN - XC-1
SHEET 3: OVERALL SITE PLAN - SP-1
SHEET 4: GRADING & UTILITY PLAN - GU-1
SHEET 5: EROSION & SEDIMENT CONTROL PLAN - ESC-1
SHEET 6: LIGHTING & LANDSCAPING PLAN - LT-1
SHEET 7: CONSTRUCTION DETAILS 1 - CD-1
SHEET 8: CONSTRUCTION DETAILS 2 - CD-2
SHEET 9: CONSTRUCTION DETAILS 3 - CD-3

ARCHITECTURAL DRAWING INDEX:

A1: PROJECT TITLE SHEET
A2: ZONING: AREA AND UNIT COUNTS (REVISED & REISSUED 5/30/23)
A3: FLOOR PLANS: GROUND FLOOR & SECOND FLOOR (REVISED & REISSUED 5/30/23)
A4: FLOOR PLANS: THIRD FLOOR & ROOF PLAN (REVISED & REISSUED 5/30/23)
A5: FLOOR PLANS: CELLAR FLOOR PLAN (REVISED & REISSUED 5/30/23)
A6: ELEVATIONS (REVISED & REISSUED 5/30/23)
A7: RENDERING: VIEW LOOKING EAST
A8: RENDERING: MAIN STREET - LOOKING NORTH
A9: RENDERING: VIEW LOOKING WEST
A10: RENDERING: CROSS STREET - LOOKING EAST
A11: RENDERING: CROSS STREET - LOOKING SOUTH

OWNER & APPLICANT:
HUDSON TODD, LLC
4 CROSS STREET
BEACON, NY 12508
PH: 646-284-3118

PROJECT SURVEYOR:
JOHNSON SURVEYING
10 MEADOW LANE
PLEASANT VALLEY, NEW YORK 12569
PH: 845-380-0528

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

PROJECT ARCHITECT:
JOSEPH E. TORHAN ARCHITECT
19 WILDWOOD DRIVE
POUGHKEEPSIE, NY 12603
PH: 203-256-8700

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
2	8/29/22	PER PLANNING BOARD COMMENTS	ESR				
3	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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STATE OF NEW YORK DANIEL G. ROEHRS 082715 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
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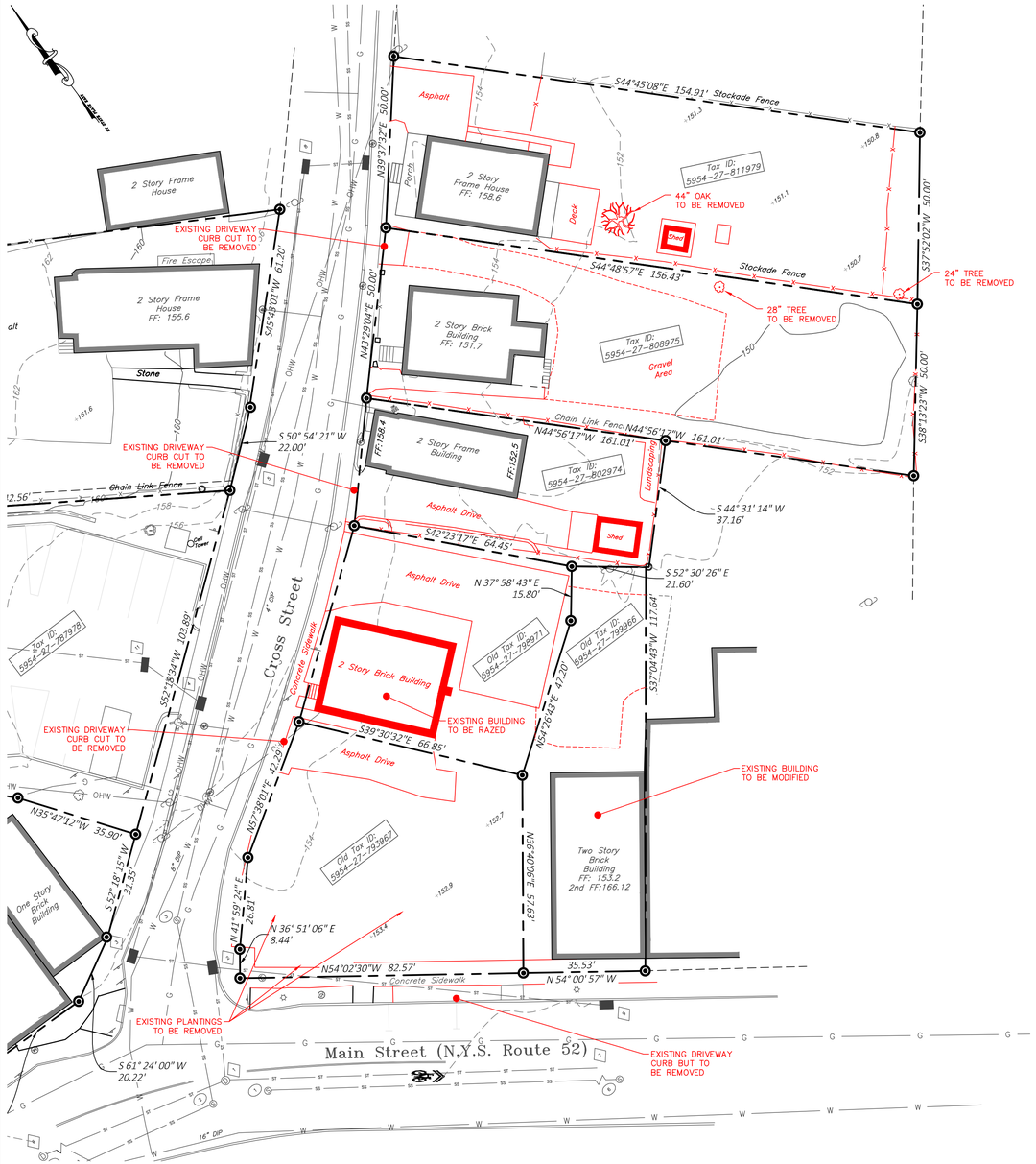
COVER SHEET

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979

JOB #:	2019:036
DATE:	8/27/19
SCALE:	1"=100'
TITLE:	CV-1
SHEET:	1 OF 9

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



EXISTING CONDITIONS AND REMOVALS PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

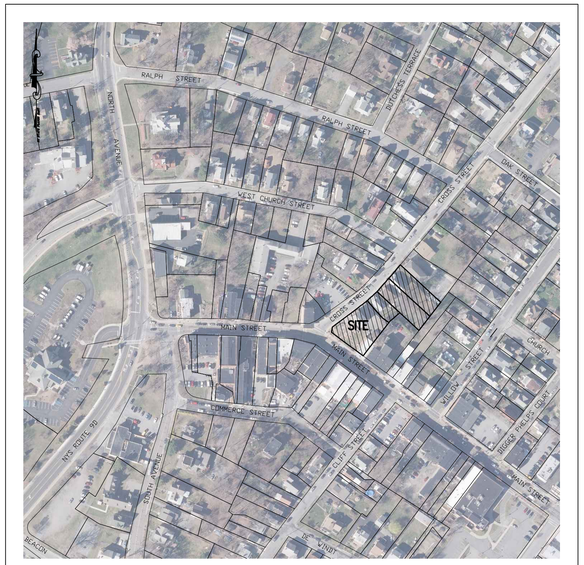
- EXISTING PROPERTY LINE
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- EXISTING STREAM
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- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

DEMOLITION NOTES:

1. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

UTILITY ABANDONMENT NOTES:

1. EXISTING WATER AND SEWER SERVICES TO BE ABANDONED IN ACCORDANCE WITH CITY OF BEACON WATER & SEWER DEPARTMENT REQUIREMENTS.
2. ABANDONMENT WILL BE COORDINATED WITH THE CITY OF BEACON WATER & SEWER DEPARTMENT.


RALPH STREET
NORTH WALNUT STREET
GRANDVIEW TERRACE
RALPH STREET
WEST CHURCH STREET
CHURCH STREET
OAK STREET
SITE
MAIN STREET
MAIN STREET
LIBERTY STREET
CROSBY AVENUE
CROSBY AVENUE
CROSBY PLACE
CROSBY PLACE
CROSBY PLACE COURT
CROSBY PLACE COURT
CONGRESS STREET
MAIN STREET
MAIN STREET
MAIN



OVERALL SITE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

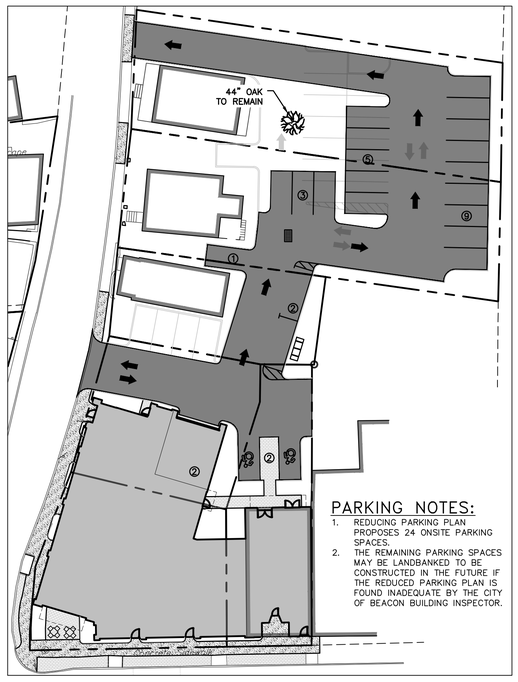
20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
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- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE



REDUCED PARKING PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

PARKING NOTES:

1. REDUCING PARKING PLAN PROPOSES 24 ONSITE PARKING SPACES.
2. THE REMAINING PARKING SPACES MAY BE LANDBANKED TO BE CONSTRUCTED IN THE FUTURE IF THE REDUCED PARKING PLAN IS FOUND INADEQUATE BY THE CITY OF BEACON BUILDING INSPECTOR.

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	N/A	12,957 SQ. FT.*	12,957 SQ. FT.
LOT WIDTH:	N/A	N/A	N/A
LOT DEPTH:	75 FEET MINIMUM	123.9 FEET	123.9 FEET
YARD SETBACKS:			
FRONT YARD:	0-10 FEET	1.8 FEET CROSS, 3.7 FEET MAIN	0.4 FEET CROSS, 3.7 FEET MAIN
SIDE YARD:	0 FEET	0 FEET	0 FEET
REAR YARD:	20 FEET	28.2 FEET	24.4 FEET
MAX. BUILDING HEIGHT:	38 FEET, 3 STORIES	2 STORIES	38 FEET, 3 STORIES
MAX. BUILDING COVERAGE:	N/A	N/A	N/A
MIN. OPEN SPACE:	10% (5% IF PUBLIC)	±33.3%	10.0%

*PARCEL 799966 (172 MAIN, 2 & 4 CROSS STREETS)

SCHEDULE OF REGULATIONS (T ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	802974	808975	811979
LOT AREA:	5,000 SQUARE FEET[1]	3,375 SQFT	7,905 SQFT	7,733 SQFT
LOT WIDTH:	50 FEET MINIMUM	38.1 FEET	49.8 FEET	49.6 FEET
LOT DEPTH:	100 FEET MINIMUM	87.3 FEET	158.7 FEET	155.6 FEET
YARD SETBACKS:				
FRONT YARD:	10 FEET	1.4 FEET	8.6 FEET	8.5 FEET
SIDE YARD:	10 FEET	2.9 FEET	8.3 FEET	3.8 FEET
REAR YARD:	20 FEET	40 FEET	107.7 FEET	107.8 FEET
MAX. BUILDING HEIGHT:	35 FEET, 2.5 STORIES	2.5 STORIES	2.5 STORIES	2 STORIES
MAX. BUILDING COVERAGE:	N/A[2]	24.3%	N/A	11.3%

1. ONE-HALF MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT. ADJOINING RESIDENTIAL DISTRICT IS R1-5, WHICH SPECIFIES 5,000 SQFT PER DWELLING UNIT.
2. NO MAXIMUM BUILDING COVERAGE FOR MULTI-FAMILY USES, 40% MAXIMUM BUILDING COVERAGE FOR ALL OTHER USES.

OFF STREET PARKING TABULATION:

USE	CODE REFERENCE	SIZE	REQUIRED SPACES	PROPOSED SPACES
SENIOR CITIZEN:	2 SPACES FOR EACH 3 DWELLING UNITS. PER ARTICLE III GENERAL REGULATIONS § 223-26 F.	9 DWELLING UNITS	2/3 X 9 = 6	
RESIDENTIAL:	1 SPACE PER UNIT. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (a).	9 UNITS	1 X 9 = 9	
RETAIL:	2 SPACES PER 1,000 SF OF FLOOR AREA. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (c).	4,980 SF	2 X 4.9 = 10	
8 CROSS STREET:	2 SPACE PER DWELLING UNIT	1 DWELLING UNIT	2	
10 CROSS STREET:	1 SPACE PER DWELLING UNIT, 1/4 SPACE PER BEDROOM	4 DWELLING UNITS, 4 BEDROOMS	4 X 1 + 1/4 X 4 = 5	
12 CROSS STREET:	2 SPACE PER DWELLING UNIT	1 DWELLING UNIT	2	
TOTAL OFF-STREET PARKING:			34	34*

* INCLUDES 2 ADA ACCESSIBLE PARKING SPACES AND 2 GARAGE PARKING SPACES FOR THE 2 CROSS STREET PROJECT.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____ 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR
2	8/29/22	PER PLANNING BOARD COMMENTS	ESR
3	9/26/22	PER PLANNING BOARD COMMENTS	ESR
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR
6	5/30/23	REVISED PARKING LAYOUT	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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STATE OF NEW YORK DANIEL G. KIDERA 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

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

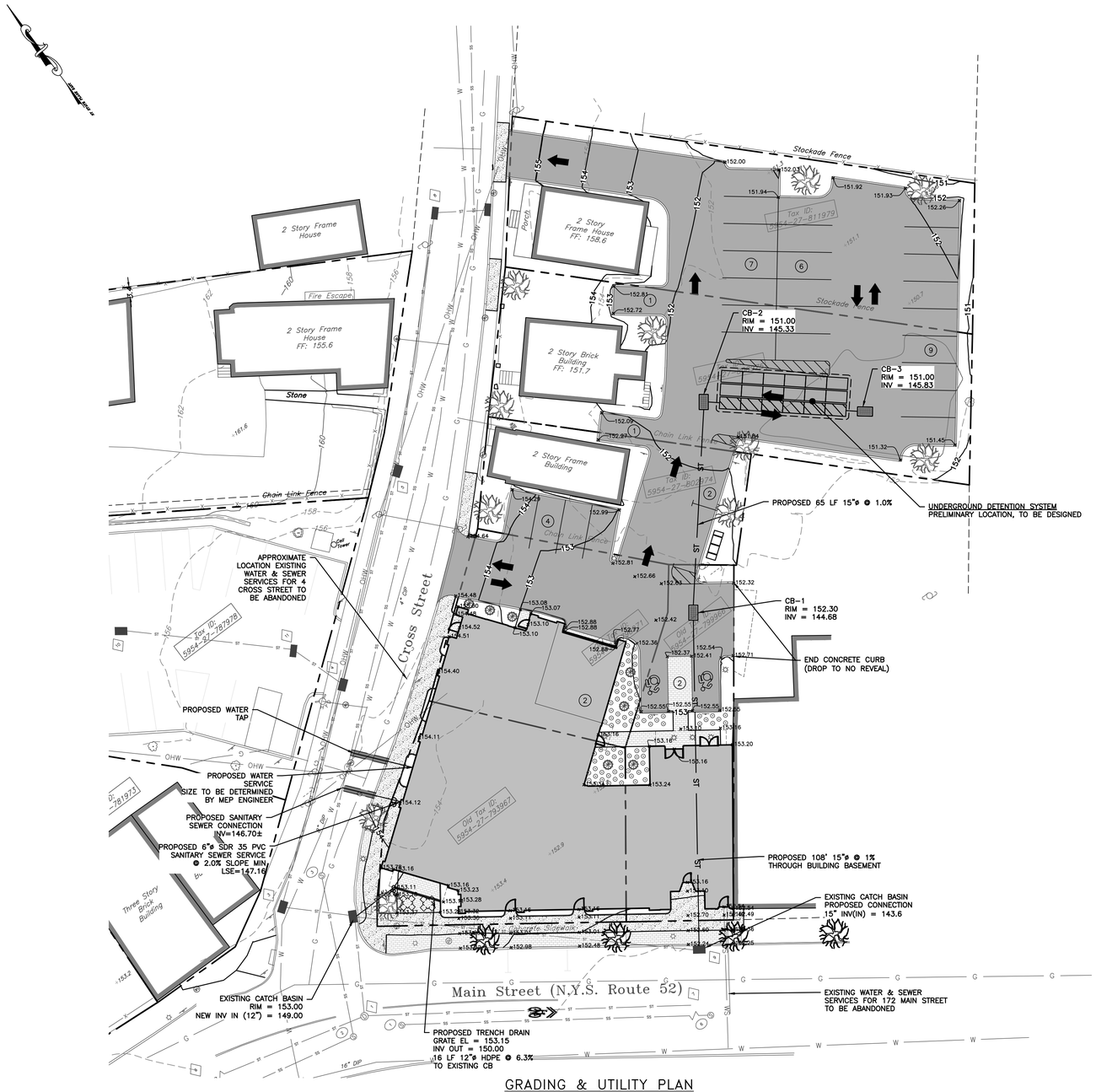
OVERALL SITE PLAN

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979

JOB #: 2019:036
DATE: 8/27/19
SCALE: AS NOTED
TITLE: SP-1
SHEET: 3 OF 9

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



GRADING & UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
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- PROPOSED WATER VALVE

GRADING NOTES:

1. ALL PROPOSED SPOT ELEVATIONS REPRESENT BOTTOM CURB ELEVATION UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL ENSURE POSITIVE SURFACE WATER FLOW TO THE INTENDED DRAINAGE FACILITIES.
3. SEE ALSO ADA CONSTRUCTION NOTES ON SHEET CV-1.

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

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_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
6	5/30/23	REVISED PARKING LAYOUT	ESR				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK — PETER G. ROBERTS — 082716 — LICENSED PROFESSIONAL ENGINEER

SEAL

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

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979

JOB #:	2019:036
DATE:	10/29/19
SCALE:	1"=20'
TITLE:	GU-1
SHEET:	4 OF 9

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EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

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(IN FEET)

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- 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
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
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- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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

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

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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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

EROSION & SEDIMENT CONTROL PLAN

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979

JOB #:	2019:036
DATE:	10/29/19
SCALE:	1"=20'
TITLE:	EC-1
SHEET:	5 OF 9

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



LIGHTING & LANDSCAPING PLAN
SCALE: 1" = 20'
GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
KP	3	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	3 INCH (DBH)	AS SHOWN
MA	6	MAACKIA AMURENSIS	AMUR MAACKIA	3 INCH (DBH)	AS SHOWN
GT	2	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	3 INCH (DBH)*	AS SHOWN

*NOTE – THE STREET TREE AT THE PLAZA SHALL BE 6" CALIPER

SHRUBS/GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CS	11	CORNUS SERICEA	RED TWIG DOGWOOD	36"–48"	AS SHOWN
PA	84	POLYSTICUM ARCOSTICHOIDES	CHRISTMAS FERN	1 GALLON	30"
VP	60	VIOLA PEDATA	BIRD'S FOOT VIOLET	4" POT	9"
CP	461	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	PLUG	12"

LANDSCAPING NOTES:

1. NEW BRICK WALK INFILL, SPECIFICATION TO MATCH EXISTING ADJACENT BRICK PAVING.
2. CONTAINER PLANTS AND FURNITURE, SPECIFICATIONS TO BE DETERMINED.
3. PERENNIAL PLANTING BED, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
4. BUFFER PLANTER BED,PERENNIAL AND SHRUBS,
5. SPECIES AND SPECIFICATIONS TO BE DETERMINED.
6. PAVED WALKS WITH CONTAINER GARDEN, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
7. PERMEABLE GRAVEL BEDS, SPECIFICATIONS TO BE DETERMINED.
8. LAWN, SEED MIX AND SPECIFICATIONS TO BE DETERMINED.
9. NEW TREE PIT TO MATCH EXISTING ADJACENT TREE PITS. NEW 3–INCH CALIPER DECIDUOUS TREE.
10. GREEN ROOF PLANTING: MIX OF SEDUMS IN CONTINUOUS TRAYS WITH GROWING MEDIA APPROXIMATELY 4" DEEP. SPECIES MIX INCLUDING COMBINATION OF SEDUM ALBUM, SEDUM ACRE, SEDUM KAMTSCHATICUM ELLACOMBIANUM, SEDUM PULCHELLUM MICHAUX, SEDUM REFLEXUM, AND SEDUM SPURIUM.
11. ROOF PLANTERS: MIX OF ANNUAL, PERENNIAL AND SHRUB PLANTINGS IN LINED BOXES WITH BOTH ELEVATED AND DECK–MOUNTED LOCATIONS. CEDAR, CYPRESS OR SIMILAR DECAY–RESISTANT WOOD ENCLOSURES. SPECIES TO INCLUDE: THUJA, SEDGE, HYACINTH, PRIMROSE, BEGONIA.

LIGHTING NOTES:

EL1 EXISTING DECORATIVE POLE LIGHT
L2 NEW DECORATIVE POLE
L4 NEW POST MOUNTED PARKING LOT LIGHT
EL5 EXISTING WALL MOUNTED PARKING LOT LIGHT
L6 NEW WALL MOUNTED PARKING LOT LIGHT
L7 NEW SOFFIT MOUNTED LIGHT

GENERAL:
1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT WITH CUTOFF SHIELDS AS NOTED.
2. ILLUMINATION IN FOOT–CANDLES, ONLY CONSIDERS PROPOSED LIGHTING.
3. EXISTING LIGHTING LEVELS ALONG MAIN STREET NOT MODELED. PER THE 2022 DRAFT MAIN STREET ACCESS COMMITTEE ADVISORY REPORT, THIS AREA OF MAIN STREET WAS CONSIDERED TOO BRIGHT. IN THE EVENT THAT SAFE LIGHTING LEVELS ARE NOT OBTAINED AFTER CONSTRUCTION, THE STOREFRONTS MAY NEED TO SUPPLEMENT ENTRY LIGHTING.

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
- OHW EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
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- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE



PROPOSED LIGHT "L2"
NOT TO SCALE



PROPOSED LIGHT "L4"
NOT TO SCALE



PROPOSED LIGHT "L6"
NOT TO SCALE

LIGHTING DESIGN TO BE PROVIDED ONCE PLANNING BOARD ACCEPTS PARKING LAYOUT

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

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REVISIONS:				REVISIONS:			
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6	5/30/23	REVISED PARKING LAYOUT	ESR				

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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

LIGHTING & LANSCAPING PLAN

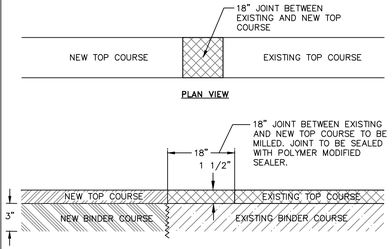
TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979

JOB #:	2019:036
DATE:	10/29/19
SCALE:	1"=20'
TITLE:	LT-1
SHEET:	6 OF 9

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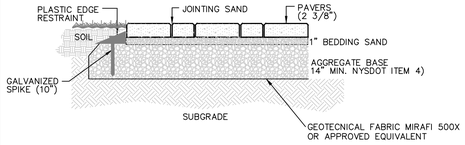
SITE DETAILS



NOTES:

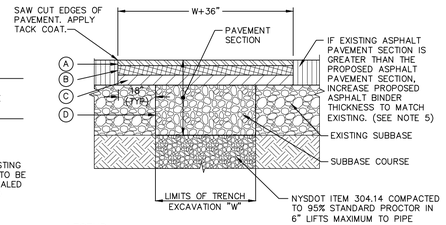
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE



NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2015 INTERNATIONAL BUILDING CODE

CONCRETE PAVER DETAIL
NOT TO SCALE

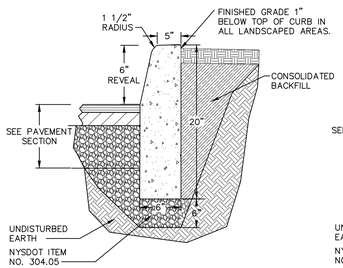


LEGEND
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 3" ASPHALT CONCRETE BASE COURSE– NYSDOT TYPE 1
- (D) 6" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.12

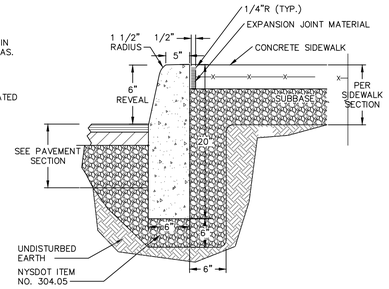
NOTES:

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



ABUTTING GRASS OR LANDSCAPE

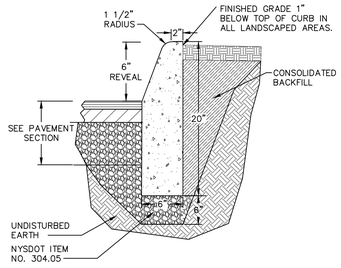


ABUTTING SIDEWALK

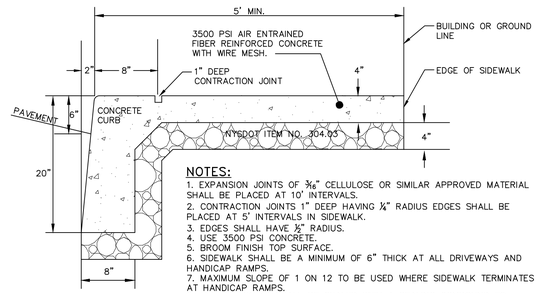
NOTES:

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



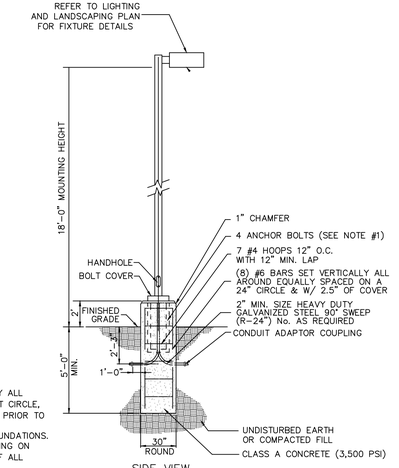
MOUNTABLE CURB ABUTTING GRASS OR LANDSCAPE
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.
8. THE SIDEWALKS SHALL BE SEALED WITH A SEALING COMPOUND TO PROTECT AGAINST DE-ICING AGENTS.

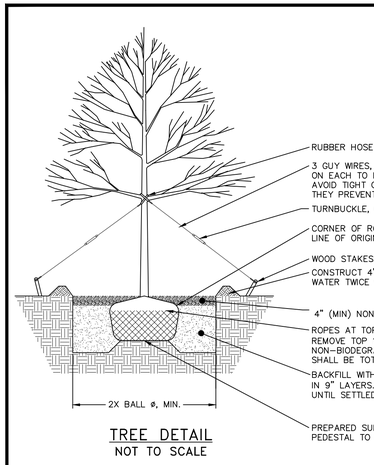
MONOLITHIC CURB AND SIDEWALK DETAIL FOR SIDEWALKS ALONG CITY STREET
NOT TO SCALE



SIDE VIEW
NOT TO SCALE

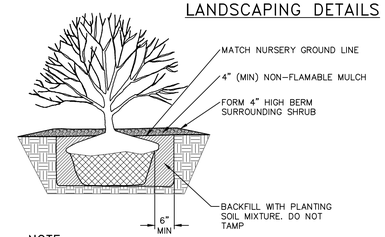
NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL SWEEPS.
4. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
5. THE LIGHT SOURCE SHALL BE COMPLETELY SHIELDED TO PREVENT HORIZONTAL GLARE.

POLE AND LUMINARE DETAIL
NOT TO SCALE



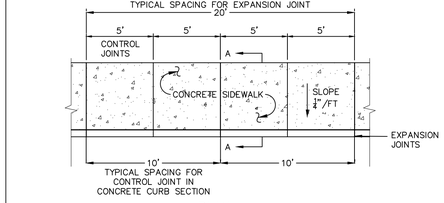
TREE DETAIL
NOT TO SCALE

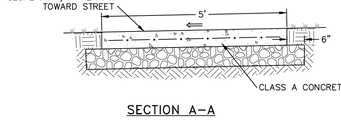
LANDSCAPING DETAILS



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

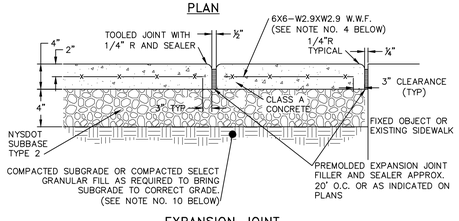
SHRUB PLANTING DETAIL
NOT TO SCALE



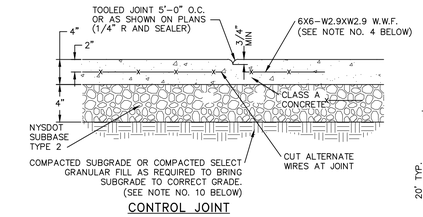


SECTION A–A

PLAN



EXPANSION JOINT

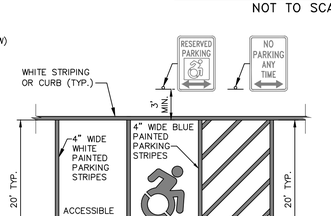


CONTROL JOINT

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, LATEST REVISION.
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

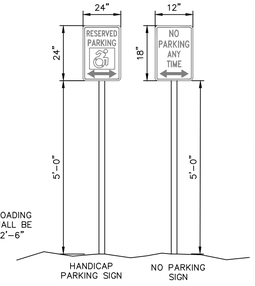


TYPICAL PARKING STRIPING | ACCESSIBLE PARKING STRIPING

NOTES:

1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE



SIGN DETAILS
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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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

CONSTRUCTION DETAILS 1

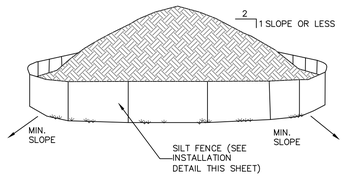
TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979

JOB #:	2019:036
DATE:	10/29/19
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	7 OF 9

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

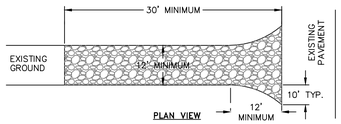
EROSION AND SEDIMENT CONTROL DETAILS



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) 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.

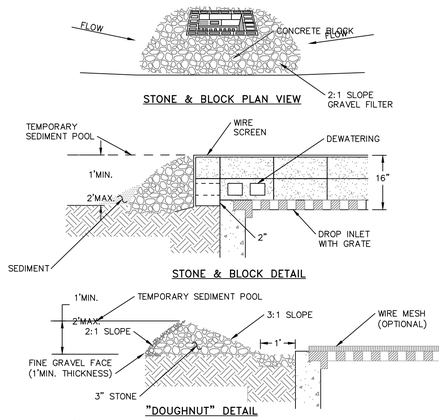
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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.

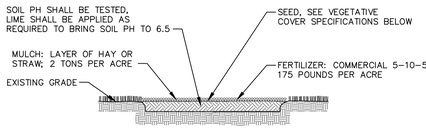
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

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

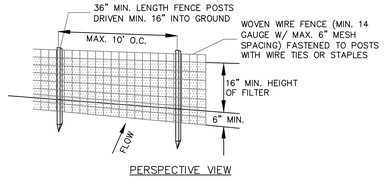
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

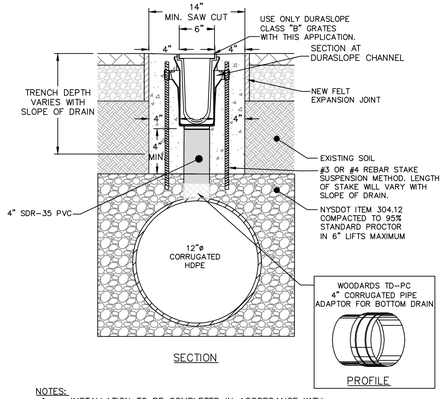


NOTES:

1. 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

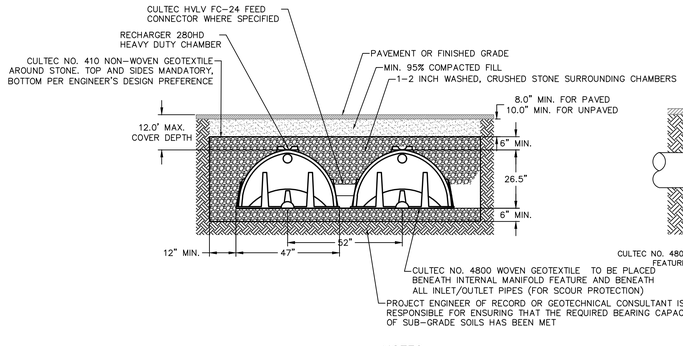
STORMWATER DETAILS



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. TRENCH DRAIN SHALL BE NDS DURA–SLOPE TRENCH DRAIN, CLASS B LOADING, MODEL NUMBER: DS–091N OR APPROVED EQUAL.
3. PIPE ADAPTOR FOR BOTTOM DRAIN SHALL BE WOODARDS 4" CORRUGATED PIPE ADAPTOR, MODEL NUMBER: TD–PC OR APPROVED EQUAL.

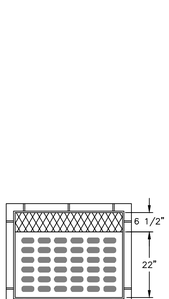
NDS DURA–SLOPE TRENCH DRAIN WITH CONNECTION TO STORMWATER CONVEYANCE
NOT TO SCALE

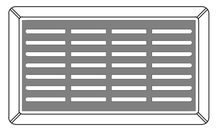


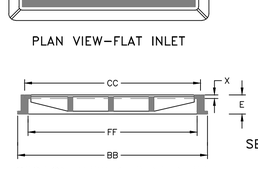
NOTES:

1. CULTEC RECHARGER 280HD 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. 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.).
4. THE FOOTPRINT OF THE STONE SHALL BE 37'LX10.33'WX38.5" DEEP.

UNDERGROUND DETENTION SYSTEM DETAIL
NOT TO SCALE







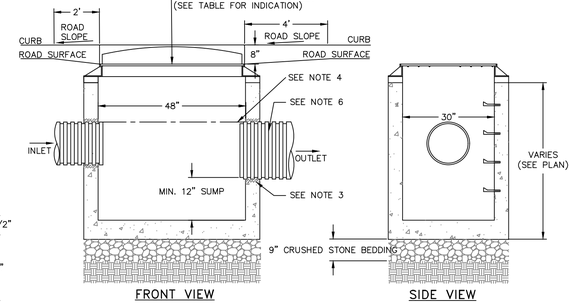
DIMENSION TABLE:

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

NOTES:

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

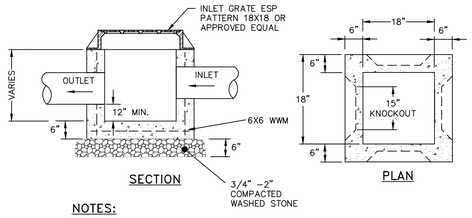
CAST IRON STORMWATER FLAT AND CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:

1. 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.

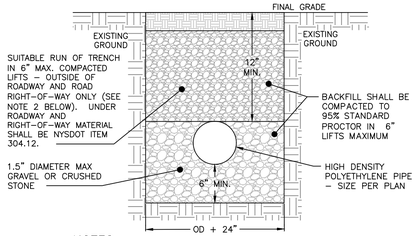
CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 12".
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR
6	5/30/23	REVISED PARKING LAYOUT	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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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

CONSTRUCTION DETAILS 2

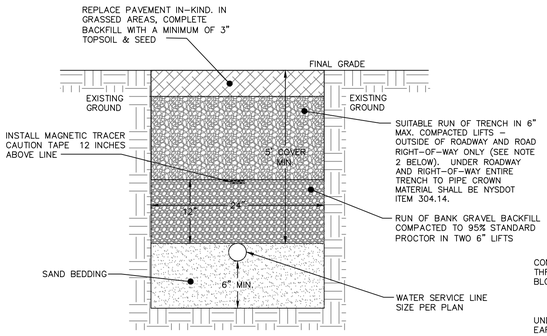
TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–799966, 802974, 808975 & 811979

JOB #: 2019:036
DATE: 10/29/19
SCALE: AS SHOWN
TITLE: CD–2
SHEET: 8 OF 9

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

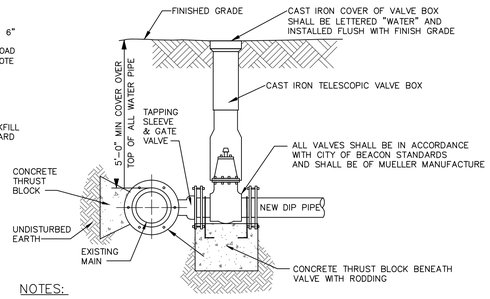
WATER & SEWER DETAILS



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

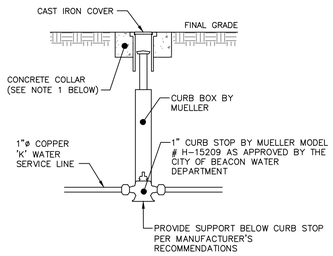
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. 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-2631 RESPECTIVELY.
4. ALL VALVE BOXES LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

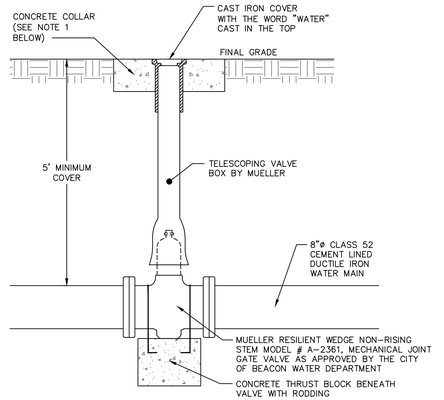
TAPPING SLEEVE DETAIL
NOT TO SCALE



NOTES:

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

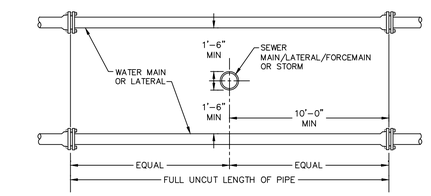
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



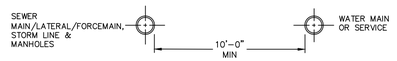
NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. ALL VALVE BOXES LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

GATE VALVE DETAIL
NOT TO SCALE



VERTICAL SEPARATION

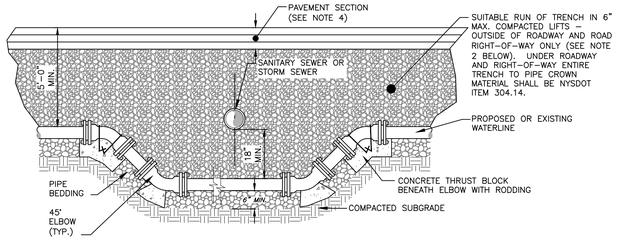


HORIZONTAL SEPARATION

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.

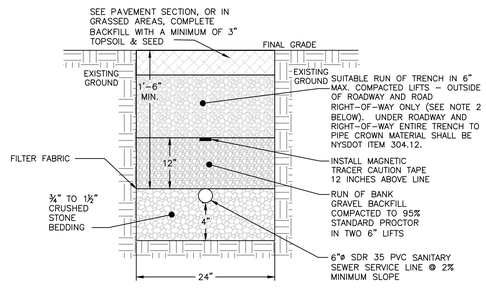
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. 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 MATCH THE EXISTING DIAMETER OF THE EXISTING MAIN, AND SHALL BE CLASS 52 DUCTILE IRON.

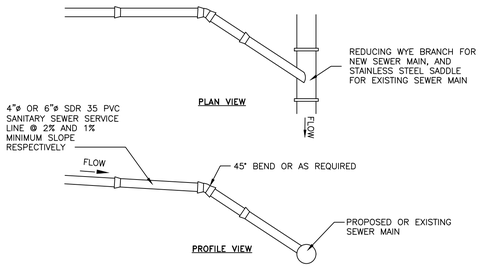
WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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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

CONSTRUCTION DETAILS 3

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 777974, 784996 & 808975

JOB #:	2019:036
DATE:	10/29/19
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	9 OF 9

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

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: Two Cross Street		
Project Location (describe, and attach a general location map): Intersection of Cross and Main Streets, Beacon, NY		
Brief Description of Proposed Action (include purpose or need): Two Cross St combines 172 Main St with 23,968 SF of new building construction on the currently vacant lot at the corner of Main and Cross Streets, crating a single mixed-use structure with retail use on the first floor and 18 affordable apartments, including 9 senior, on the 2nd and third floors (projected 30 bedrooms). The project includes a landscaped area open to the public at the Main and Cross Sts corner, with parking provided both on-site and on immediately adjoining parcels (off-site) shown on the plans.		
Name of Applicant/Sponsor: Hudson Todd, LLC	Telephone: 646-284-3118 E-Mail: jDonovan@HudsonTodd.com	
Address: 4 Cross Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): same	Telephone: E-Mail:	
Address:		
City/PO: Beacon	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan Approval, ARB Certificate of Appropriateness	May 2023
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No	Interpretation & Building Permit - Building Department	November 2021
e. County agencies ☑Yes ☐No	Dutchess County Department of Planning and Development, HOME Investment Partnership Prog	May 2023
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☑No	NYS Homes and Community Renewal	May 2023
h. Federal agencies ☑Yes ☑No	HOME Investment Partnership Program	May 2023

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):

Lower Main Street Historic District, Historic District and Landmark Overlay Zone.

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
CMS (Central Main Street), Lower Main Street Historic District; Historic District and Landmark Overlay Zone; Parking Overlay District (main parcels)

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 School District

b. What police or other public protection forces serve the project site?
Beacon City Police

c. Which fire protection and emergency medical services serve the project site?
Beacon Fire Department and Beacon Volunteer Ambulance Corps

d. What parks serve the project site?
Waterfront Park, Memorial Park, South Ave. 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)? Mixed Use (1/3 Commercial, 2/3 Residential)

b. a. Total acreage of the site of the proposed action? 0.73 acres
b. Total acreage to be physically disturbed? 0.70 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.73 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: 18 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				18
At completion of all phases				18

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 42 height; 116 width; and 102 length

iii. Approximate extent of building space to be heated or cooled: 4,980 commercial 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? Excavation for installation of foundations and parking areas.

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

- Volume (specify tons or cubic yards): 87 cubic yards
- Over what duration of time? 4 months

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

There will be an approximate excess of 87 cubic yards clean earth material to be trucked off site to other active construction projects in the City of Beacon that require fill material.

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? 0.54 acres

vi. What is the maximum area to be worked at any one time? 0.81 acres

vii. What would be the maximum depth of excavation or dredging? 1.5 feet

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

ix. Summarize site reclamation goals and plan: _____

Excavated and/or disturbed areas will be covered with hard scape or landscaped with lawn grass, ground cover, trees and shrubs.

_____

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: (30 bedrooms @ 110 gpd/br + 4980 SF comm'l @ 0.1 gpd /sf + 8 employees @ 15 gpd/employee)

i. Total anticipated water usage/demand per day: 3,918 gallons/day

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes: (30 bedrooms @ 110 gpd/br + 4980 SF comm'l @ 0.1 gpd /sf + 8 employees @ 15 gpd/employee)

i. Total anticipated liquid waste generation per day: 3,918 gallons/day

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

Sanitary wastewater

_____

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

If Yes:

- Name of wastewater treatment plant to be used: City of Beacon
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

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

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

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

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

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

N/A

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

Water-saving fixtures, including high efficiency washing machines, shower heads, waterless urinals in public restrooms

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)?

Stormwater currently flows toward adjacent properties to the west, and will continue to flow toward the west. An on site underground detention/infiltration system is proposed to mitigate runoff from additional impervious surfaces where currently there is no stormwater control.

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

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of 7 am to 11 pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 2 truck trips per day using box delivery trucks, and 1 -2 garbage truck trips per week.

iii. Parking spaces: Existing 18-20 Proposed 33 Net increase/decrease +13

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: None

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: Approximately 500,000 kwh

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: 7:00am - 5:00 pm
- Saturday: 7:00am - 4:00 pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 7:00am - 11:00 pm (commercial)
- Saturday: +/-9:00am - 11:30 pm (comm'l)
- Sunday: TBD
- Holidays: TBD

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

If yes:

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

Construction related noises (running vehicles, excavation, backup signals, etc.) - same hours as noted in response to "l" above

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

Describe: Site is open

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:

Lighting at entrances and parking

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

Describe: See D2.m.ii.

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: 9 tons per month (unit of time)
- Operation : 2 tons per month (unit of time)

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

- Construction: recycling, construction material purchase and use closely monitored to reduce unnecessary surplus
- Operation: recycling, composting

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

- Construction: on-site solid waste management , planned bulk material purchase to reduces solid waste and garbage
- Operation: solid waste management contract, local composting contract

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

_____

_____

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

_____

_____

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

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

_____

_____

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

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.31	0.59	+0.28
• Forested	0.89 ac.	0.89 ac.	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.32 ac	0.32 ac.	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: grass _____	0.42	0.14	-0.28

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

i. If Yes: explain: The existing church is rented out to the public for events. This will continue after the project is completed.

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:

South Avenue Elementary School and Astor Head Start Center

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): 314069, B00130

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

314069 is No Further Action at this Time

B00130 is completed.

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? >6.56 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? <5 %

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

Ur Urban Land	67 %
DxB Dutch-Cardigan-Urban Land	33 %
	%

d. What is the average depth to the water table on the project site? Average: >6.56 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%: 100 % of site
☐ 10-15%: 29.5 % of site
☐ 15% or greater: 22.3 % 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:

typical northeast urban species	Native Birds	
Gray Squirrel	Chipmunk	
Racoon	Skunk	

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes:

i. Species and listing (endangered or threatened): Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat

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

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

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

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: Lower Main Street Historic District, Trinity Methodist Church

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

Reformed Dutch Church is on the National Register of Historic Places. There is a cemetery located behind the church that dates back to the early 1800's.

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: Hudson Highlands Scenic Area of State Significance

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Natural, Historical and Cultural Feature

iii. Distance between project and resource: 1 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Joseph H. Donovan for Hudson Todd, LLC Date 30 May 2023

Signature _____ Title Member

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314069, B00130
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Lower Main Street Historic District, Trinity Methodist Church
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

LANC & TULLY
Engineering and Surveying, P.C.

June 9, 2023

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

RE: Two Cross Street – Hudson Todd
City of Beacon
Special Use & Site Plan Application

Dear Mr. Gunn:

My office has received the following in regard to the Two Cross Street – Hudson Todd LLC project:

- Correspondence from Hudson Todd, LLC., dated May 30, 2023.
- Document titled "Parking & Access Easement Agreement".
- Full Environmental Assessment Form, dated May 30, 2023
- Plans titled "Two Cross Street", with the latest revision date of May 30, 2023, and consisting of Sheets 1 through 9 of 9, as prepared by Hudson Land Design.

The Applicant is proposing to construct a building with 23,968 square feet of gross floor area at 2 Cross Street consisting of retail space on the first floor and residential uses on the 2nd and 3rd floors of the building. Parking for the project will be accomplished at 4 locations, with 4 spaces will be located on the 2 Cross Street parcel, 6 spaces on 8 Cross Street, 10 spaces on 10 Cross Street, and 14 spaces on 12 Cross Street, for a total parking count of 34 parking spaces. The applicant will also be providing a green roof on a portion of the newly proposed structure as well as providing two stormwater infiltration systems to reduce the amount of stormwater runoff generated from the 152 Main Street Parcel where parking is to be located.

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

General Comments:

1. As previously requested, the applicant's engineer shall prepare, and submit for review, a cost estimate for all work proposed within the City's road right-of-way (pavement restoration, drainage installation, sidewalks, etc.).

2. The submitted "Parking and Access Easement" document is missing the "Parking Plan" that is to be attached as Exhibit 1.

3. A stormwater maintenance and easement agreement shall be prepared and provided for review for the proposed underground stormwater system to be located on the 10 Cross Street parcel, that is to be shared by all 4 parcels.

4. A stormwater maintenance and easement agreement shall be prepared and provided to the City of Beacon for the proposed stormwater facility. This agreement shall provide the City of Beacon with access to the stormwater facility, and well as include requirements for the stormwater facility to be inspected on an annual basis by a licensed engineer, with said licensed engineer providing a written report to the owner and the City of Beacon Building Department with their findings and recommendations.

5. A drainage analysis shall be prepared for the project, along with the design of the proposed underground stormwater facility.

SEQRA Comments:

1. The "Brief Description" should be revised to note the actual properties that parking is proposed on.

2. The answer to question D.2.a. on page 4 of 13 should be revised, as there will be excavation as part of this project. The remainder of the sub-questions under the primary question should also be answered.

Overall Site Plan (Sheet 3 of 9):

1. The Overall Site Plan provides for a total of 34 parking spaces, but the applicant has also presented a reduced parking plan and is requesting that they be allowed to construct only 24 of the parking spaces at this time, with the remaining 10 spaces to be land banked. The applicant should submit documentation justifying the requested reduction in the number of parking stalls to be constructed at this time.

Grading & Utility Plan (Sheet 4 of 9):

1. The plan shall be updated to reflect the type of pipe to be used for the storm water piping proposed on the site, as well as under and through the proposed building.

2. The size of the water tap proposed for the project shall be provided on the plans. Note No. 5 on the Cover sheet states that the line will be a minimum of 4" in size but shall be confirmed with MEP engineer. The MEP engineer shall provide the required size of the water service line to feed the building at this time so that it can be accurately reflected on the plans.

3. The sheet has a note with a leader line to Cross Street stating "Approximate location of existing water & sewer services for 4 Cross Street to be abandoned", but the location of these services are not shown on the plan. The plan shall be revised to reflect the location of these services.

4. The existing utility pole located in the parking lot of the 152 Main Street parcel near the compactor shall be noted as being relocated, as it currently shown in the middle of a proposed parking stall.

Lighting & Landscaping (Sheet 6 of 9):

1. The lighting plan shall be updated to include lighting for the parking stalls located on the 10 and 12 Cross Street parcels.

2. The lighting plan shall be revised to include the expected foot candle isometric lines across the site.

This completes our review at this time. Further comments may be forth coming based upon future submissions. A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: June 9, 2023
Re: **2 Cross Street, Site Plan Amendments**

I have reviewed a cover letter from Hudson Todd LLC, update full EAF, revised sheets 2-6 from a previous 11-sheet set of architectural drawings, and a 9-sheet set of engineering drawings from Hudson Land Design, all dated May 30, 2023.

Proposal
The applicant is proposing to modify elements of a previously approved 3-story mixed-use building with 4,980 square feet of ground-floor commercial and 18 apartments, incorporating an existing historic building into the design. The parcel is in the Central Main Street (CMS) district and the Main Street frontage is also in the Historic District and Landmark Overlay (HDLO).

Comments and Recommendations
Several changes are proposed from the site plan approved by the Planning Board in 2022:

1. All 18 units will now meet affordability criteria established by the Dutchess County Housing Trust Fund and NYS Homes and Community Renewal. The applicant should note on the plans that the units satisfy the provisions of the Zoning Code, Article IVB, Affordable-Workforce Housing and also show general apartment plans for the second and third floors.

2. The application no longer includes the rooftop terrace and greenhouse. The architectural plans should label what is now proposed for the remaining roof surface. Will the green roof be expanded?

3. Parking for the project will now be distributed between the main parcel and the three commonly owned lots to the north. Two options are provided – one that satisfies the required parking with 34 spaces and another that shows 24 spaces with the rest land-banked if needed in the future. Several issues related to parking need to be addressed:

    a. Section 223-26E allows land-banking, but not in the CMS district. The Building Inspector should confirm that parking for a CMS building may be land-banked in the adjacent T district.

    b. Thirteen of the perpendicular spaces in the 34-space layout do not have the required back-up aisle of 24 feet. A primarily one-way circulation system with slightly angled parking and narrower aisles might provide 34 spaces.

    c. If the applicant provides a parking analysis of the proposed uses, the Planning Board may consider modifying the required number of parking spaces to a lower number under Section 223-41.18G(3).

4. The bike racks were previously located in a more convenient and secure spot near the rear building's rear door, but are now shown farther to the north on a separate parcel.

5. The enlarged Plaza Site Plan Conceptual Layout was previously represented on the Hudson Land Design Sheet 3. It should also be reproduced in the Site Plan Amendment set.

6. The landscaping and lighting design will need to be updated on Sheet 6 once the parking lot layout is determined.

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
John Russo, P.E., City Engineer
Joseph Torhan, Project Architect
Joseph Donovan, Hudson Todd LLC

City of Beacon Planning Board Agenda
06/13/2023

Title:

Consider request for one 90-day extension of Site Plan and Subdivision Approval, 37 units, "Beacon Views Townhouses" at Conklin Street, submitted by Beacon Views LLC

ATTACHMENTS

053023bpb-extension.pdf

ACOE correspondence.pdf

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

May 30, 2023

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

RE: Beacon Views Site Plan and Conservation Subdivision
Conklin Street
Beacon, New York
Tax Parcel ID: 6055-03-331123

Dear Chairman Gunn and Members of the Board:

Per the July 12, 2022 resolution for the Preliminary & Final Subdivision & Site Plan Approval for the above referenced project, and the subsequent (2) 90 day extensions granted in December of 2022, the applicant would request an extension of the approval ahead of the July expiration. The applicant continues to work on the conditions of approval. Attached is correspondence with the Army Corps of Engineers indicating the project's coverage under the Nationwide wetland permit. This involves the 1:1 onsite mitigation discussed with the Board. There has been no change in the condition of the site, and there has been no change to the site plans or subdivision plat.

Please place the matter on the agenda for the Planning Board's June 13, 2023 meeting. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures (all email only)

cc: Nathan Kahn
Greg Kamedulski
Richard Cantor, Esq.
Aryeh Siegel
Phil Grealy, P.E.
James Bates

Insite File No. 19131.100

Adam Thyberg, RLA

From: James Bates <jbates@4ecological.com>
Sent: Wednesday, May 3, 2023 9:00 AM
To: Adam Thyberg, RLA; ctadult@aol.com; 'Gregory Kamedulski'
Subject: FW: [URL Verdict: Neutral][Non-DoD Source] RE: Request for NWP #29 with mitigation (Email 2)
Attachments: NWP Regulations FR 13JAN21.pdf; NWP Regional Conditions PN 08MAR21.pdf

Categories: FileChimp
IgnoredSyncFolders: []

Adam, Greg and Nathan,

See below.

The ACOE has by default issed the wetland permit.

Jim

From: Orzel, Brian A CIV USARMY CENAN (USA) [mailto:Brian.A.Orzel@usace.army.mil]
Sent: Tuesday, May 2, 2023 8:08 PM
To: jbates@4ecological.com
Subject: RE: [URL Verdict: Neutral][Non-DoD Source] RE: Request for NWP #29 with mitigation (Email 2)

Jim,

We received the pre-construction notification for NWP 29 for the above referenced project on September 12, 2022.

Due to my excessive work load, I was unable to provide a written determination within 45 days of its submission.

In accordance with the current nationwide general permit regulations (Federal Register dated January 13, 2021, pages 2744 to 2877), if the Corps of Engineers district does not respond to a pre-construction notification within 45 days of receipt, then the applicant may proceed with the project as proposed.

That means that the applicant must perform the work as proposed in your pre-construction notification, including mitigation. Any substantive changes to the project would require the applicant to submit a new notification to this office.

If you have any questions, let me know.

Brian

Brian A. Orzel
Senior Regulatory Project Manager, Civil Engineer
NY District US Army Corps of Engineers
Regulatory Branch
26 Federal Plaza, Room 16-406
New York, New York 10278-0090

Please note in order to ensure our continuity of operations and improve the timeliness of permit application reviews due to the on-going COVID-19 virus, the New York District, U.S. Army Corps of Engineers is requiring that all new permit applications be submitted to the New York District electronically at CENAN-R-Permit-App@usace.army.mil. Until further notice, the New York District will no longer process any paper permit applications.

From: James Bates <jbates@4ecological.com>
Sent: Friday, March 31, 2023 2:29 PM
To: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>; CENAN-R-Permit-App <CENAN-R-Permit-App@usace.army.mil>
Subject: [URL Verdict: Neutral][Non-DoD Source] RE: Request for NWP #29 with mitigation (Email 2)

Brian,

I am following up on this submission to make sure that you have it and it is in your Que.

Please let me know when you have questions.

Jim

From: James Bates [mailto:jbates@4ecological.com]
Sent: Monday, September 12, 2022 2:47 PM
To: A Orzel Brian (Brian.A.Orzel@usace.army.mil) <Brian.A.Orzel@usace.army.mil>; 'cenan-r-permit-app@usace.army.mil' <cenan-r-permit-app@usace.army.mil>; 'Petronella, John W (DEC)' <john.petronella@dec.ny.gov>
Subject: RE: Request for NWP #29 with mitigation (Email 2)

Brian and John,

Attached are the rest of the attachments that did not fit on the first email.

Please let me know anything else you may want for your review.

Thanks,

Jim

From: James Bates [mailto:jbates@4ecological.com]
Sent: Monday, September 12, 2022 2:44 PM
To: A Orzel Brian (Brian.A.Orzel@usace.army.mil) <Brian.A.Orzel@usace.army.mil>; 'cenan-r-permit-app@usace.army.mil' <cenan-r-permit-app@usace.army.mil>; 'Petronella, John W (DEC)' <john.petronella@dec.ny.gov>
Subject: Request for NWP #29 with mitigation (Email 1)

Brian,

I am sending this to you and the general Email as requested. We are requesting a NWP # 29 for 0.2794 acres of disturbance.

Attached is the Package and request with the info you usually request. Let me know any other info you need. I have also included NYSDEC for the WQC.

This project has been approved by the City of Beacon SEQRA was completed. One of the condition of the site plan submitting for the WQC and PCN.

Jim

Sincerely,
James A. Bates CPESC, CPSWQ
Managing Member

Wetlands, Ecology, Planning, Stormwater
Project Management, Permitting, Aquaculture Consulting
---
633 Route 211 East, Suite 4, Middletown, N.Y. 10941
845.495.0123 voice 866.688.0836 fax
url: WWW.4ecological.com
email: Jbates@4ecological.com

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City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - 150 Main Street; Sign

ATTACHMENTS

150 Main Street Sign.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/11/2023

Project Address: 150 Main St., Beacon, NY 12508

Project Architect/Engineer: FastSigns

Owner/Builder: The Lindley Todd, LLC

Contact Phone No.: 845-554-8547 631-521-5395 Email: daria@dariagailspeech.com

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: _____

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

_____
Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

38 inches

10 inches

DARIA GAIL SPEECH
PEDIATRIC SPEECH-LANGUAGE THERAPY

38 inches

10 inches

sensory wise
pediatric occupational therapy



1/2" exterior grade PVC panels with double sided printed / UV laminated graphics. Signs are to be installed on pre-existing bracket.
Signs will be installed with eye hooks and carabiner style locking hardware.

Customers Name: Daria Gail Speech

FASTSIGNS
PH: 845-298-5600
FAX: 845-297-0105
FASTSIGNS.COM/455
1839 South Rd Suite 2B, Wappingers Falls, NY 12590
SIGNS AND GRAPHICS REMAIN THE PROPERTY OF FASTSIGNS UNTIL PAID IN FULL

PLEASE CHECK EACH:
- ☐ FONT
- ☐ COLOR
- ☐ SPELLING
- ☐ POSITIONING
- ☐ SIZE

SIGNATURE OF APPROVAL	DATE
➡	May 2023
File Name:	Order #: 71739

COLORS OF PRINT ARE NOT EXACT * CHANGES ARE CHARGED SEPARATELY

38 inches

10 inches

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PEDIATRIC SPEECH-LANGUAGE THERAPY

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SIGNATURE OF APPROVAL

DATE: May 2023

File Name:

Order #: 71739

COLORS OF PRINT ARE NOT EXACT * CHANGES ARE CHARGED SEPARATELY

City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - Highland Place Lot 1; Single Family Home

ATTACHMENTS

2023.045 - Lot 1 Highland Place_Presentation Page_2023_05-24.pdf

Highland Place Lot 1 App.pdf

LOT #1 HIGHLAND PLACE

City of Beacon, Dutchess County,
New York









MATERIAL SELECTION

ELDRADO STONE VENEER - STACKED STONE COLOR: NANTUCKET	JAMES HARDIE - ARTISAN SIDING PATTERN: ARTISAN V GROOVE	JAMES HARDIE - ARTISAN SIDING COLOR: COBBLE STONE	JAMES HARDIE - HARDIE PLANK SIDING COLOR: ARCTIC WHITE	JAMES HARDIE - HARDIE TRIM COLOR: ARCTIC WHITE	WINDOW & DOOR FINISH - WHITE	ROOFING - EPDM	ROOFING - SILVER METAL ROOF

MAY 24, 2023

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane Suite 2
Wappingers Falls, New York 12590

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/26/23

Project Address: Lot 1 HighLand Pl.

Project Architect/Engineer: Day & Stokosa

Owner/Builder: Joseph Const.

Contact Phone No.: 845-418-1808

Approval Requested: _____ Certificate of Appropriateness ___X___ New Single Family House

Color/Materials:

Siding: Hardi Plank - cobble stone, Artisan V Groove Khaki brown

Roofing: EPDM

Windows: Color: TERATONE Type: CASEMENT

Trim: Hardi Plank. - Khaki Brown.

Garage Door: NATURAL WOOD finish Panel

Stone/Brick: ELDORADO STACKED STONE - SANTE Fe

J Joseph
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:

_____

City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - Highland Place Lot 2; Single Family Home

ATTACHMENTS

Lot 2 Highland Place, City of Beacon 05-25-23 Prelims.pdf

Highland Place Lot 2 App.pdf

NOTES:

1) ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS", IF "ANDERSEN" WINDOWS ARE NOT USED, A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED

2) ALL GLAZING TO BE DOUBLE INSULATED

3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS

4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

CONTRACTOR TO AFFIX AN APPROVED SIGN/SYMBOL TO THE EXTERIOR ELECTRIC BOX AT THE SERVICE POINT. THE SIGN IS TO INDICATE THE USE OF TRUSSES, PRE-ENGINEERED WOOD GIRDERS, BEAMS OR JOISTS THAT ARE BONDED WITH ADHESIVES (INCLUDING I-JOISTS, STRUCTURAL GLUED LAMINATED TIMBERS, STRUCTURAL LOG MEMBERS, STRUCTURAL COMPOSITE LUMBER & CROSS-LAMINATED TIMBER) AND/OR TIMBER CONSTRUCTION

SQUARE FOOTAGE:	
1st FLOOR:	1039
2nd FLOOR:	935
TOTAL:	1974
GARAGE:	553

EGRESS REQUIREMENTS

WINDOW	SQ.FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
3049	5.7	32.56"	25.20"
GW4040	6.43	21"	44 1/8"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

RAILING & STAIR NOTES:

FRONT PORCH RAILINGS, IF REQUIRED, NOT SHOWN ON FRONT ELEVATION

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLYMT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
40	115 MPH	NO	YES	NO	B	SEVERE	42"	MOD.-HEAVY	-1	YES	MAY 2, 2012	1500	47.4

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE

Revisions 05-25-23

Project No. 2023:132

License No. 083970

DAY | STOKOSA ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT

Lot #2 Highland Place
City of Beacon
Dutchess County, New York

New Residence For:
Alex Hochberg & Nicole Glynn

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E1
DATE: 05-17-23	CHECKED BY: B.J.S.	



REAR ELEVATION

SCALE: 1/4" = 1'-0"

RAILING & STAIR NOTES:

REAR WOOD DECK NOT SHOWN ON ELEVATIONS.

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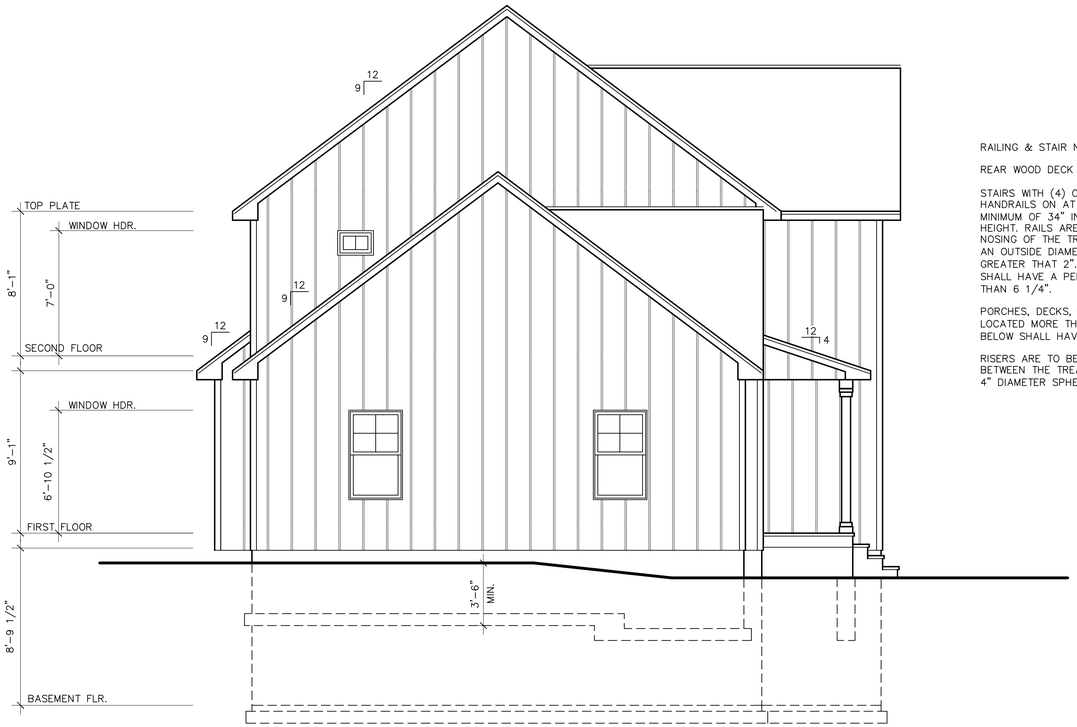
	Brian J. Stokosa, PE
Revisions 05-25-23	
Project No. 2023:132	License No. 083970

DAY STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
Lot #2 Highland Place
City of Beacon
Dutchess County, New York

New Residence For:
Alex Hochberg & Nicole Glynn

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E2
DATE 05-17-23	CHECKED BY B.J.S.	



RAILING & STAIR NOTES:

REAR WOOD DECK NOT SHOWN ON ELEVATIONS.

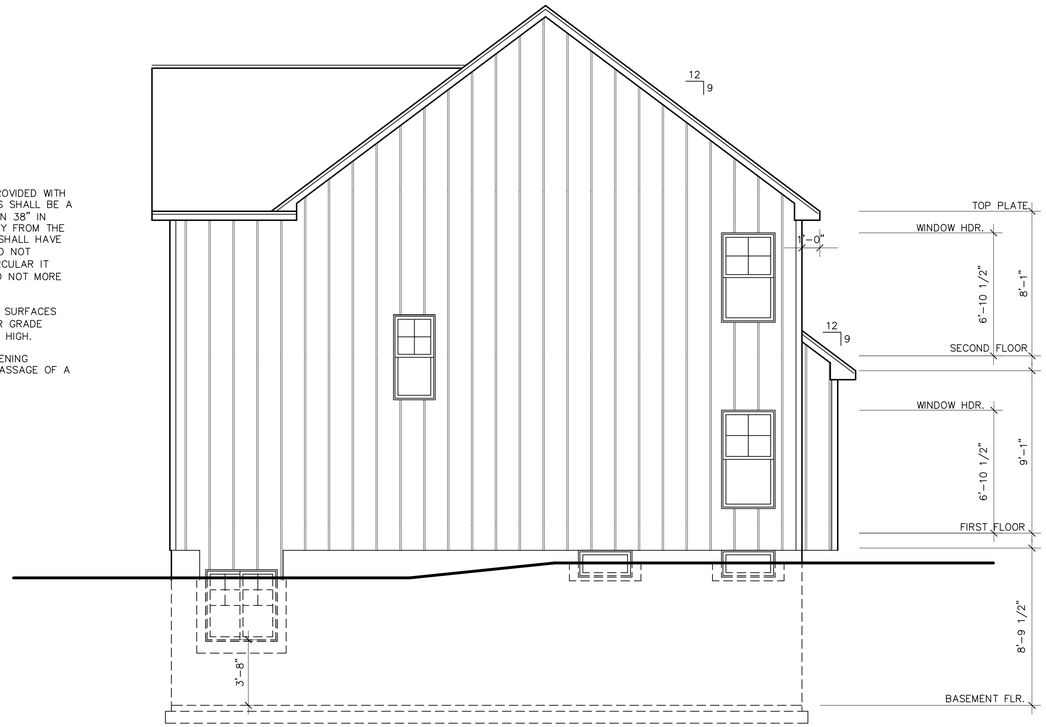
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LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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	Brian J. Stokosa, PE
Revisions 05-25-23	
Project No. 2023:132	License No. 083970

DAY STOKOSA ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT

Lot #2 Highland Place
City of Beacon
Dutchess County, New York

New Residence For:
Alex Hochberg & Nicole Glynn

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E3
DATE 05-17-23	CHECKED BY B.J.S.	

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/26/23

Project Address: Lot 2 Highland Pl.

Project Architect/Engineer: Day & Stokasa.

Owner/Builder: Joseph Construction

Contact Phone No.: 845-416-1808

Approval Requested: ____Certificate of Appropriateness ___X___New Single Family House

Color/Materials:

Siding: Board & Batten - Slate Grey

Roofing: Timberline - Pewter grey.

Windows: Color: white - Andersen Type: Double Hung

Trim: White.

Garage Door: White

Stone/Brick: N/A.

J Joseph

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:

_____

City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - Highland Place Lot 4; Single Family Home

ATTACHMENTS

Lot #4 Highland Place, City of Beacon 05-17-23.pdf

Highland Place Lot 4 ARB App.pdf

NOTES:

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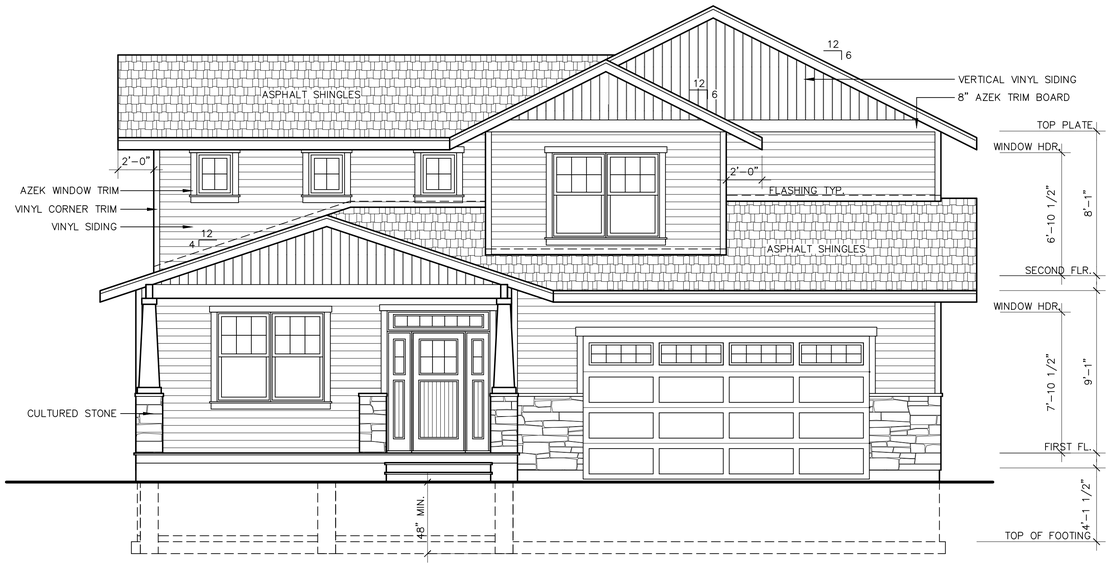
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SQUARE FOOTAGE:	
1st FLOOR:	1224
2nd FLOOR:	1094
TOTAL:	2318
GARAGE:	637

EGRESS REQUIREMENTS

WINDOW	SQ.FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
3049	5.7	32.56"	25.20"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

RAILING & STAIR NOTES:

FRONT PORCH RAILINGS, IF REQUIRED, NOT SHOWN ON FRONT ELEVATION

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	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
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Brian J. Stokosa, PE

Revisions 05-17-23

Project No. 2023.130

License No. 083970

DAY | STOKOSA ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

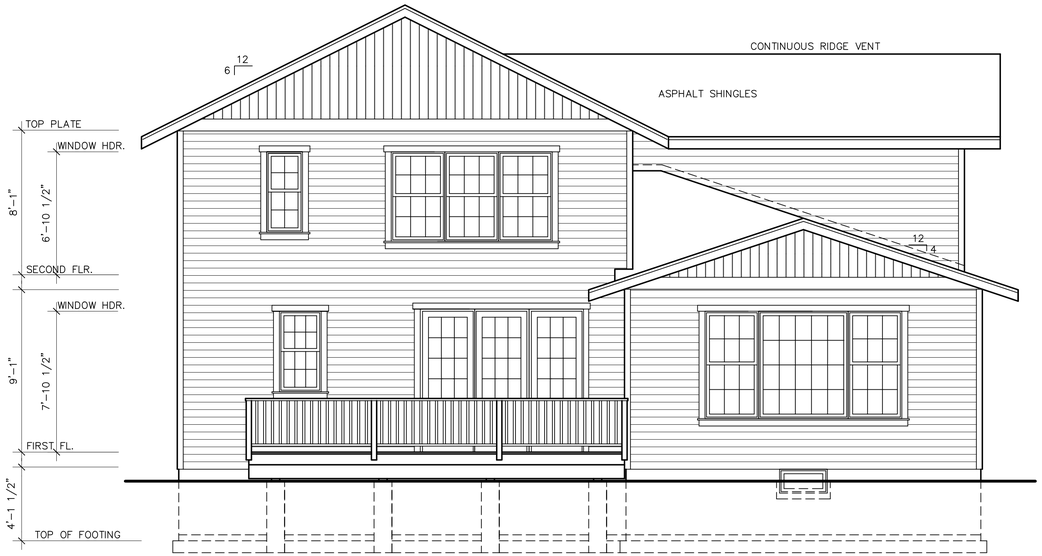
PROJECT

Lot #4 Highland Place Sub.
City of Beacon
Dutchess County, New York

New Residence For:
Thomas Joseph

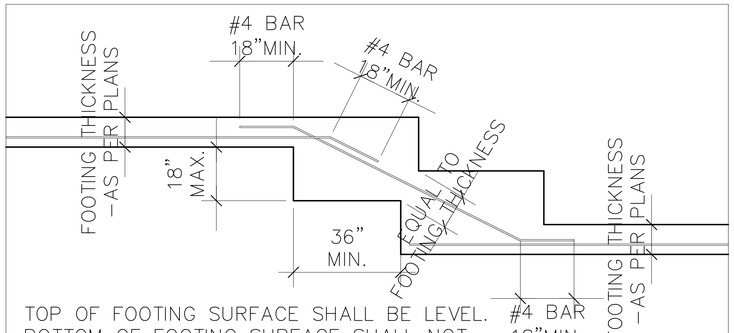
SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E1
DATE 04-25-23	CHECKED BY B.J.S.	

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REAR ELEVATION

SCALE: 1/4" = 1'-0"



TOP OF FOOTING SURFACE SHALL BE LEVEL.
BOTTOM OF FOOTING SURFACE SHALL NOT HAVE A SLOPE GREATER THAN 10 PERCENT.
A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.

STEPPED FOOTING DETAIL SCALE: 1/2"= 1'-0"

RAILING & STAIR NOTES:

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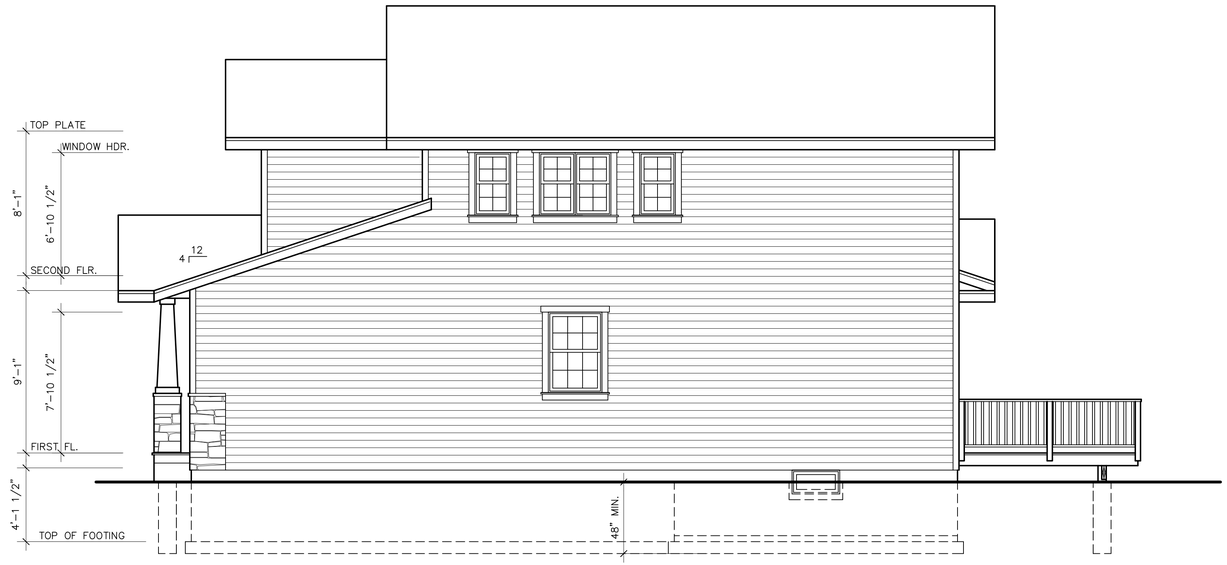
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Revisions 05-17-23	
Project No. 2023:130	License No. 083970

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PROJECT
Lot #4 Highland Place Sub.
City of Beacon
Dutchess County, New York

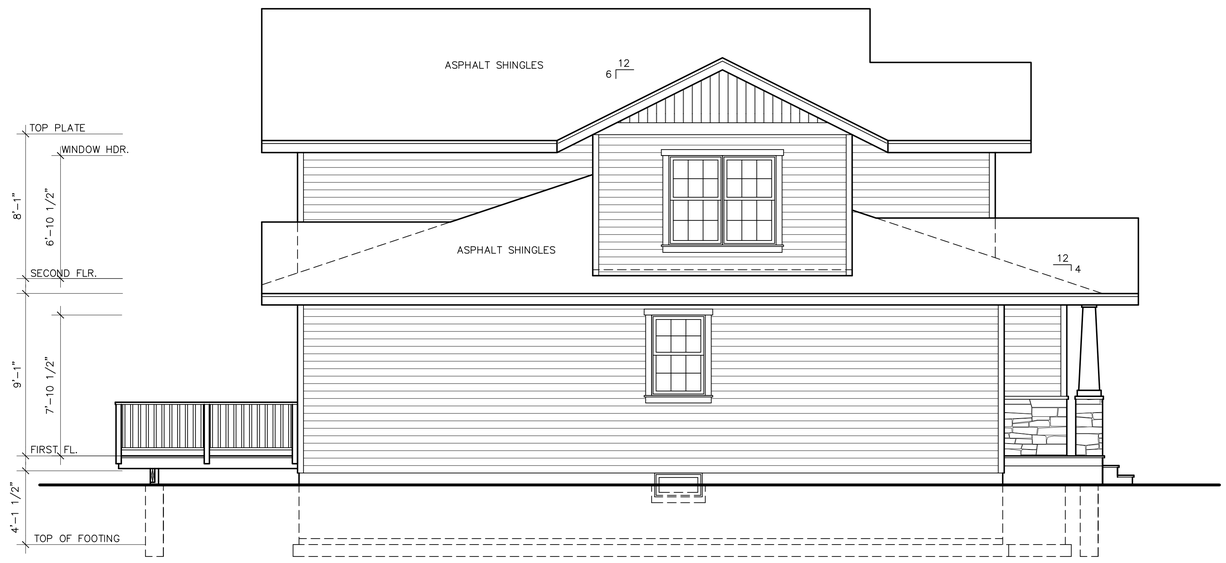
New Residence For:
Thomas Joseph

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E2
DATE 04-25-23	CHECKED BY B.J.S.	



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

RAILING & STAIR NOTES:

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Revisions: 05-17-23	
Project No.: 2023:130	License No. 083970

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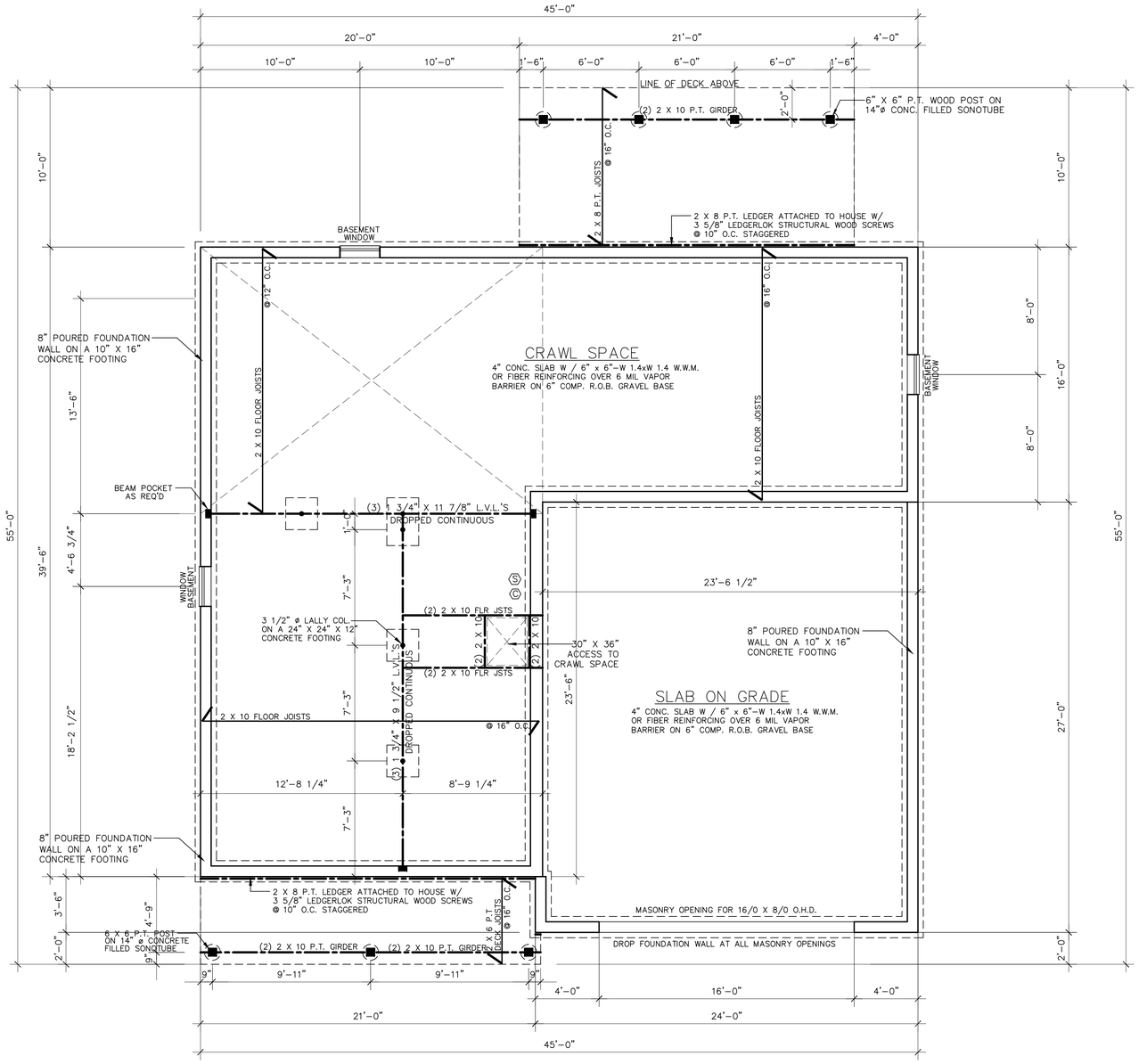
PROJECT

Lot #4 Highland Place Sub.
City of Beacon
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New Residence For:
Thomas Joseph

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E3
DATE: 04-25-23	CHECKED BY: B.J.S.	

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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

(S) INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

(C) INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 –TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

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Brian J. Stokosa, PE

Revisions 05-17-23

Project No. 2023:130

License No. 083970

DAY | STOKOSA ENGINEERING P.C.

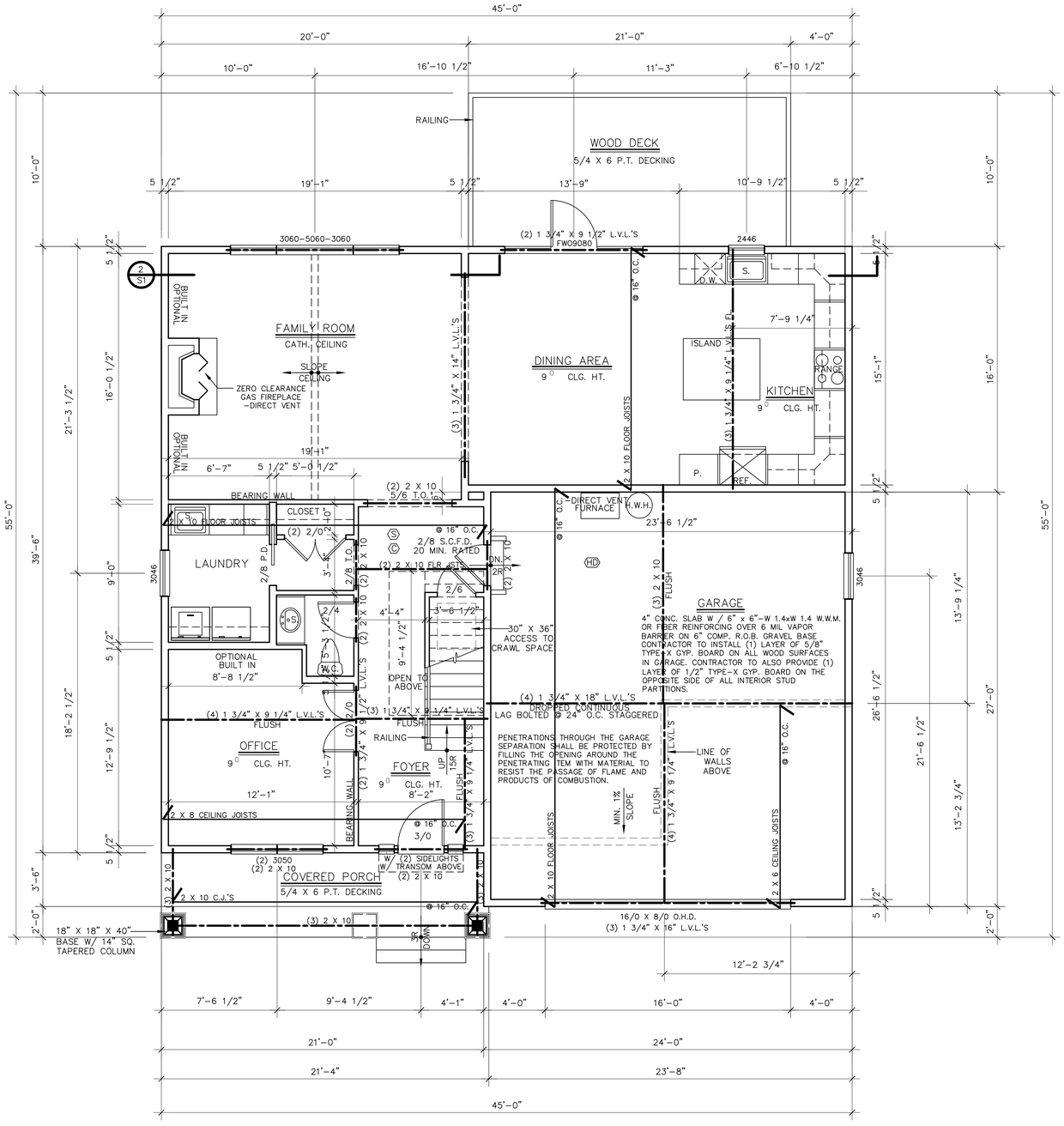
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT

Lot #4 Highland Place Sub.
City of Beacon
Dutchess County, New York

New Residence For:
Thomas Joseph

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	P1
DATE	CHECKED BY	
04-25-23	B.J.S.	



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Ⓢ INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

Ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 –TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

Ⓗ INTERCONNECTED HEAT DETECTOR W/ BATTERY BACKUP – RATED FOR AMBIENT OUTDOOR TEMPERATURES

CONTRACTOR TO VENT DRYER TO EXTERIOR SUCH THAT IT SHALL NOT TERMINATE LESS THAN 3 FEET FROM ANY OPENING INTO THE BUILDING. DRYER DUCT IS NOT TO EXCEED 25 FEET IN LENGTH AND IS TO BE CONSTRUCTED OF A MIN. OF 0.016 INCH THICK RIGID METAL DUCTS, HAVING A SMOOTH SURFACE & JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. PROVIDE REDUCTION FOR EACH 90 DEGREE BEND.

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

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EXHAUST AIR FROM BATHROOM FANS SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREA INSIDE THE BUILDING.

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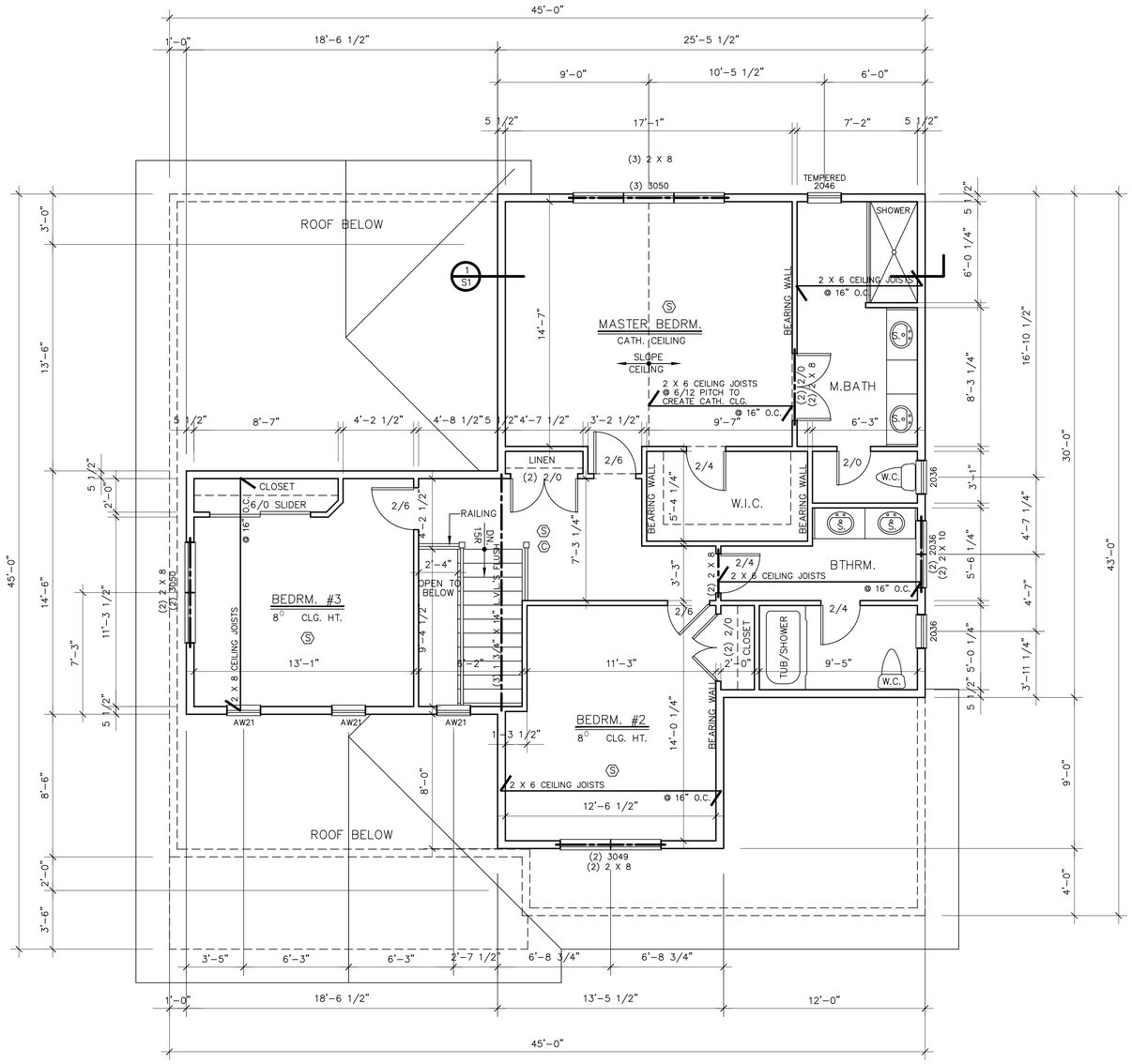
3 Van Wyck Lane
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PROJECT

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City of Beacon
Dutchess County, New York

New Residence For:
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SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	P2
DATE	CHECKED BY	
04-25-23	B.J.S.	



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Wappingers Falls, New York
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PROJECT

Lot #4 Highland Place Sub.
City of Beacon
Dutchess County, New York

New Residence For:
Thomas Joseph

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	P3
DATE	CHECKED BY	
04-25-23	B.J.S.	

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/26/23

Project Address: Highland Pl. Lot 4

Project Architect/Engineer: Day & Stokosa.

Owner/Builder: JOSEPH CONSTRUCTION

Contact Phone No.: 845-416-1808

Approval Requested: _____ Certificate of Appropriateness X New Single Family House

Color/Materials:

Siding: Vinyl Double 4" - Pebblestone clay & Vinyl Shakes - Desert Sand

Roofing: Timberline - Charcoal

Windows: Color: Black Type: Double Hung

Trim: Pebblestone Clay.

Garage Door: Black - Panel - Sonoma by Wayne Dalton

Stone/~~Brick~~: N/A

J Joseph

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

NOTES:

1) ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS", IF "ANDERSEN" WINDOWS ARE NOT USED, A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED
2) ALL GLAZING TO BE DOUBLE INSULATED
3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS
4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

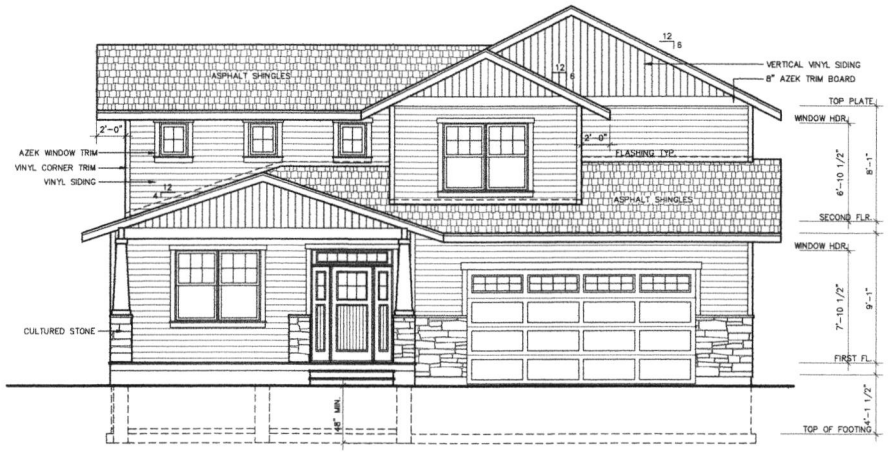
ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

CONTRACTOR TO AFFIX AN APPROVED SIGN/SYMBOL TO THE EXTERIOR ELECTRIC BOX AT THE SERVICE POINT. THE SIGN IS TO INDICATE THE USE OF TRUSSES, PRE-ENGINEERED WOOD GIRDERS, BEAMS OR JOISTS THAT ARE BONDED WITH ADHESIVES (INCLUDING I-JOISTS, STRUCTURAL GLUED LAMINATED TIMBERS, STRUCTURAL LOG MEMBERS, STRUCTURAL COMPOSITE LUMBER & CROSS-LAMINATED TIMBER) AND/OR TIMBER CONSTRUCTION

SQUARE FOOTAGE:	
1st FLOOR:	1224
2nd FLOOR:	1094
TOTAL:	2318
GARAGE:	637

EGRESS REQUIREMENTS

WINDOW	SQ.FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
3049	5.7	32.56"	25.20"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

RAILING & STAIR NOTES:

FRONT PORCH RAILINGS, IF REQUIRED, NOT SHOWN ON FRONT ELEVATION

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLYMT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
40	115 MPH	NO	YES	NO	B	SEVERE	42"	MOD.-HEAVY	-1	YES	MAY 2, 2012	1500	47.4

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License No. 083970

Issue	05-17-23
Project No.	2023.130

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PROJECT
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City of Beacon
Dutchess County, New York

New Residence For:
Thomas Joseph

SCALE	DRAWN BY	DRAWING
1/4" = 1'-0"	S.M.M.	E1
DATE	CHECKED BY	
04-25-23	B.J.S.	



REAR ELEVATION

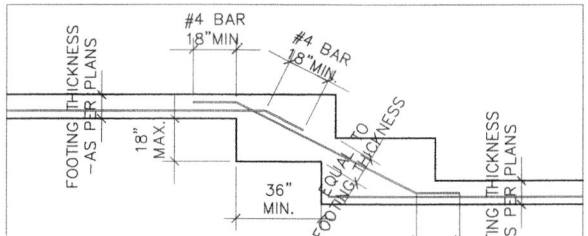
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TOP OF FOOTING SURFACE SHALL BE LEVEL. BOTTOM OF FOOTING SURFACE SHALL NOT HAVE A SLOPE GREATER THAN 10 PERCENT. A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.

STEPPED FOOTING DETAIL SCALE: 1/2"= 1'-0"

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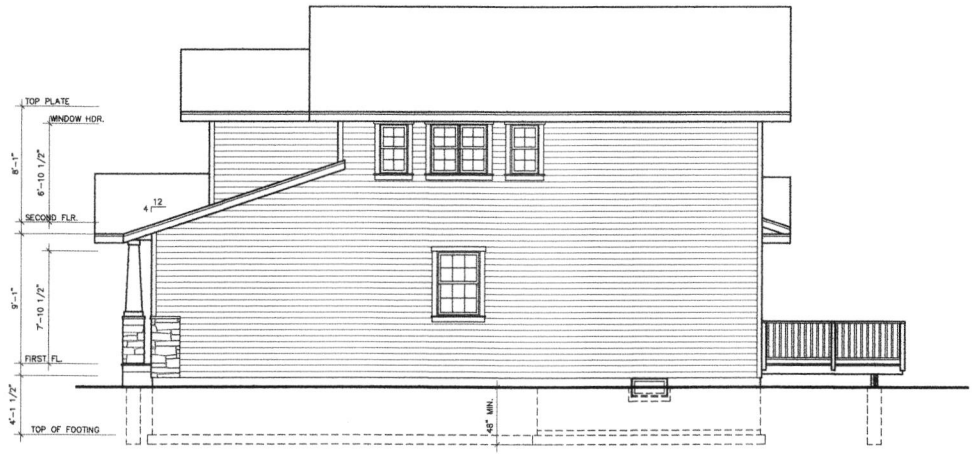
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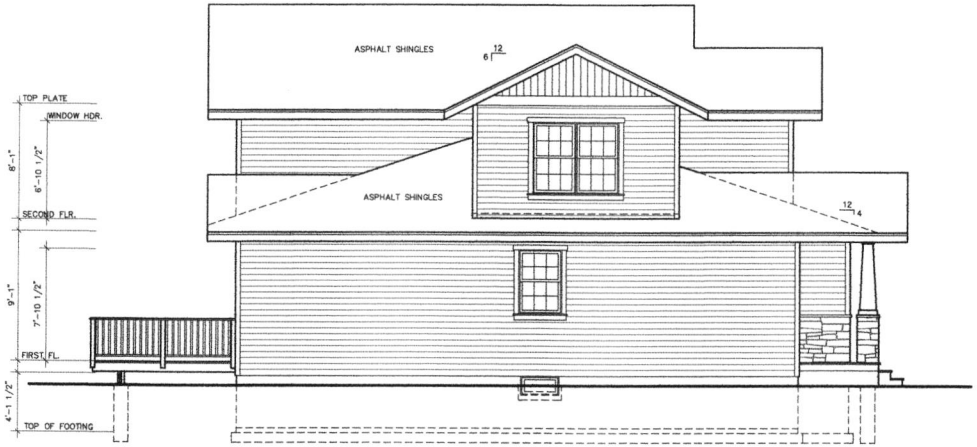
Scale: 1/4" = 1'-0"	Drawn By: S.M.M.	Drawing No. E2
Date: 04-25-23	Checked By: B.J.S.	

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RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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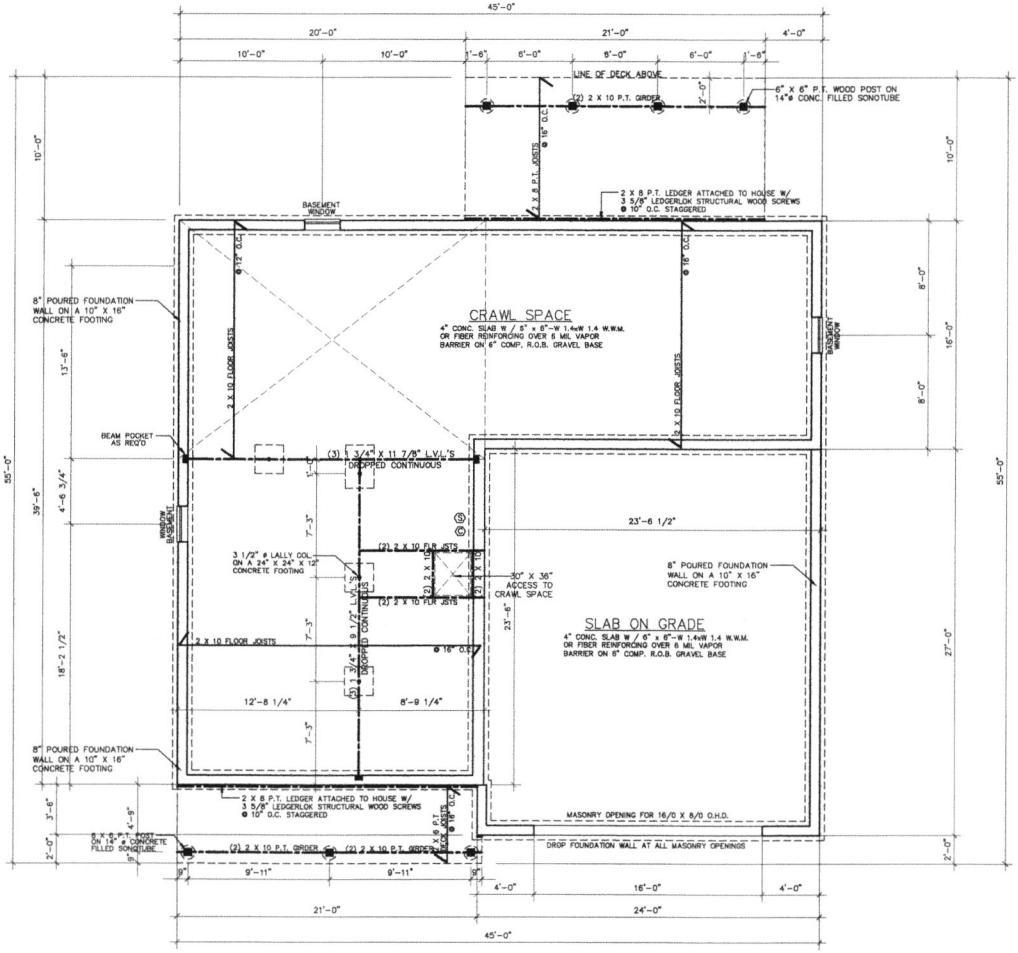
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Scale	Drawn	Original
1/4" = 1'-0"	S.M.M.	E3
Date	Checked	
04-25-23	B.J.S.	

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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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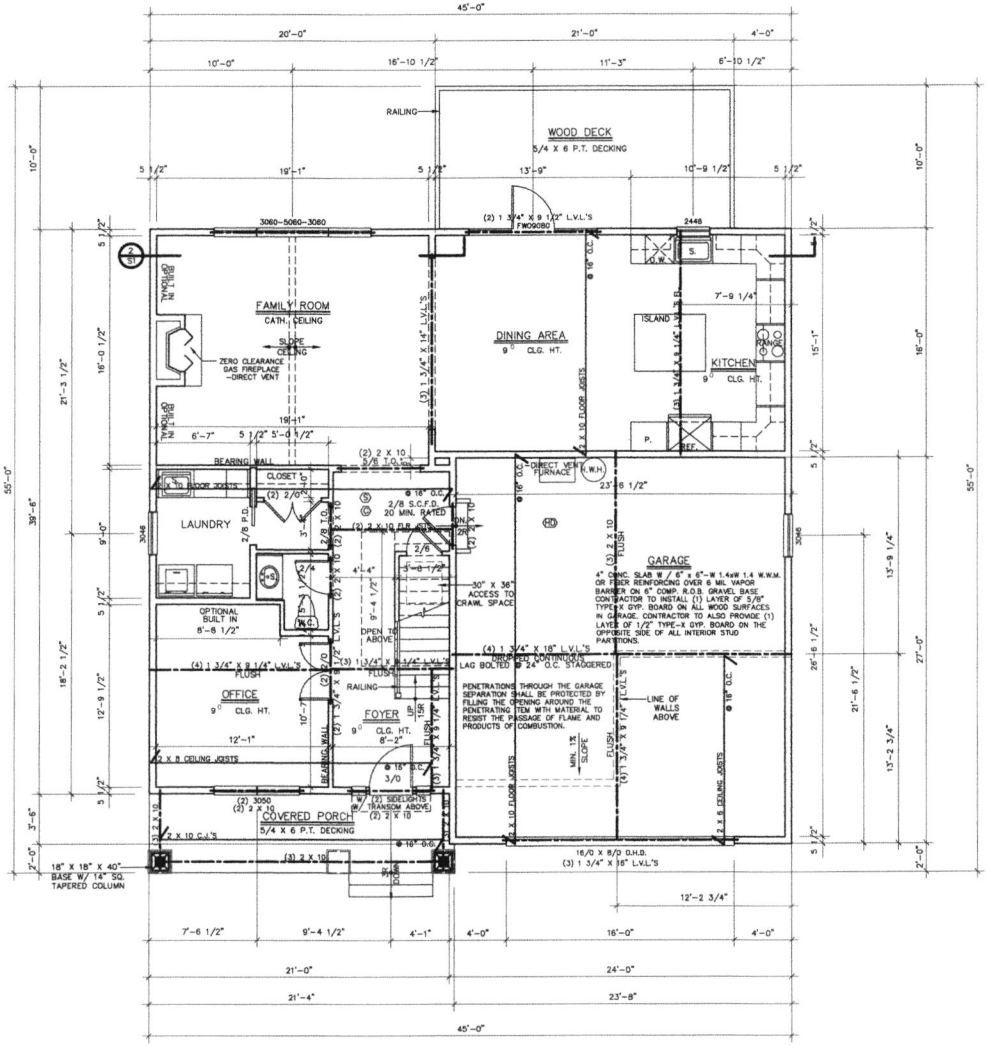
Revisions 05-17-23
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Dutchess County, New York

New Residence For:
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SCALE: 1/4" = 1'-0"
DRAWN BY: S.M.M.
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FIRST FLOOR PLAN

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ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

EXHAUST AIR FROM BATHROOM FANS SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREA INSIDE THE BUILDING.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS. SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE
License No. 063970

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

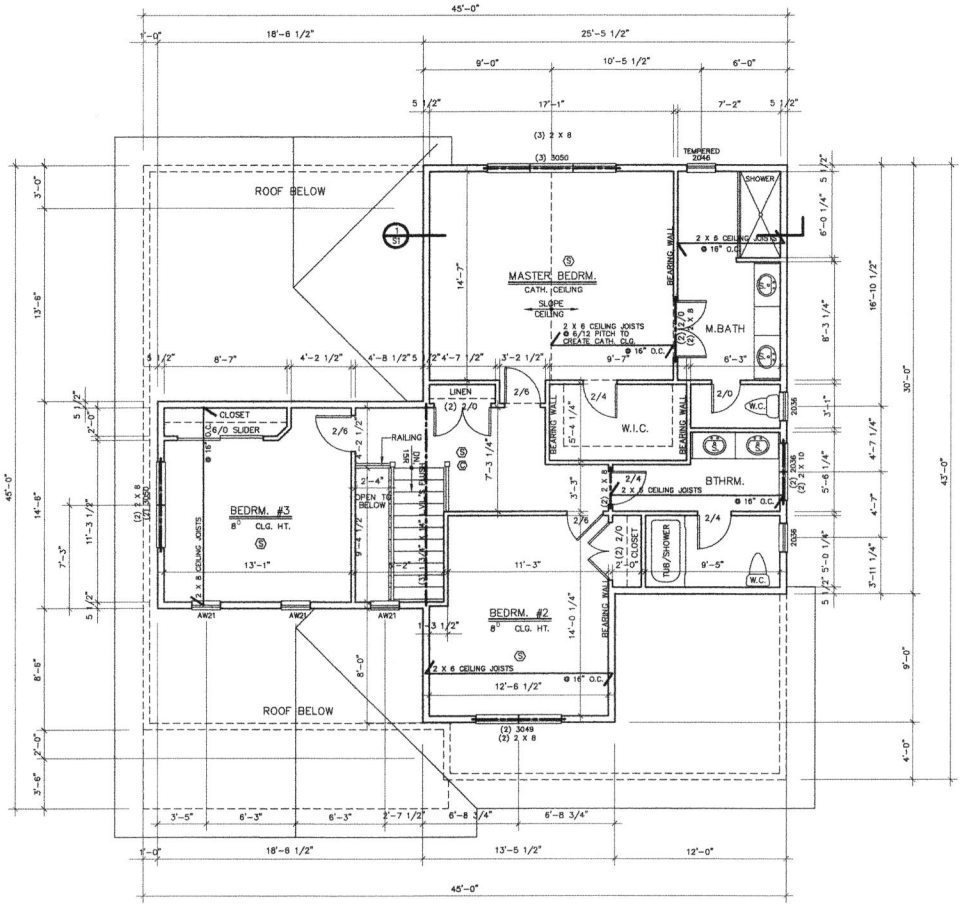
Lot #4 Highland Place Sub.
City of Beacon
Dutchess County, New York

New Residence For:
Thomas Joseph

Scale	Drawn	Drawing
1/4" = 1'-0"	S.M.M.	P2
Date	Checked	
04-25-23	B.J.S.	

05-17-23
Project 2023.130

Z:\2023 AutoCad Dwgs\Joseph Construction\house plans Lot 4 Highland Place - 2023.130\dwg\2023.130.dwg



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

(S) INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

(C) INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 -TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2930 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF DONSTRUCTION.

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE
License No. 083970

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

Revision	05-17-23
Project No.	2023:130

PROJECT
Lot #4 Highland Place Sub.
City of Beacon
Dutchess County, New York

New Residence For:
Thomas Joseph

Scale	Drawn By	Drawing No.
1/4" = 1'-0"	S.M.M.	P3
Date	Checked By	
04-25-23	B.J.S.	

Z:\2023 AutoCad Dwgs\Joseph Construction\house plans Lot 4 Highland Place - 2023.130\dwgi2023.130.dwg

City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - 16 Coyne Hill Road; Single Family Home

ATTACHMENTS

Arch review app May 2023 - Coyne Hill.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: May 17, 2023

Project Address: 16 Coyne Hill Road

Project Architect/Engineer: Roy Fredricksen

Owner/Builder: Stephen Spaccarelli/ Claire Tipley

Contact Phone No.: (845) 264-4239

Approval Requested: ____ Certificate of Appropriateness ____x____ New Single Family House

Color/Materials:

Siding: 8" Ship-lap Pine Siding, 6" Reveal, Benjamin Moore Arborcoat Semi-solid "Spellbound" 1659
Western Red Cedar Shingles, 18" Perfection 6" Reveal

Roofing: Standing Seam Metal Roofing, 16" OC, Union Corrugating Co. "Galvalume"

Windows: Color: Iron Ore Type: Pella Lifestyle Series

Trim: Pine, Benjamin Moore Arborcoat Semi-solid "Spellbound" 1659

Garage Door: Fimbel Steel Carriage House Door, 12 lites, Painted in Behr "Carbon Copy" PPU25-01

Stone/Brick: N/A

Claire Tipley

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

City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - Kent Street Lot 1; Single Family Home

ATTACHMENTS

44 Kent Street SFH Lot 1.pdf

44 Kent Lot 1.pdf

44 Kent Street Lot 1

Fwd: Kent Street Lot #1 Sides

From: Anthony Hardisty (smartinvestment20@yahoo.com)

To: dmhardisty@aol.com

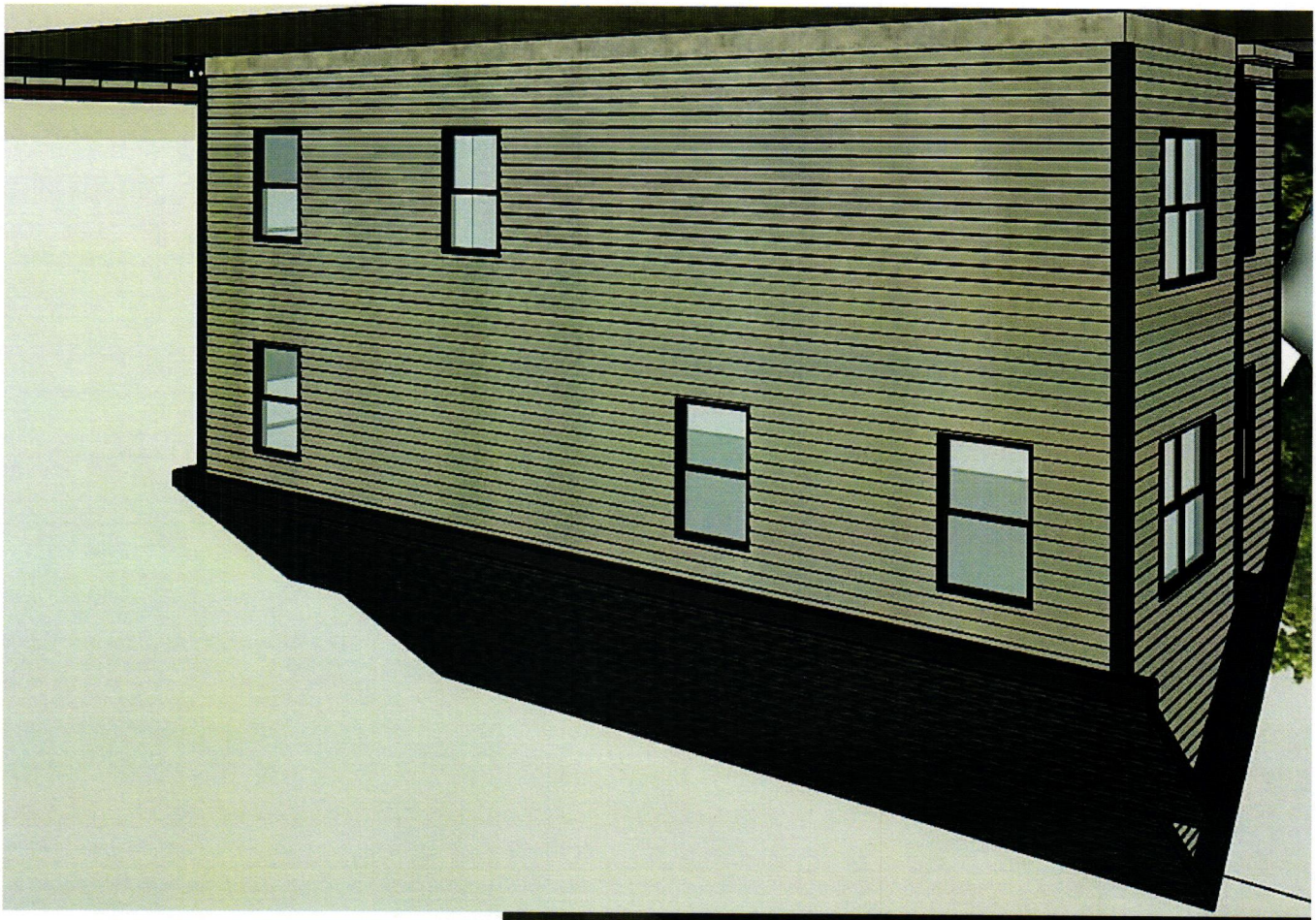
Date: Tuesday, May 30, 2023 at 01:07 PM EDT

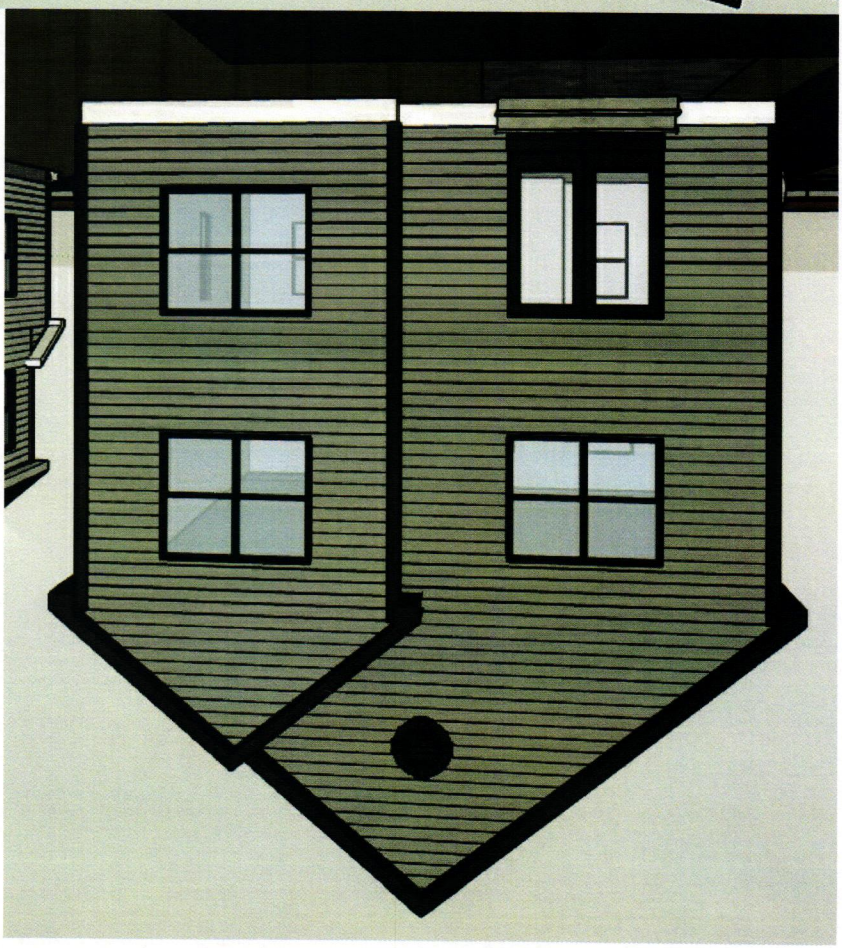
Anthony Hardisty
Sam's Realty
845-597-7509
412 Main st, Beacon

Begin forwarded message:

From: JP <pomaricoj2@gmail.com>
Date: May 30, 2023 at 1:06:54 PM EDT
To: Anthony Hardisty <smartinvestment20@yahoo.com>
Subject: Kent Street Lot #1 Sides







1 107

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: June 23, 2023

Project Address: 44 Kent St, Beacon, New York

Project Architect/Engineer: Hudson Land Design

Owner/Builder: Hardy Homes LLC

Contact Phone No.: 845-597-7509 Email: SMARTINVESTMENT20@yahoo.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Charcoal grey 4" CertainTeed MainSTREET SIDING Batten Board on Top

Roofing: Gaf charcoal Arch

Windows: Color: white Type: Double hung

Trim: white

Garage Door: none

Stone/Brick: none

Verna Hardisty

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

_____

_____

FEE: $100.00



City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - Kent Street Lot 2; Single Family Home

ATTACHMENTS

44 Kent Street SFH Lot 2.pdf

44 Kent Lot 2.pdf

44 Kent St LOT 2

Fwd: Kent Street Lot #2 Sides

From: Anthony Hardisty (smartinvestment20@yahoo.com)

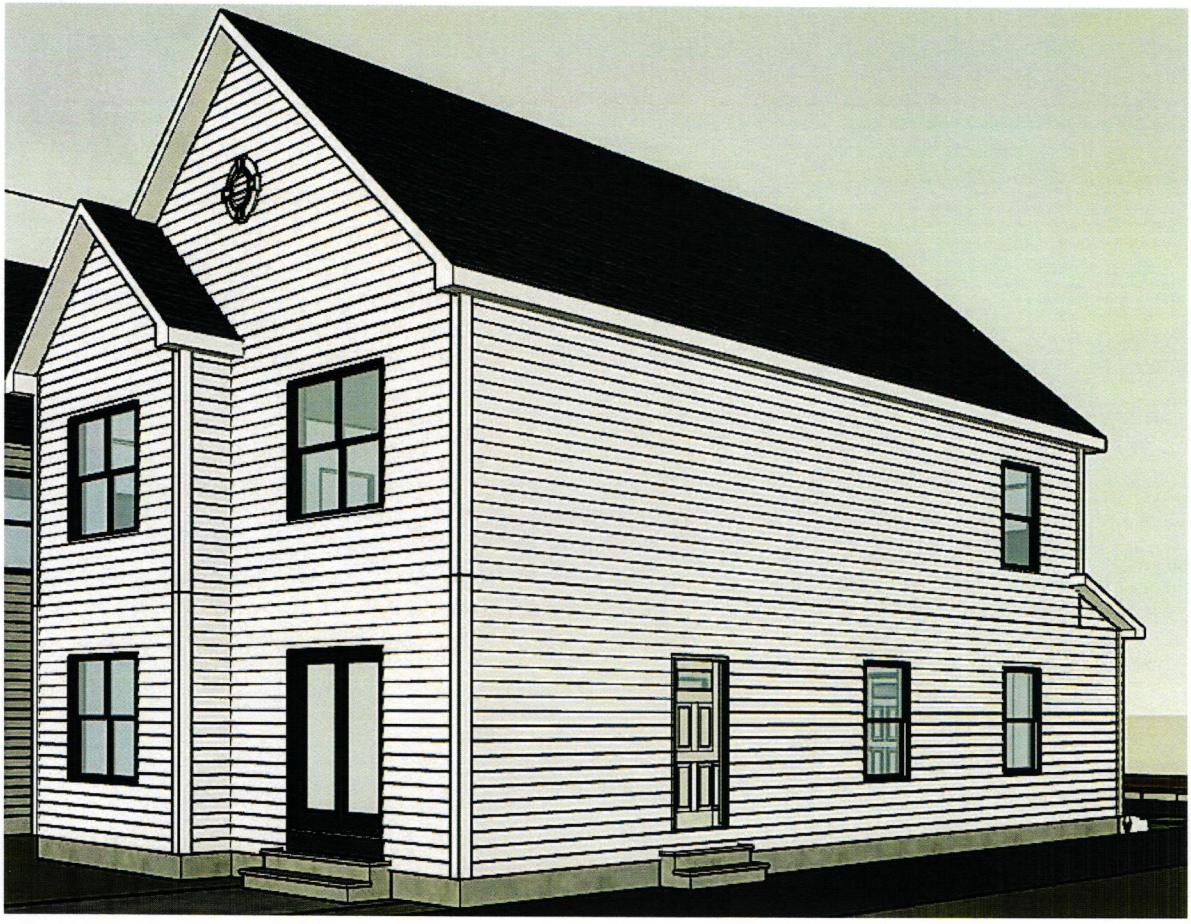
To: dmhardisty@aol.com

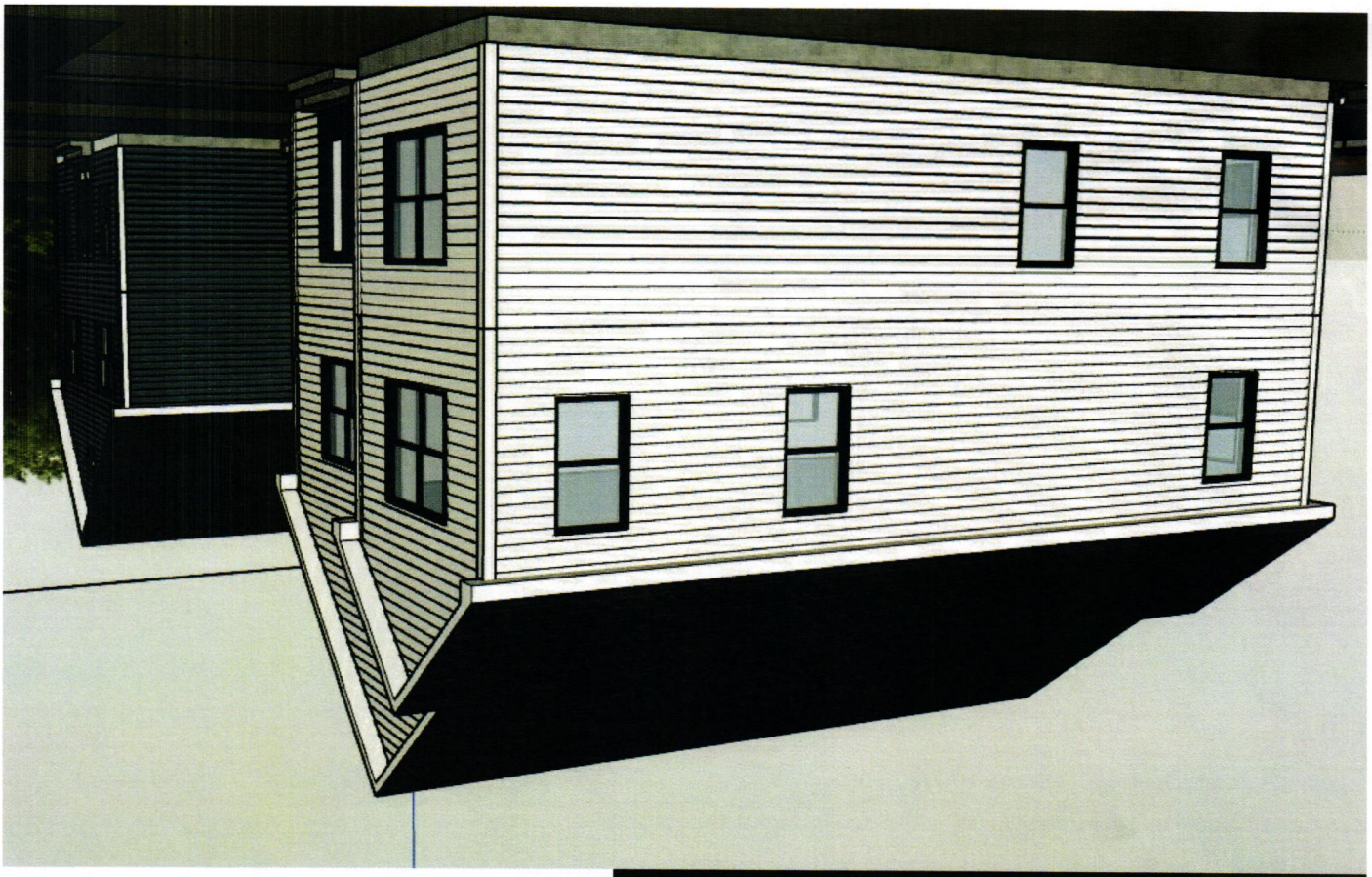
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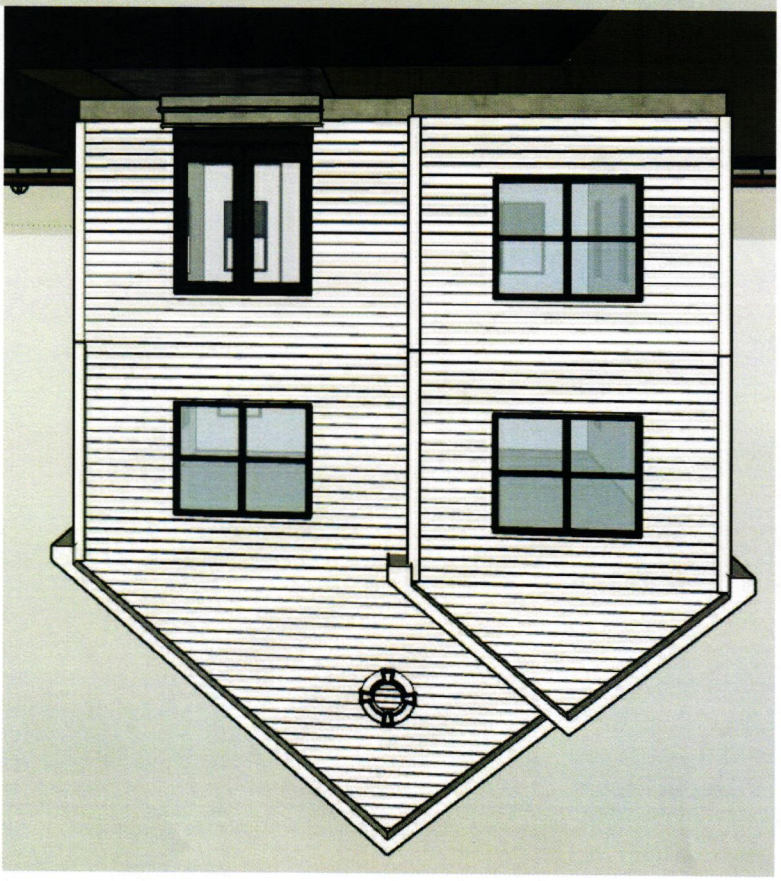
Anthony Hardisty
Sam's Realty
845-597-7509
412 Main st, Beacon

Begin forwarded message:

From: JP <pomaricoj2@gmail.com>
Date: May 30, 2023 at 1:17:49 PM EDT
To: Anthony Hardisty <smartinvestment20@yahoo.com>
Subject: Kent Street Lot #2 Sides







ARCHITECTURAL REVIEW BOARD APPLICATION

Date: June 23, 2023

Project Address: 44 Kent St. Beacon

Project Architect/Engineer: Hudson Land design

Owner/Builder: Hardy Homes

Contact Phone No.: 845-597-7509 Email: SmartInvestment20@yahoo.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Colonial White Certain Teed Monogram siding - Batten Board on Top

Roofing: Gaf charcoal Arch

Windows: Color: Black Type: Double-Hung

Trim: white

Garage Door: none

Stone/Brick: none

Nfonna Hardisty

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

_____

_____

FEE: $100.00

City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - Kent Street Lot 3; Single Family Home

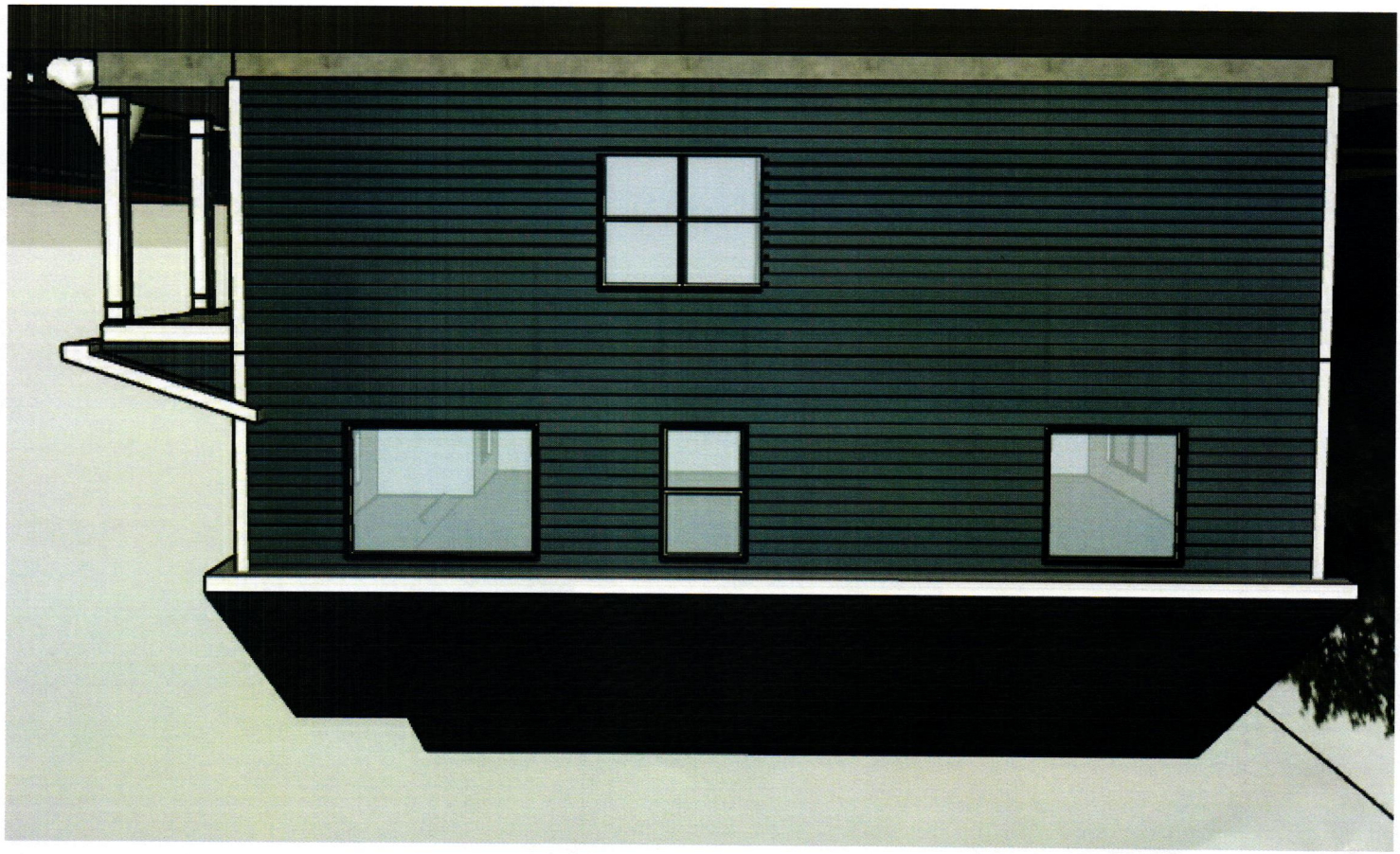
ATTACHMENTS

44 Kent Street SFH Lot 3.pdf

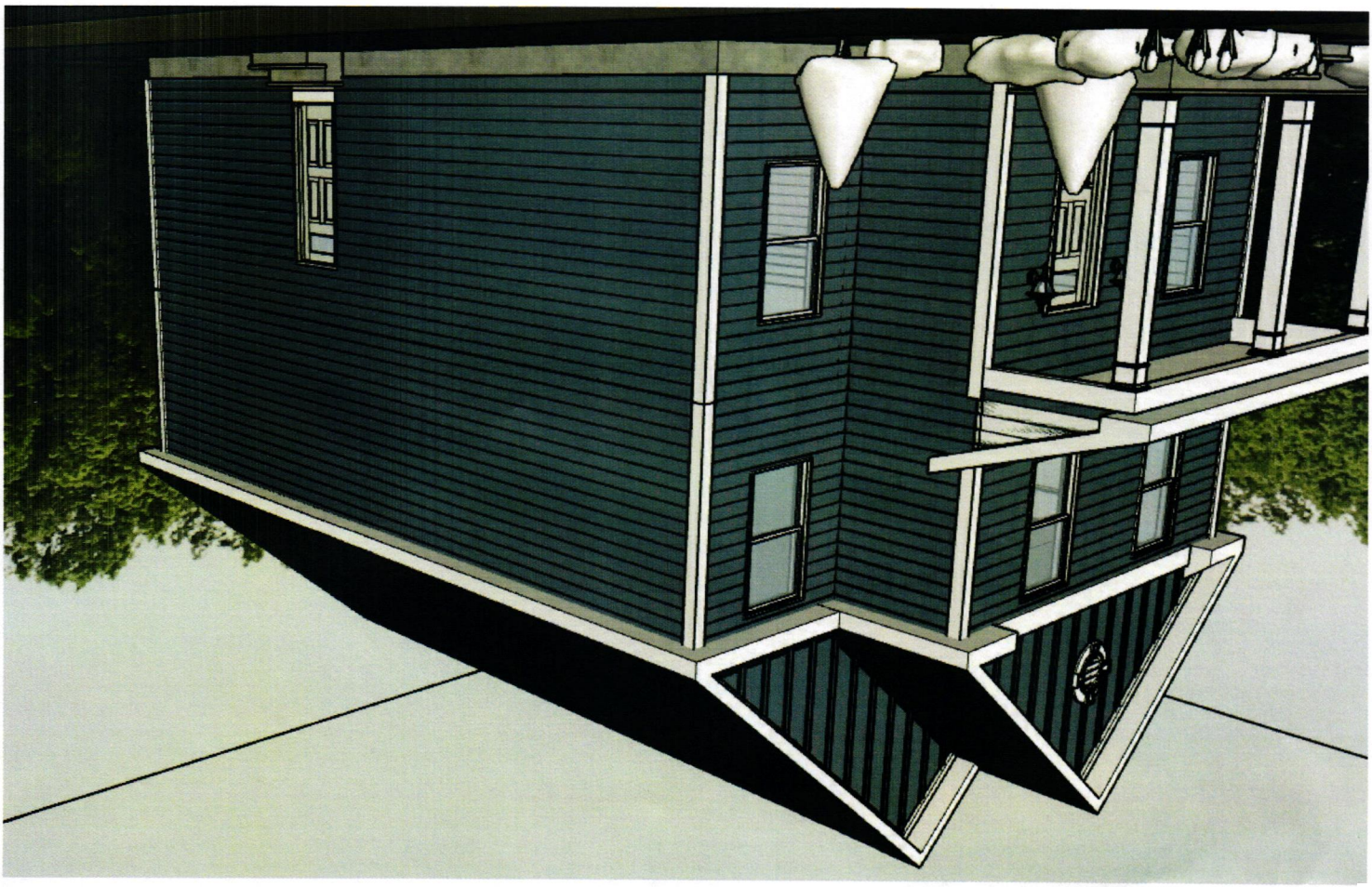
44 Kent Lot 3.pdf

375

44 Kent ST LOT 3



E 104



E 107

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: June 23, 2023

Project Address: 44 Kent ST, Beacon New York

Project Architect/Engineer: Hudson Land Design

Owner/Builder: Hardy Homes LLC

Contact Phone No.: 845-597-7509 Email: SMART INVESTMENT 20 @ yahoo.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ___V___ New Single-Family House

Color/Materials:

Siding: midnight blue double 4" CertainTeed Monogram siding Batten Board on Top

Roofing: Gaf Charcoal Arch

Windows: Color: White Type: Double-Hung

Trim: White

Garage Door: none

Stone/Brick: none

Nirma Hardisty

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

FEE: $100.00



City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - 201-211 Main Street ;Facade

ATTACHMENTS

201Main_ARBElevation_230518.pdf

REPAINT UPPER CORNICE. PAINT COLOR #1 & #2

REPAINT CORNICE BRACKETS. PAINT COLOR #1

CLEAN AND REPOINT EXISTING BRICK AT FACADE AND THROUGH TUNNEL

REPLACE WINDOWS AT 2ND AND 3RD FLOOR W/ CRYSTAL WINDOWS SERIES-5500 W/ BLACK FRAME FINISH AND GRILLS INCLUDED, INFILL ABOVE WINDOW W/ ARCHED METAL PANEL

PAINT TRIM AND INFILL AROUND WINDOWS, PAINT COLOR #1

STRIP PAINT AND CLEAN SILLS TO NATURAL COLOR

PERFORM MAINTENANCE ON FIRE ESCAPE. CLEAN AND REPAINT. PAINT COLOR #3

REPLACE COPING ABOVE STOREFRONT W/ COPPER COPING

REPAINT CORNICE BRACKETS ABOVE STOREFRONT. PAINT COLOR #2

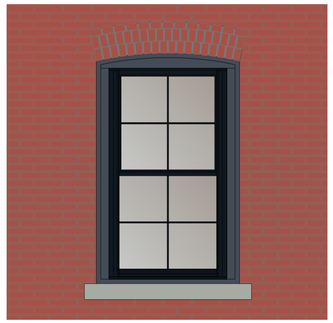
REPAINT STOREFRONT:
PRIMARY - PAINT COLOR #1
ACCENT - PAINT COLOR #2

ALL STOREFRONT DOORS AND WINDOWS FRAMING FINISHED W/ BLACK ANODIZED ALUMINUM WHERE REPLACED

PAINT COLOR # 1
BENJAMIN MOORE
HALE NAVY
HC-154

PAINT COLOR #2
BENJAMIN MOORE
PUTNAM IVORY
HC-39

PAINT COLOR # 3
BENJAMIN MOORE
COTTAGE RED
HC-184



CLEAN AND REPOINT BRICK AT WINDOW HEAD

PAINT TRIM AND FRAMING. PAINT COLOR #1

CRYSTAL HEAVY DUTY 5500 COMMERCIAL WINDOWS W/ GRILLES, BLACK FRAME FINISH

WINDOW SILL HAVE EXISTING PAINT STRIPPED, RESTORED TO NATURAL STONE COLOR

WINDOW DETAIL

Scale: 1/2" = 1'

ADJACENT
2-STORY BUILDING



ADJACENT
3-STORY BUILDING

Proposed Elevation
Architectural Review Board Application

Owner:
201-211 MAIN ST LLC
59 River Glen Road
Wallkill, New York 12589

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

201-211 MAIN STREET
Beacon, NY
Scale: 1/4" = 1'
May 9, 2023

City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - 403 Main Street; Facade

ATTACHMENTS

403 Main Paint Samples.pdf

403 Main Street Facade.pdf


SW 0015
Gallery Green
SW 6258
Tricorn Black
251-C1
SW 0011
Crewel Tan
Victorian

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5-24-23

Project Address: 403 Main ST

Project Architect/Engineer: Sherwin Williams

Owner/Builder: PPM Properties Mgmt

Contact Phone No.: 845 2062631 Email: Demoustakas@gmail.com

Approval Requested: _____Certificate of Appropriateness _____New Single-Family House
(sign or façade change)

Color/Materials:

Siding: _____

Roofing: _____

Windows: Color: Tan Type: Paint

Trim: Green

Garage Door: Black

Stone/Brick: _____

_____
Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

City of Beacon Planning Board Agenda
06/13/2023

Title:

Certificate of Appropriateness - 21 South Avenue; Facade

ATTACHMENTS

21 South Avenue Facade.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: May 23, 2023

Project Address: 21 South Avenue, Beacon, NY 12508

Project Architect/Engineer: N/A

Owner/Builder: Mona Kleinberg

Contact Phone No.: 732.447.8144 Email: kleinbergmona@gmail.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: Paint existing shingles Benjamin Moore "Moutain Laurel" (aka Dartsmouth Green) or similar

Roofing: New architectural shingles in "charcoal" color

Windows: Color: no color change (white) Type: replace with new windows featuring grill on top pane or match existing

Trim: Benjamin Moore "Seacliff Heights" and "Silver Sage" for roof brackets or similar

Garage Door: N/A

Stone/Brick: no changes to chimney brick; Repaint stone foundation (currently painted red) to match trim

Mona Kleinberg

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

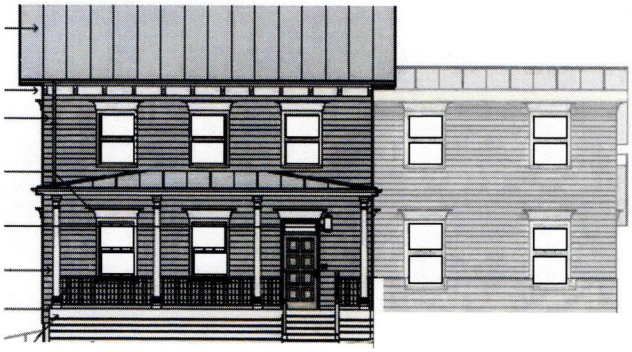
Appendix to accompany the **Architectural Review Board Application**
By: Mona Kleinberg
Project Address: 21 South Ave, Beacon, NY 12508

I hereby request approval to:

1. install a door and 2 steps where there is currently a window. Please see **plan A** below.
2. install a window where there is currently a door. Please see **plan B** below.
3. Remove existing ramp replace with stairs,match existing stairs/railing. see plan A

PLAN A

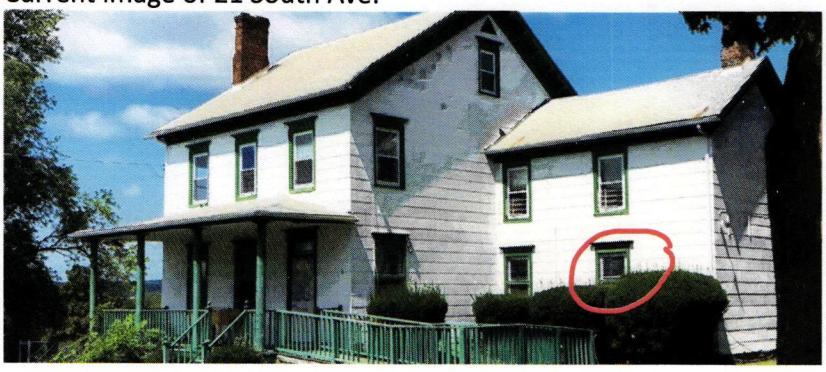
Current:



Proposed new wood door w/ 2 steps:

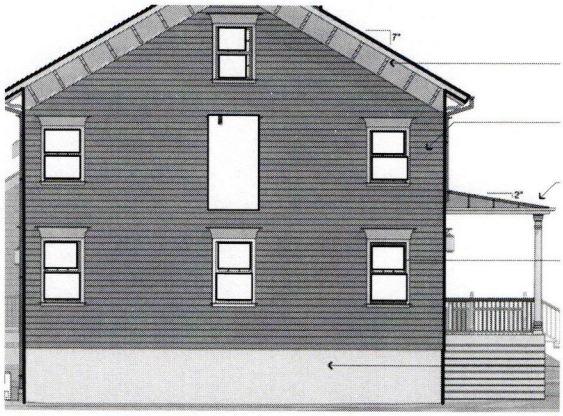


Current Image of 21 South Ave:

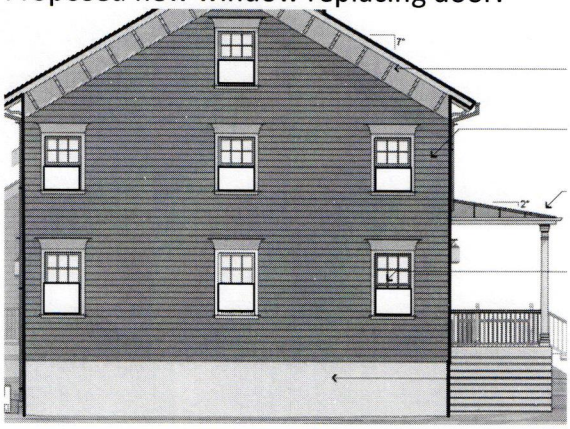


PLAN B:

Current:



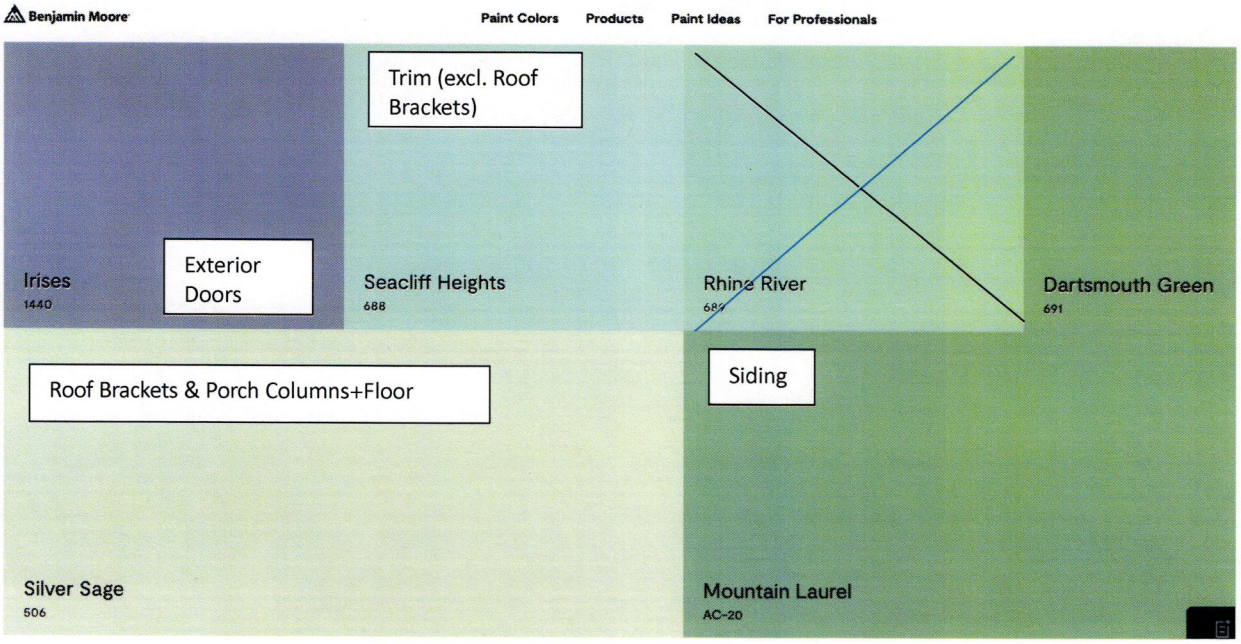
Proposed new window replacing door:



Current Image of 21 South Ave:



House Colors -- 21 South Ave





Siding: Mountain Laurel (aka Dartsmouth Green)
Trim (Windows and Roof Rake): Seacliff Heights
Roof Brackets: Silver Sage
Porch Railings & Porch Ceiling: Seacliff Heights
Porch Columns & Porch Floor: Silver Sage
Exterior Doors: Irises