COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
Donna Francis
J. Randall Williams
David Jensen
Chair John Gunn

July 11, 2023
7:00 PM
Planning Board Agenda

Regular Meeting

1. Public Hearing on application for Site Plan Amendment, "Two Cross Street", three-story mixed-use building, submitted by Hudson Todd, LLC
2. Continue review of application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC
3. 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
4. Continue review of application for Site Plan Amendment, 511 Fishkill Avenue, submitted by Diamond Properties

Miscellaneous Business

1. City Council request to review Local Law to rezone 6 Commerce Street from R1-7.5 to the CMS district

Architectural Review

1. Certificate of Appropriateness - 21 South Ave; Facade
2. Certificate of Appropriateness - Kent Street Lot 1; Single Family Home
3. Certificate of Appropriateness - Kent Street Lot 2; Single Family Home
4. Certificate of Appropriateness - Kent Street Lot 3; Single Family Home
5. Certificate of Appropriateness - Highland Place Lot 1; Single Family Home
6. Certificate of Appropriateness - Highland Place Lot 2; Single Family Home
7. Certificate of Appropriateness - Highland Place Lot 4; Single Family Home
8. Certificate of Appropriateness - 426 Main St; Sign

City of Beacon Planning Board Agenda
07/11/2023

Title:

Public Hearing on application for Site Plan Amendment, "Two Cross Street", three-story mixed-use building, submitted by Hudson Todd, LLC

ATTACHMENTS

2 Cross Street-Plan Set 2023-0627.pdf

230626RGD_Parking Letter.pdf

COB SPApplicationTwo Cross St 5.30.2023.pdf

EAF.Two Cross. Full (1).pdf

letter to Planning Board June 27, 2023 .pdf

RESPONSE TO COMMENTS from John Russo 6_9_23.pdf

RESPONSE TO COMMENTS to 6.9.23 JClarke .pdf

Two Cross Easement Agreement 5.30.2023.pdf

Two Cross Street 06-30-23 Engineer review.pdf

Planner Review Cross St 7.7.23.pdf

CM_Parking_Review Two Cross St_Review 1.pdf

Two Cross Street - Amended Site Plan and COA Resolution.pdf

Two Cross Street - EAF Part 2.pdf

Two Cross Street - EAF Part 3.pdf

Two Cross Street - AMENDED SEQRA Negative Declaration (4895-9778-0588.2).pdf

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	7	6/27/23	PER PLANNING BOARD COMMENTS	DGK
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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SEAL

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

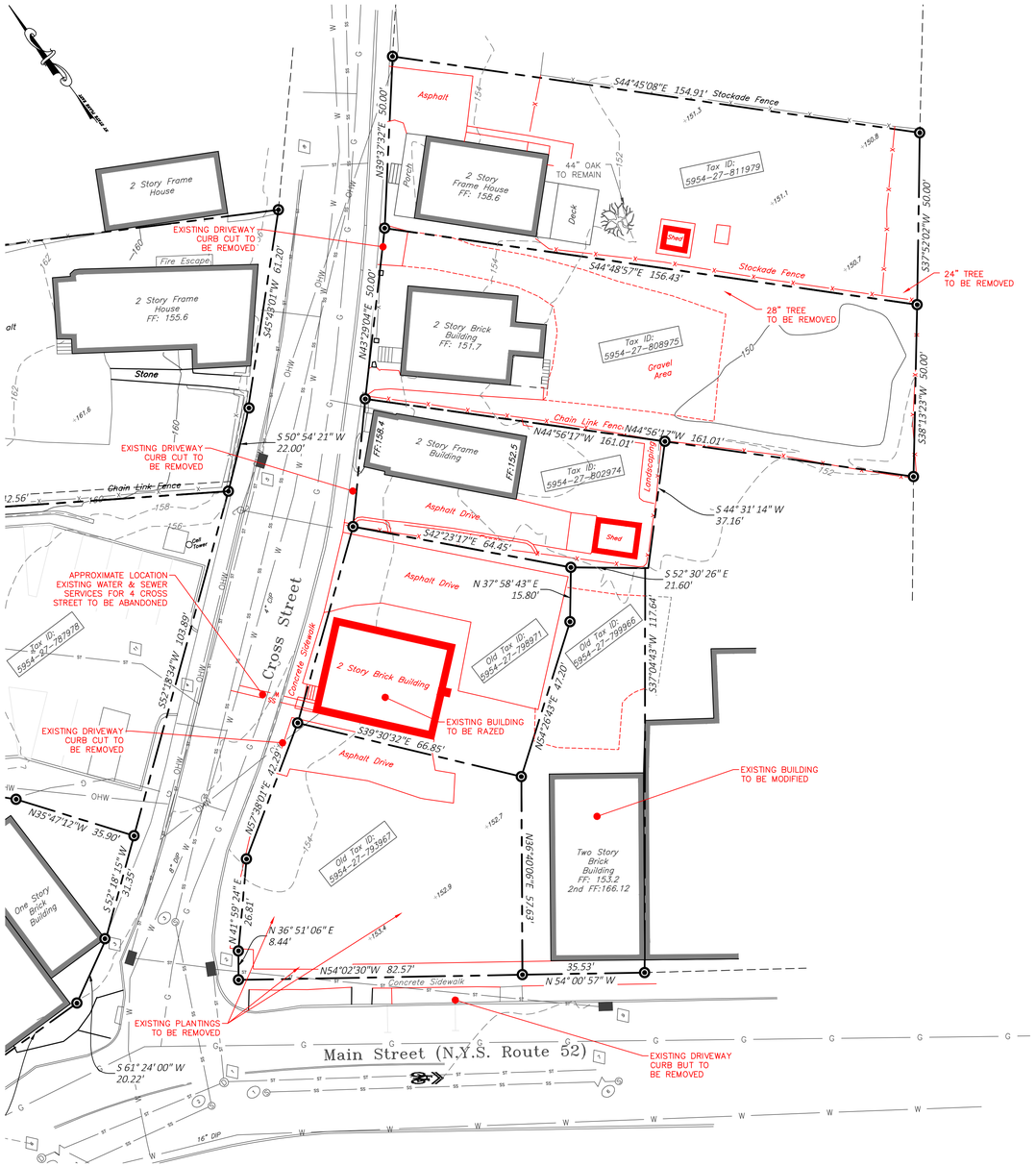
COVER SHEET

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:

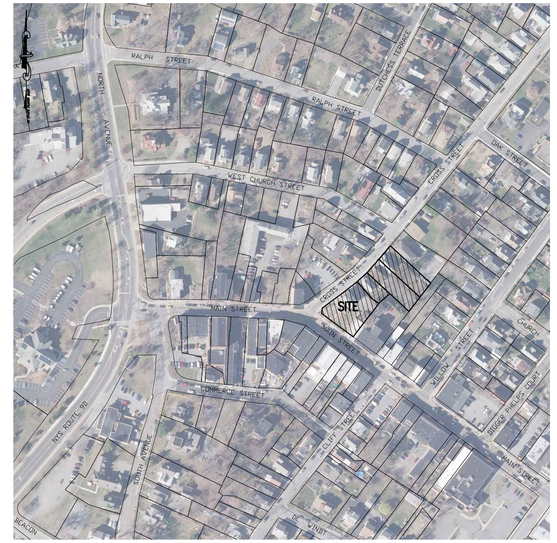
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE 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

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.



LOCATION MAP SCALE: 1" = 200'

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR CROSS STREET PROJECT" AS PREPARED BY JOHNSON SURVEYING DATED MAY 30, 2022 AND UPDATED IN APRIL 2023.

Sanitary Sewer Information

	Top of Structure	Invert	Invert	Invert	Invert
0	153.0'	144.1' 8" CIP			
1	153.1'	140.3' 12" ACP*	140.1' 12" ACP*		
2	153.6'	146.4' 12" ACP*	146.3' 12" VCP		
3	155.8'	148.7' 12" VCP	148.6' 12" VCP		
4	150.8'	137.9' xx	137.8' xx		
5	151.0'	142.0' xx	141.9' xx		
		*Pipe material from City of Beacon Sewer mapping.			

Storm Sewer Information

	Top of Structure	Invert	Invert	Invert	Invert
0	153.3'	144.6' 24" RCP	140.7' 36" RCP	140.5' 36" RCP	
1	153.0'	149.0' 15" RCP	148.9' 30" RCP		
2	153.4'	149.3' 15" RCP	149.3' 15" CPP		
3	154.2'	149.5' 15" CPP	149.5' 15" CPP	149.8' 12" CPP	
4	154.3'	149.8' 15" CPP	149.7' 15" CPP		
5	151.0'	xx	xx		
6	150.9'	142.7' 36" RCP	142.6' 36" RCP		
7	154.7'	150.2' 15" CCP			
8	151.6'	143.6' 15" RCP			
9	154.7'	151.8' 12" CCP			
10	154.7'	150.4' 12" CCP	150.2' 12" CCP		

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	7	6/27/23	PER PLANNING BOARD COMMENTS	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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EXISTING CONDITIONS AND REMOVALS 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:	XC-1
SHEET:	2 OF 9

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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
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS 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

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- 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 WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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	24*

* INCLUDES 2 ADA ACCESSIBLE PARKING SPACES AND 2 GARAGE PARKING SPACES FOR THE 2 CROSS STREET PROJECT. A REDUCTION TO THE OVERALL PARKING PROVIDED AS SUPPORTED BY COLLIERS ENGINEERING & DESIGN LETTER TO THE PLANNING BOARD DATED JUNE 26, 2023.



NOTE:
FLEXIBLE CAFE SEATING WITHIN ±166 SQ. FT. PAVER AREA

PLAZA SITE PLAN CONCEPTUAL LAYOUT

SCALE: 1" = 5'

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

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SIGNED THIS _____ DAY OF _____, 20_____, BY

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_____ SECRETARY

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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5	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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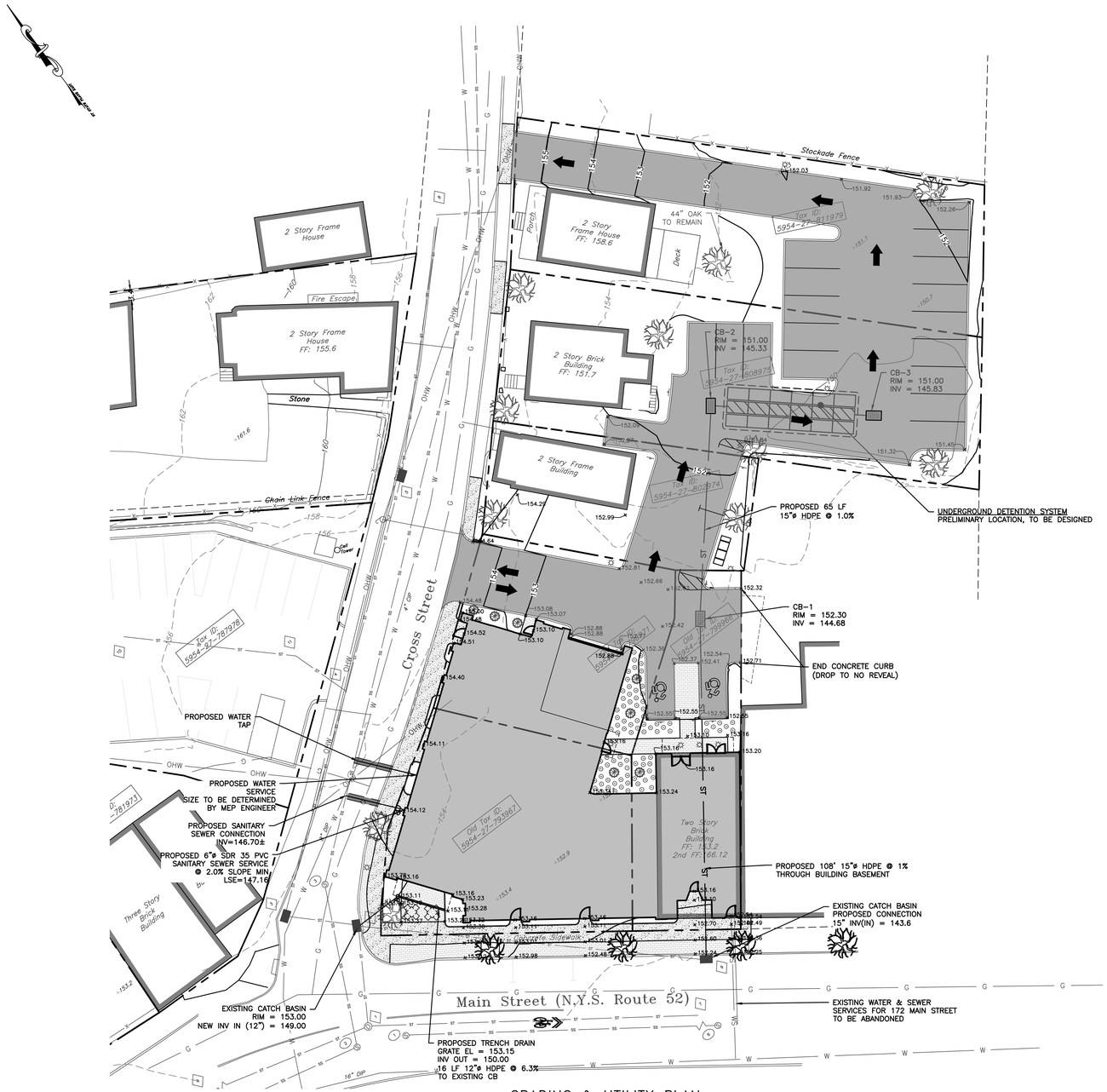
OVERALL SITE PLAN

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

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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
- 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 SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
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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.

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5	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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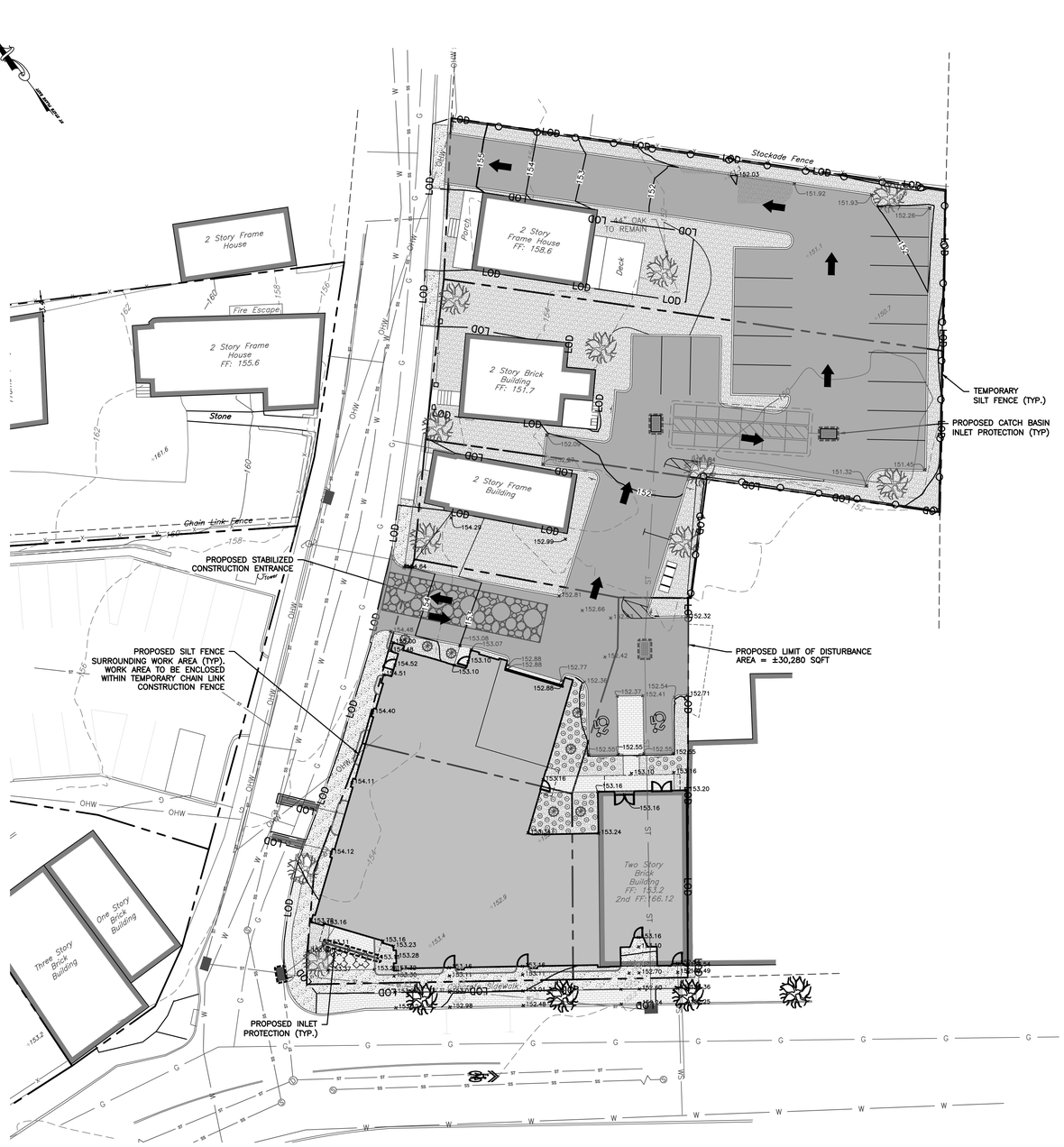
GRADING & UTILITY PLAN

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

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
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- 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.

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DRAWN BY: CMB | CHECKED BY: DGK

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5	9/26/22	PER PLANNING BOARD COMMENTS	ESR
6	5/30/23	REVISED PARKING LAYOUT	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY
7	6/27/23	PER PLANNING BOARD COMMENTS	DGK

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EROSION & SEDIMENT CONTROL PLAN

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
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JOB #: 2019:036
DATE: 10/29/19
SCALE: 1"=20'
TITLE: EC-1
SHEET: 5 OF 9

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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	2	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 – 10' MOUNTING HEIGHT
L4 NEW POST MOUNTED PARKING LOT LIGHT – 18' MOUNTING HEIGHT
LA NEW POST MOUNTED PARKING LOT LIGHT – 18' MOUNTING HEIGHT
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.
4. SOFFIT LIGHTS NOT INCORPORATED INTO THE ILLUMINANCE CALCULATION

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 SS EXISTING SEWER SERVICE LINE
S EXISTING SEWER LINE
EXISTING SEWER MANHOLE
EXISTING SEWER CLEAN OUT
W EXISTING WATER LINE
WS WS EXISTING WATER SERVICE LINE
EXISTING WELL
EXISTING HYDRANT
EXISTING WATER SHUT OFF VALVE
EXISTING WATER VALVE
EXISTING STORM WATER LINE
RL EXISTING ROOF LEADER
EXISTING CATCH BASIN

PROPOSED PROPERTY LINE
PROPOSED SET BACK LINE
250 PROPOSED MAJOR CONTOUR
252 PROPOSED MINOR CONTOUR
PROPOSED EASEMENT
PROPOSED TREE LINE
S PROPOSED SEWER LINE
SS SS PROPOSED SEWER SERVICE LINE
PROPOSED SEWER MANHOLE
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 WS PROPOSED WATER SERVICE LINE
PROPOSED WELL
PROPOSED HYDRANT
PROPOSED WATER SHUT OFF VALVE
PROPOSED WATER VALVE



PROPOSED LIGHT "L2"
NOT TO SCALE



PROPOSED LIGHT "L4" & "LA"
NOT TO SCALE

Luminaire Schedule												
Label	Qty	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	Color Temp./CRI	LLD	LDD	BF	LLF	BUG Rating	Description
L2	1	SINGLE	4300	41	41	41	3000K / 80	0.950	0.950	1.000	0.433	B1-U2-G1	SLR-NG-NB-(2)LEDV18C-0.7A-830-KHJ3-COLOR
L4-VW	1	SINGLE	3445	34	34	34	3000K / 80	0.950	0.950	1.000	0.903	B3-U0-G1	MSA-SA1A-830-U-SWQ
LA-II-HS	3	SINGLE	2422	34	34	102	3000K / 80	0.950	0.950	1.000	0.903	B0-U0-G1	MSA-SA1A-830-U-T2-HSS

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	7	6/27/23	PER PLANNING BOARD COMMENTS	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

LIGHTING & LANSCAPING PLAN

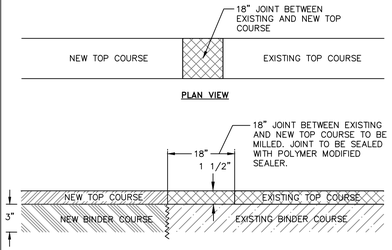
TWO CROSS STREET

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

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

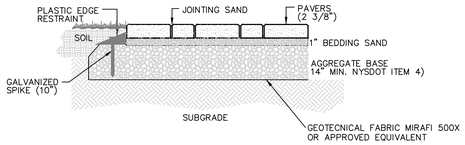
SITE DETAILS



NOTES:

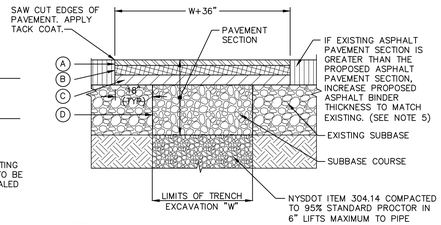
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE



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



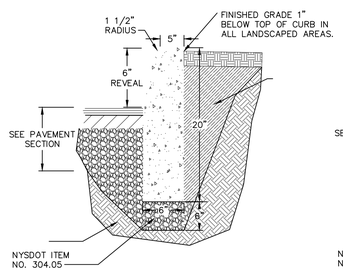
LEGEND

- (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

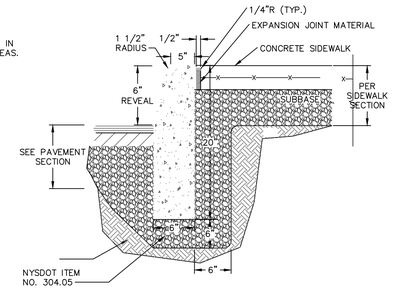
NOTES:

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



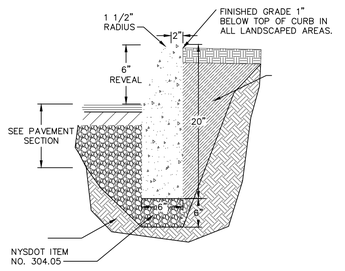
ABUTTING GRASS OR LANDSCAPE



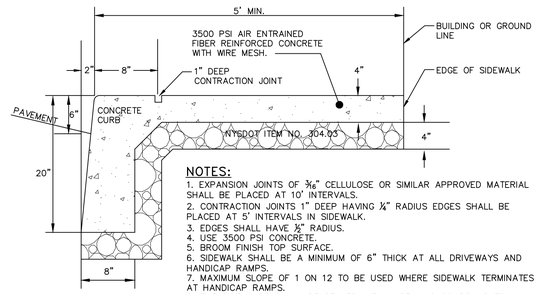
ABUTTING SIDEWALK

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



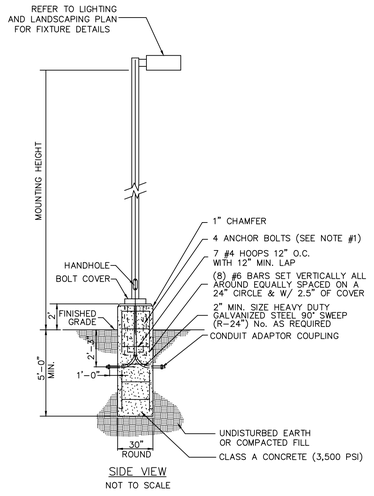
MOUNTABLE CURB ABUTTING GRASS OR LANDSCAPE
NOT TO SCALE



NOTES:

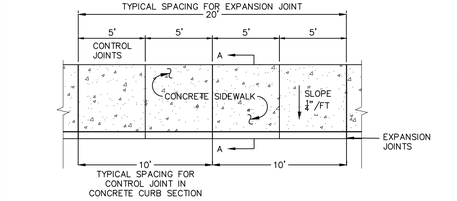
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL 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.

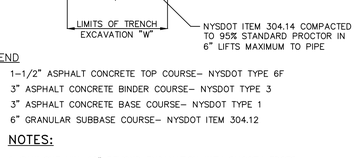
MONOLITHIC CURB AND SIDEWALK DETAIL FOR SIDEWALKS ALONG CITY STREET
NOT TO SCALE



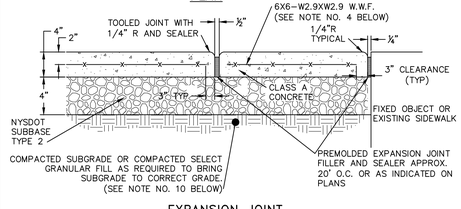
SIDE VIEW
NOT TO SCALE

POLE AND LUMINARE DETAIL
NOT TO SCALE

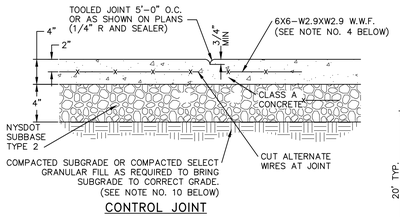




SECTION A-A



EXPANSION JOINT

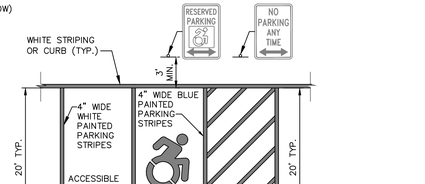


CONTROL JOINT

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, 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.

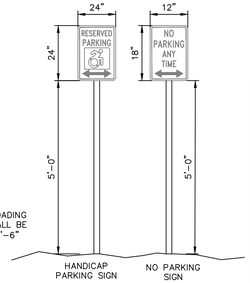
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTES:

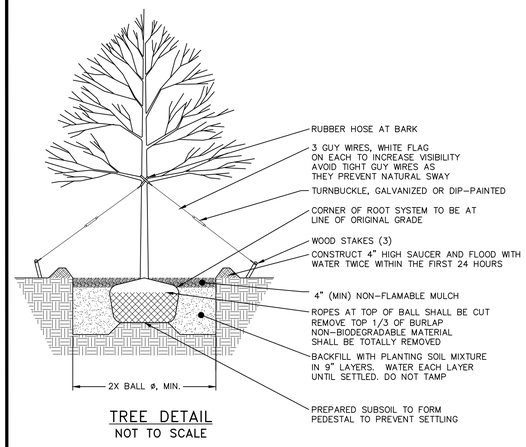
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE

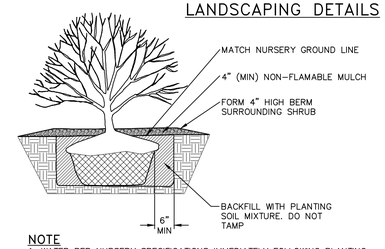


SIGN DETAILS
NOT TO SCALE

LANDSCAPING DETAILS



TREE DETAIL
NOT TO SCALE



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

SHRUB PLANTING DETAIL
NOT TO SCALE

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	7	6/27/23	PER PLANNING BOARD COMMENTS	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

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

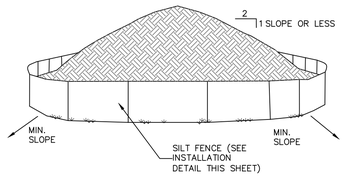
TWO CROSS STREET

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

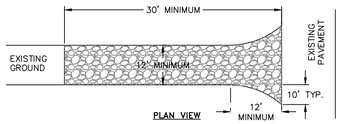
EROSION AND SEDIMENT CONTROL DETAILS



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.

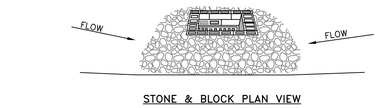
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

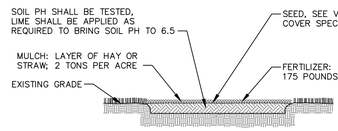


NOTES:

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:

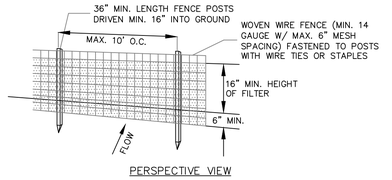
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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

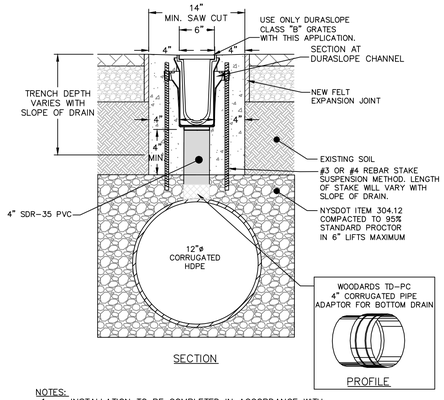


NOTES:

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

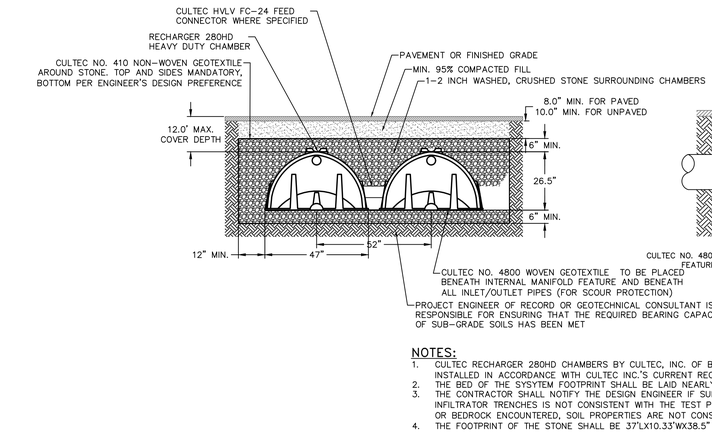
STORMWATER DETAILS



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.

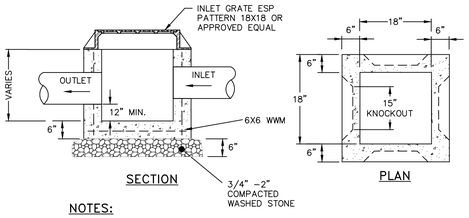
NDS DURA–SLOPE TRENCH DRAIN WITH CONNECTION TO STORMWATER CONVEYANCE
NOT TO SCALE



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.

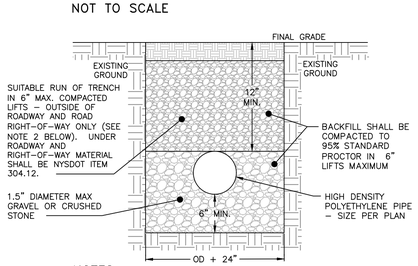
UNDERGROUND DETENTION SYSTEM DETAIL
NOT TO SCALE



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.

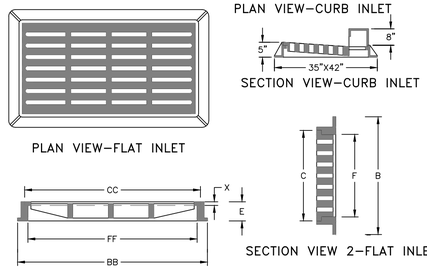
PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



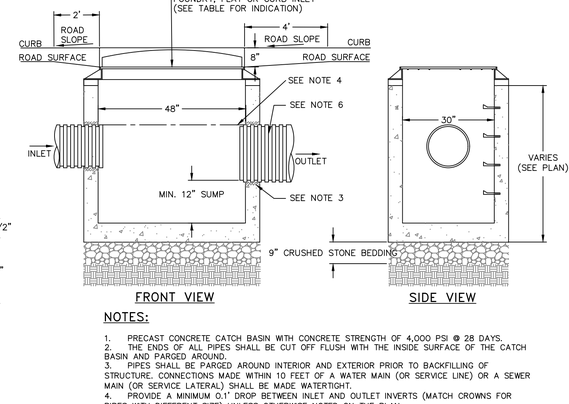
DIMENSION TABLE:

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

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
7	6/27/23	PER PLANNING BOARD COMMENTS	DGK

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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

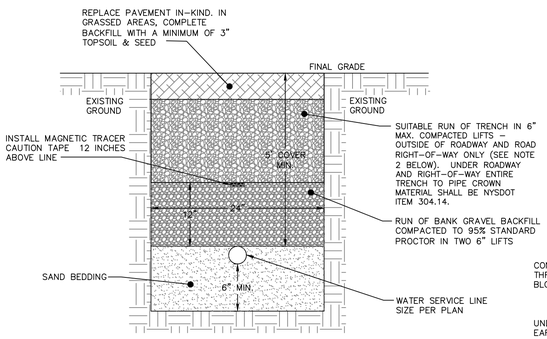
TWO CROSS STREET

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

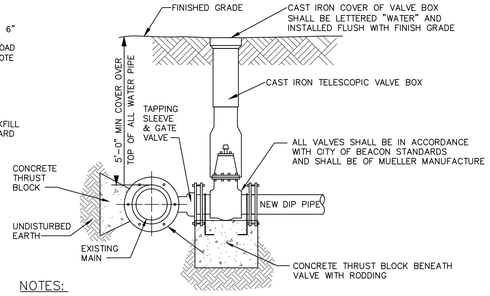
WATER & SEWER DETAILS



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.

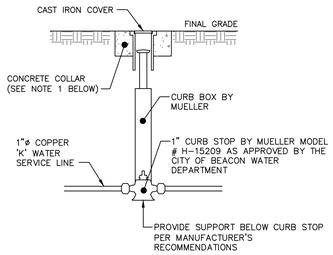
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

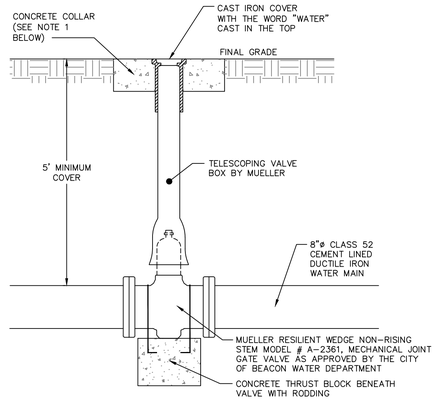
TAPPING SLEEVE DETAIL
NOT TO SCALE



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.

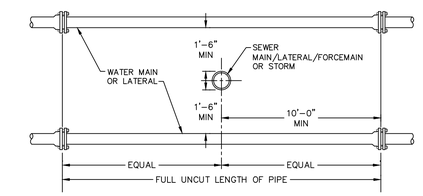
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



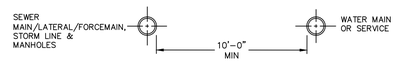
NOTES:

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

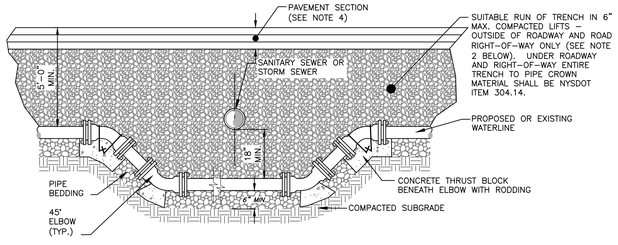


HORIZONTAL SEPARATION

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.

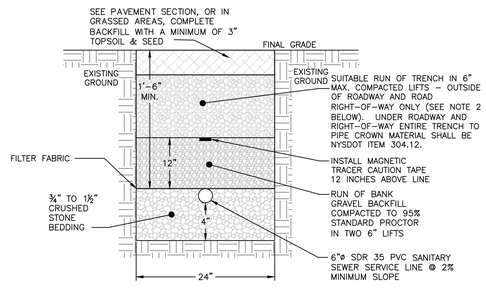
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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.

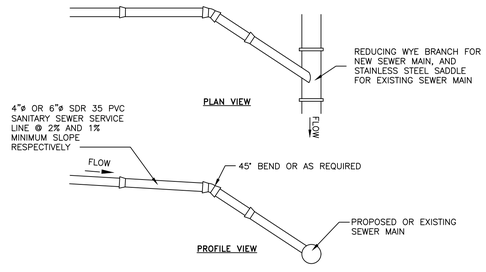
WATER LINE OFFSET DETAIL
NOT TO SCALE



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:

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
7	6/27/23	PER PLANNING BOARD COMMENTS	DGK

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PROFESSIONAL ENGINEERING P.C.
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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

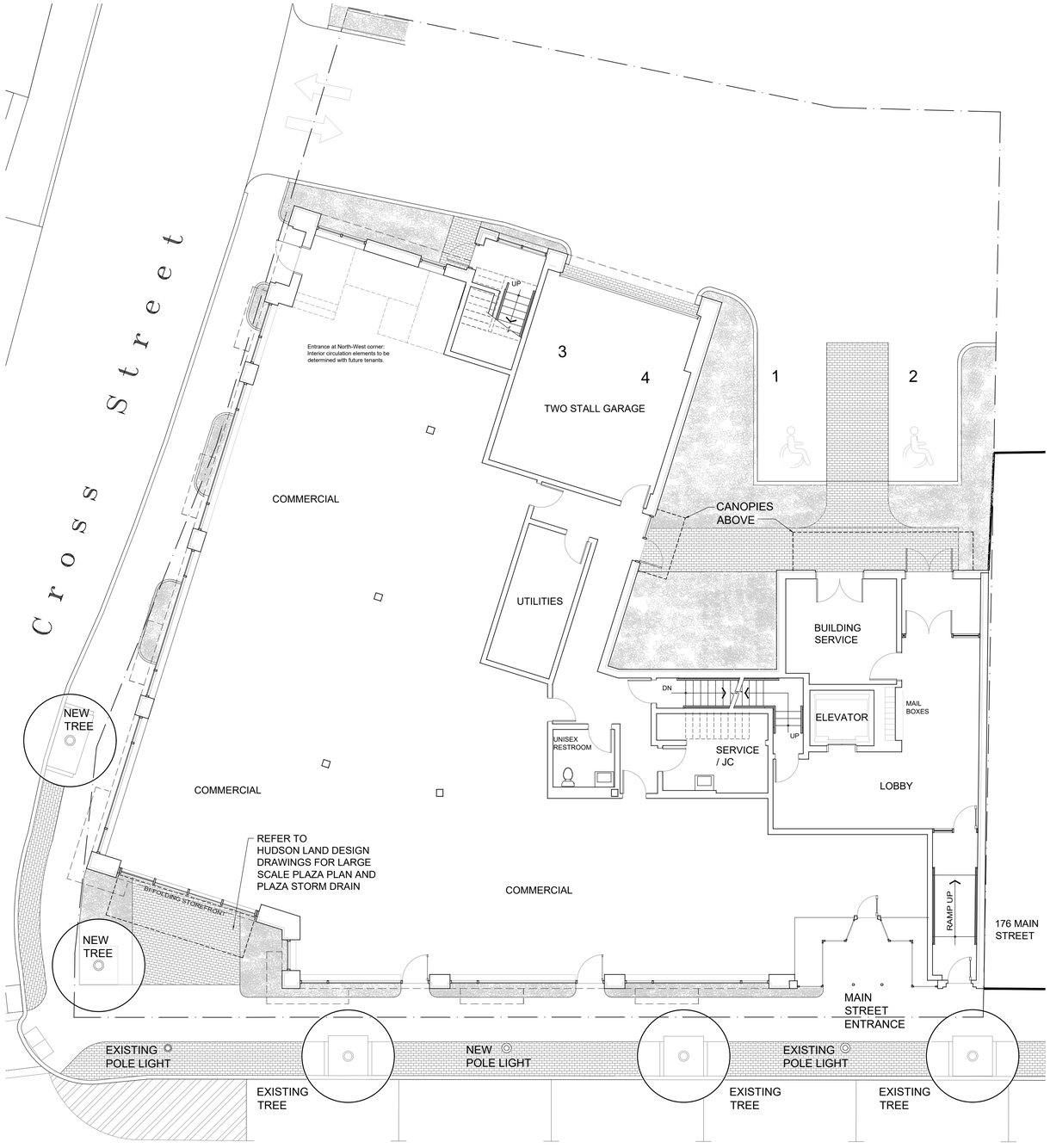
CONSTRUCTION DETAILS 3

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





"Apartment layouts shown are illustrative. Minor changes may be required by NYS and County agencies"

"One 1-Bedroom Apartment and One Two-Bedroom Apartment will comply with COB Zoning Code Art. IVB, Affordable-Workforce Housing"

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

0' 10' 20' 25' 40'

N

Ground Level Floor Plan

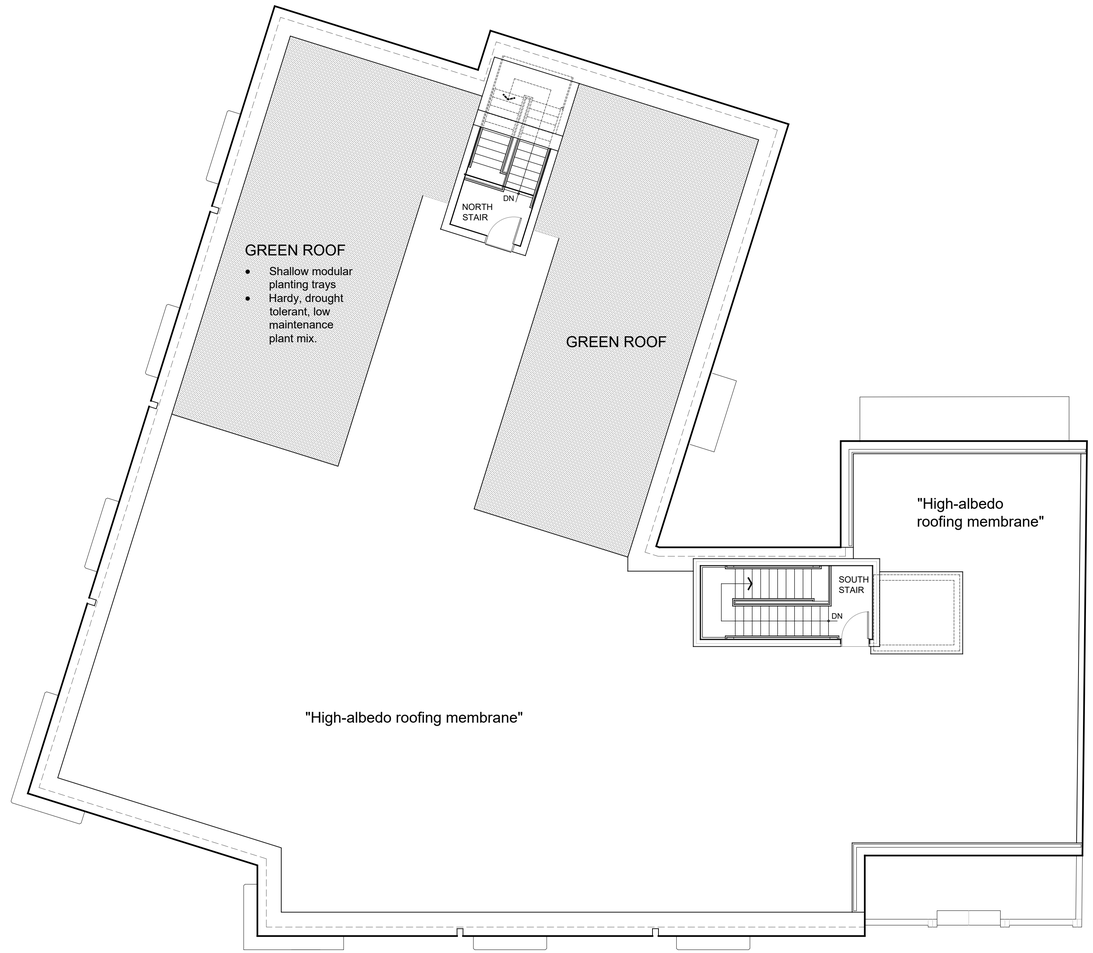
Second Floor Plan

Two Cross Street - Hudson Todd LLC

June 27, 2023
3 of 11

A3





"Apartment layouts shown are illustrative. Minor changes may be required by NYS and County agencies"

Third Floor Plan

Roof Plan

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

0' 10' 20' 25' 40'

N

Two Cross Street - Hudson Todd LLC

June 27, 2023
4 of 11

A4

400 Columbus Avenue, Suite 180E
Valhalla, New York 10595
Main: 877 627 3772

Colliers
Engineering & Design

June 26, 2023

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

Two Cross Street – Shared Parking Analysis
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 23006048A

Dear Chairman Gunn and Members of the Planning Board,

Colliers Engineering & Design has conducted a review of the anticipated parking conditions for the proposed Two Cross Street project ("the Project"), which is proposed to be located on properties including 2, 4, 8, 10, and 12 Cross Street as well as 164 & 172 Main Street in the City of Beacon, Dutchess County, New York. Of the properties included as part of the Project, 164 Main Street is a currently vacant parcel, 4 Cross Street contains an existing residence that is proposed to be eliminated, 8 and 12 Cross Street are each single-family residences proposed to remain, and 10 Cross Street is a 4-unit multi-family residence also proposed to remain upon completion of the Project.

The Project is proposed to consist of a 18 affordable housing units including nine (9) senior housing units, geared towards low income and frail elderly adults, and retail space of approximately 4,980 sq. ft. The existing 8, 10, and 12 Cross Street residential properties totaling six (6) residential units are proposed to remain. The Project site is located on the corner of Cross Street and Main Street with one proposed parking lot serving all proposed uses and two (2) driveway access points to Cross Street including a two-way driveway closest to Main Street and a one-way exit-only driveway at the northwest corner of the site. As indicated on the Site Plans prepared by Hudson Land Design, the Project has the ability to provide up to 34 parking spaces on the total properties; however, a preferred reduced parking plan providing a total of 24 on-site parking spaces is proposed to preserve on-site green space while still meeting the needs of the Project. For both parking plans, two (2) spaces will be handicap-accessible and there are proposed bike racks that will be provided on the site.

The parking requirements for the Project were reviewed based on the City of Beacon Zoning Code (the "Zoning Code") requirements for the Central Main Street (CMS) and Transitional (T) Districts as specified in Section 223-26.F and 223-41.18.G.(2) of the Zoning Code. The Code requirements for each of the proposed uses and the relevant section of the Zoning Code are specified in Table No. 1 below. As also indicated in the Table, the Project is required to provide a total of 34 off-street parking spaces.

Colliers Engineering & Design

Table No. 1 – Summary of Required Parking

Use	Size	City of Beacon Code Requirement	Required Spaces
Senior Housing	9 Units	2 Spaces per 3 Dwelling Units	6 Spaces
Affordable Housing	9 Units	1 Space per Dwelling Unit	9 Spaces
Retail	4,980 sq. ft.	2 Spaces per 1,000 sq. ft.	10 Spaces
8 Cross Street	1 Unit	2 Spaces per Dwelling Unit	2 Spaces
10 Cross Street	4 Units, 4 Bedrooms	1 space per Dwelling Unit, ¼ Space per Bedroom	5 Spaces
12 Cross Street	1 Unit	2 Spaces per Dwelling Unit	2 Spaces
		Total	**34 Spaces**

Source: City of Beacon Code Section 223-26.F and 223-41.18.G.(2)

It is anticipated that there will be some ability for shared parking between the various proposed uses on the site accounting for variations in parking demands at different times of the day. Therefore, consistent with Section 223-26.C.(6) of the City Code, a shared parking analysis was conducted identifying anticipated hourly parking demands based on the hourly parking occupancy data provided by the Institute of Transportation Engineers (ITE) from their publication entitled "Parking Generation Manual", 5th Edition, dated 2019. The shared parking analysis accounts for differing peak hours of parking demand for the residential and retail uses and was performed for a typical Weekday and Weekend. Utilizing the City Code parking requirements specified in Table No. 1 above and the hourly demand distributions provided by ITE, the shared parking analysis was conducted as shown in Table No. 2, contained in Appendix A. The shared parking analysis indicates that the peak parking demand for the Project based on the City Code parking requirements is 27 spaces on a weekday and 29 spaces on a weekend.

While the City of Beacon Zoning Code has specific parking requirements for the senior housing residential units, the nine (9) senior units proposed as part of the Project are planned as supportive housing for frail elderly adults. The Project will include one full-time staff member to support the Project residents. Based on the Applicant's discussions with a similar existing facility located in Kingston, New York, the residents of this type of housing typically do not own cars. Based on this information it is anticipated that the parking requirements for the senior housing units may actually be lower than the City Code requirement of 2 spaces per 3 dwelling units, which is likely based on more traditional senior housing where car ownership is more typical. Based on the anticipated use, ITE Parking Generation data was reviewed for Land Use Category 254 – Assisted Living which is similar to the proposed senior housing units. Based on the ITE data the nine (9) senior housing units would require a total of four (4) parking spaces on a weekday and three (3) parking spaces on a weekend, which reduces the overall parking demand for the Project by 2-3 parking spaces

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In addition, ITE data was also reviewed for the nine (9) affordable housing units. Similar to the senior units, affordable housing units typically have a somewhat lower parking requirement than traditional residential units. Based on the ITE data for Land Use Category 223 – Affordable Housing, was referenced, which indicates the nine (9) affordable housing units would require a total of nine (9) parking spaces on a weekday and seven (7) parking spaces on a weekend. It should be noted that ITE also provides parking data for the Affordable Housing land use located within a Dense Multi-Use Urban area, which this could be considered and would result in a lower parking demand for these units. However, this has not been considered to provide a somewhat conservative analysis of parking demand.

Utilizing the ITE parking demand numbers for the Senior and Affordable Housing Units, the shared parking analysis was recomputed as summarized in Table No. 3, contained in Appendix A. This shared parking analysis indicates a peak parking demand of 25 parking spaces for both a Weekday and Weekend, which is one more space than will be provided under the reduced parking plan with 24 proposed parking spaces.

It is also noted that within 800 ft. of the Project site there are several public parking lots including the Cross Lot (18 Spaces), the Cliff Lot (19 Spaces), the Beacon Center Lot (92 spaces), the Digger Phelps Lot (14 Spaces) and a portion of the Municipal Plaza lot, which are all available for 24-hour public parking. In addition, while on-street parking along Main Street is known to be heavily utilized, especially on weekday afternoons/evenings and weekends, the Main Street Access Committee has found that there is much available parking within one block of Main Street. Together, these publicly available parking areas provide sufficient area to accommodate any excess parking demand generated by the facility above the 24 parking spaces proposed by the reduced parking plan. Therefore, based on the shared parking analysis and the availability of nearby public parking, it is the opinion of Colliers Engineering & Design that the reduced parking plan totaling 24 parking spaces will sufficiently accommodate the parking needs of the Project and the Applicant requests the Board consider approval of reduced parking requirements for the Project as is permitted within the CMS District under Section 223-41.18.(G).(3) of the City Code.

Sincerely,

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



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

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Appendix

Appendix A | Shared Parking Analysis Tables

TABLE NO. 2
SHARED PARKING ANALYSIS
WEEKDAY - CITY CODE REQUIREMENTS

Use		Senior Housing		Affordable Housing		Retail		8, 10, and 12 Cross Street		Total Peak
Size		9 Units		9 Units		4,980 Sq. Ft.		9 Units		Demand Per
Peak Hour Demand		6 Spaces		9 Spaces		10 Spaces		9 Spaces		Hour
Time of Day		% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	100%	6	100%	9	0%	-	100%	9	24
1:00 AM	2:00 AM	100%	6	100%	9	0%	-	100%	9	24
2:00 AM	3:00 AM	100%	6	100%	9	0%	-	100%	9	24
3:00 AM	4:00 AM	100%	6	100%	9	0%	-	100%	9	24
4:00 AM	5:00 AM	100%	6	100%	9	0%	-	100%	9	24
5:00 AM	6:00 AM	97%	6	97%	9	0%	-	97%	9	24
6:00 AM	7:00 AM	90%	6	90%	9	0%	-	90%	9	24
7:00 AM	8:00 AM	77%	5	77%	7	0%	-	77%	7	19
8:00 AM	9:00 AM	56%	4	56%	6	15%	2	56%	6	18
9:00 AM	10:00 AM	45%	3	45%	5	32%	4	45%	5	17
10:00 AM	11:00 AM	40%	3	40%	4	54%	6	40%	4	17
11:00 AM	12:00 PM	37%	3	37%	4	71%	8	37%	4	19
12:00 PM	1:00 PM	36%	3	36%	4	99%	10	36%	4	21
1:00 PM	2:00 PM	36%	3	36%	4	100%	10	36%	4	21
2:00 PM	3:00 PM	37%	3	37%	4	90%	9	37%	4	20
3:00 PM	4:00 PM	43%	3	43%	4	83%	9	43%	4	20
4:00 PM	5:00 PM	45%	3	45%	5	81%	9	45%	5	22
5:00 PM	6:00 PM	55%	4	55%	5	84%	9	55%	5	23
6:00 PM	7:00 PM	66%	4	66%	6	86%	9	66%	6	25
7:00 PM	8:00 PM	73%	5	73%	7	80%	8	73%	7	27
8:00 PM	9:00 PM	77%	5	77%	7	63%	7	77%	7	26
9:00 PM	10:00 PM	86%	6	86%	8	42%	5	86%	8	27
10:00 PM	11:00 PM	92%	6	92%	9	15%	2	92%	9	26
11:00 PM	12:00 AM	97%	6	97%	9	0%	-	97%	9	24
										27

NOTES:

1) PEAK HOUR PARKING DEMAND FOR ALL USES ARE BASED ON THE CITY CODE PARKING REQUIREMENTS.

2) HOURLY PARKING DEMAND DISTRIBUTIONS FOR ALL USES ARE BASED ON ITE HOURLY PARKING DEMAND DATA FOR LAND USE 220 - MULTI-FAMILY HOUSING (SENIOR HOUSING, AFFORDABLE HOUSING AND 8, 10, AND 12 CROSS STREET PARCELS) AND LAND USE 820 - RETAIL (SHOPPING CENTER).

TABLE NO. 2
SHARED PARKING ANALYSIS
WEEKEND - CITY CODE REQUIREMENTS

Use		Senior Housing		Affordable Housing		Retail		8, 10, and 12 Cross Street		Total Peak
Size		9 Units		9 Units		4,980 Sq. Ft.		6 Units		Demand Per
Peak Hour Demand		6 Spaces		9 Spaces		10 Spaces		9 Spaces		Hour
Time of Day		% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	93%	6	93%	9	0%	-	93%	9	24
1:00 AM	2:00 AM	93%	6	93%	9	0%	-	93%	9	24
2:00 AM	3:00 AM	93%	6	93%	9	0%	-	93%	9	24
3:00 AM	4:00 AM	93%	6	93%	9	0%	-	93%	9	24
4:00 AM	5:00 AM	93%	6	93%	9	0%	-	93%	9	24
5:00 AM	6:00 AM	100%	6	100%	9	0%	-	100%	9	24
6:00 AM	7:00 AM	98%	6	98%	9	0%	-	98%	9	24
7:00 AM	8:00 AM	96%	6	96%	9	0%	-	96%	9	24
8:00 AM	9:00 AM	92%	6	92%	9	27%	3	92%	9	27
9:00 AM	10:00 AM	80%	5	80%	8	46%	5	80%	8	26
10:00 AM	11:00 AM	78%	5	78%	8	67%	7	78%	8	28
11:00 AM	12:00 PM	71%	5	71%	7	85%	9	71%	7	28
12:00 PM	1:00 PM	68%	5	68%	7	95%	10	68%	7	29
1:00 PM	2:00 PM	66%	4	66%	6	100%	10	66%	6	26
2:00 PM	3:00 PM	65%	4	65%	6	98%	10	65%	6	26
3:00 PM	4:00 PM	68%	5	68%	7	92%	10	68%	7	29
4:00 PM	5:00 PM	70%	5	70%	7	86%	9	70%	7	28
5:00 PM	6:00 PM	73%	5	73%	7	79%	8	73%	7	27
6:00 PM	7:00 PM	77%	5	77%	7	71%	8	77%	7	27
7:00 PM	8:00 PM	81%	5	81%	8	69%	7	81%	8	28
8:00 PM	9:00 PM	82%	5	82%	8	60%	6	82%	8	27
9:00 PM	10:00 PM	86%	6	86%	8	51%	6	86%	8	28
10:00 PM	11:00 PM	87%	6	87%	8	38%	4	87%	8	26
11:00 PM	12:00 AM	92%	6	92%	9	0%	-	92%	9	24
										29

NOTES:

1) PEAK HOUR PARKING DEMAND FOR ALL USES ARE BASED ON THE CITY CODE PARKING REQUIREMENTS.

2) HOURLY PARKING DEMAND DISTRIBUTIONS FOR ALL USES ARE BASED ON ITE HOURLY PARKING DEMAND DATA FOR LAND USE 220 - MULTI-FAMILY HOUSING (SENIOR HOUSING, AFFORDABLE HOUSING AND 8, 10, AND 12 CROSS STREET PARCELS) AND LAND USE 820 - RETAIL (SHOPPING CENTER).

TABLE NO. 3
SHARED PARKING ANALYSIS
WEEKDAY - ITE PARKING RATES SENIOR & AFFORDABLE HOUSING

Use		Senior Housing		Affordable Housing		Retail		8, 10, and 12 Cross Street		Total Peak
Size		9 Units		9 Units		4,980 Sq. Ft.		9 Units		Demand Per
Peak Hour Demand		4 Spaces		9 Spaces		10 Spaces		9 Spaces		Hour
Time of Day		% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	100%	4	100%	9	0%	-	100%	9	22
1:00 AM	2:00 AM	100%	4	100%	9	0%	-	100%	9	22
2:00 AM	3:00 AM	100%	4	100%	9	0%	-	100%	9	22
3:00 AM	4:00 AM	100%	4	100%	9	0%	-	100%	9	22
4:00 AM	5:00 AM	100%	4	100%	9	0%	-	100%	9	22
5:00 AM	6:00 AM	97%	4	97%	9	0%	-	97%	9	22
6:00 AM	7:00 AM	90%	4	90%	9	0%	-	90%	9	22
7:00 AM	8:00 AM	77%	4	77%	7	0%	-	77%	7	18
8:00 AM	9:00 AM	56%	3	56%	6	15%	2	56%	6	17
9:00 AM	10:00 AM	45%	2	45%	5	32%	4	45%	5	16
10:00 AM	11:00 AM	40%	2	40%	4	54%	6	40%	4	16
11:00 AM	12:00 PM	37%	2	37%	4	71%	8	37%	4	18
12:00 PM	1:00 PM	36%	2	36%	4	99%	10	36%	4	20
1:00 PM	2:00 PM	36%	2	36%	4	100%	10	36%	4	20
2:00 PM	3:00 PM	37%	2	37%	4	90%	9	37%	4	19
3:00 PM	4:00 PM	43%	2	43%	4	83%	9	43%	4	19
4:00 PM	5:00 PM	45%	2	45%	5	81%	9	45%	5	21
5:00 PM	6:00 PM	55%	3	55%	5	84%	9	55%	5	22
6:00 PM	7:00 PM	66%	3	66%	6	86%	9	66%	6	24
7:00 PM	8:00 PM	73%	3	73%	7	80%	8	73%	7	25
8:00 PM	9:00 PM	77%	4	77%	7	63%	7	77%	7	25
9:00 PM	10:00 PM	86%	4	86%	8	42%	5	86%	8	25
10:00 PM	11:00 PM	92%	4	92%	9	15%	2	92%	9	24
11:00 PM	12:00 AM	97%	4	97%	9	0%	-	97%	9	22
										25

NOTES:

1) PEAK HOUR PARKING DEMAND FOR SENIOR HOUSING AND AFFORDABLE HOUSING UNITS BASED ON ITE DATA FOR LAND USE CATEGORY 254 - ASSISTED LIVING AND LAND USE 223 - AFFORDABLE HOUSING. PEAK HOUR PARKING DEMANDS FOR RETAIL AND CROSS STREET RESIDENTIAL PORTIONS OF THE PROJECT ARE BASED ON CITY CODE PARKING REQUIREMENTS.

2) HOURLY PARKING DEMAND DISTRIBUTIONS FOR ALL USES ARE BASED ON ITE HOURLY PARKING DEMAND DATA FOR LAND USE 220 - MULTI-FAMILY HOUSING (SENIOR HOUSING, AFFORDABLE HOUSING AND 8, 10, AND 12 CROSS STREET PARCELS) AND LAND USE 820 - RETAIL (SHOPPING CENTER).

TABLE NO. 3
SHARED PARKING ANALYSIS
WEEKEND - ITE PARKING RATES SENIOR & AFFORDABLE HOUSING

Use		Senior Housing		Affordable Housing		Retail		8, 10, and 12 Cross Street		Total Peak
Size		9 Units		9 Units		4,980 Sq. Ft.		6 Units		Demand Per
Peak Hour Demand		3 Spaces		7 Spaces		10 Spaces		9 Spaces		Hour
Time of Day		% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	93%	3	93%	7	0%	-	93%	9	19
1:00 AM	2:00 AM	93%	3	93%	7	0%	-	93%	9	19
2:00 AM	3:00 AM	93%	3	93%	7	0%	-	93%	9	19
3:00 AM	4:00 AM	93%	3	93%	7	0%	-	93%	9	19
4:00 AM	5:00 AM	93%	3	93%	7	0%	-	93%	9	19
5:00 AM	6:00 AM	100%	3	100%	7	0%	-	100%	9	19
6:00 AM	7:00 AM	98%	3	98%	7	0%	-	98%	9	19
7:00 AM	8:00 AM	96%	3	96%	7	0%	-	96%	9	19
8:00 AM	9:00 AM	92%	3	92%	7	27%	3	92%	9	22
9:00 AM	10:00 AM	80%	3	80%	6	46%	5	80%	8	22
10:00 AM	11:00 AM	78%	3	78%	6	67%	7	78%	8	24
11:00 AM	12:00 PM	71%	3	71%	5	85%	9	71%	7	24
12:00 PM	1:00 PM	68%	3	68%	5	95%	10	68%	7	25
1:00 PM	2:00 PM	66%	2	66%	5	100%	10	66%	6	23
2:00 PM	3:00 PM	65%	2	65%	5	98%	10	65%	6	23
3:00 PM	4:00 PM	68%	3	68%	5	92%	10	68%	7	25
4:00 PM	5:00 PM	70%	3	70%	5	86%	9	70%	7	24
5:00 PM	6:00 PM	73%	3	73%	6	79%	8	73%	7	24
6:00 PM	7:00 PM	77%	3	77%	6	71%	8	77%	7	24
7:00 PM	8:00 PM	81%	3	81%	6	69%	7	81%	8	24
8:00 PM	9:00 PM	82%	3	82%	6	60%	6	82%	8	23
9:00 PM	10:00 PM	86%	3	86%	7	51%	6	86%	8	24
10:00 PM	11:00 PM	87%	3	87%	7	38%	4	87%	8	22
11:00 PM	12:00 AM	92%	3	92%	7	0%	-	92%	9	19
										25

NOTES:

1) PEAK HOUR PARKING DEMAND FOR SENIOR HOUSING AND AFFORDABLE HOUSING UNITS BASED ON ITE DATA FOR LAND USE CATEGORY 254 - ASSISTED LIVING AND LAND USE 223 - AFFORDABLE HOUSING. PEAK HOUR PARKING DEMANDS FOR RETAIL AND CROSS STREET RESIDENTIAL PORTIONS OF THE PROJECT ARE BASED ON CITY CODE PARKING REQUIREMENTS.

2) HOURLY PARKING DEMAND DISTRIBUTIONS FOR ALL USES ARE BASED ON ITE HOURLY PARKING DEMAND DATA FOR LAND USE 220 - MULTI-FAMILY HOUSING (SENIOR HOUSING, AFFORDABLE HOUSING AND 8, 10, AND 12 CROSS STREET PARCELS) AND LAND USE 820 - RETAIL (SHOPPING CENTER).

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Appendix

Appendix B | Institute of Transportation Engineers Data

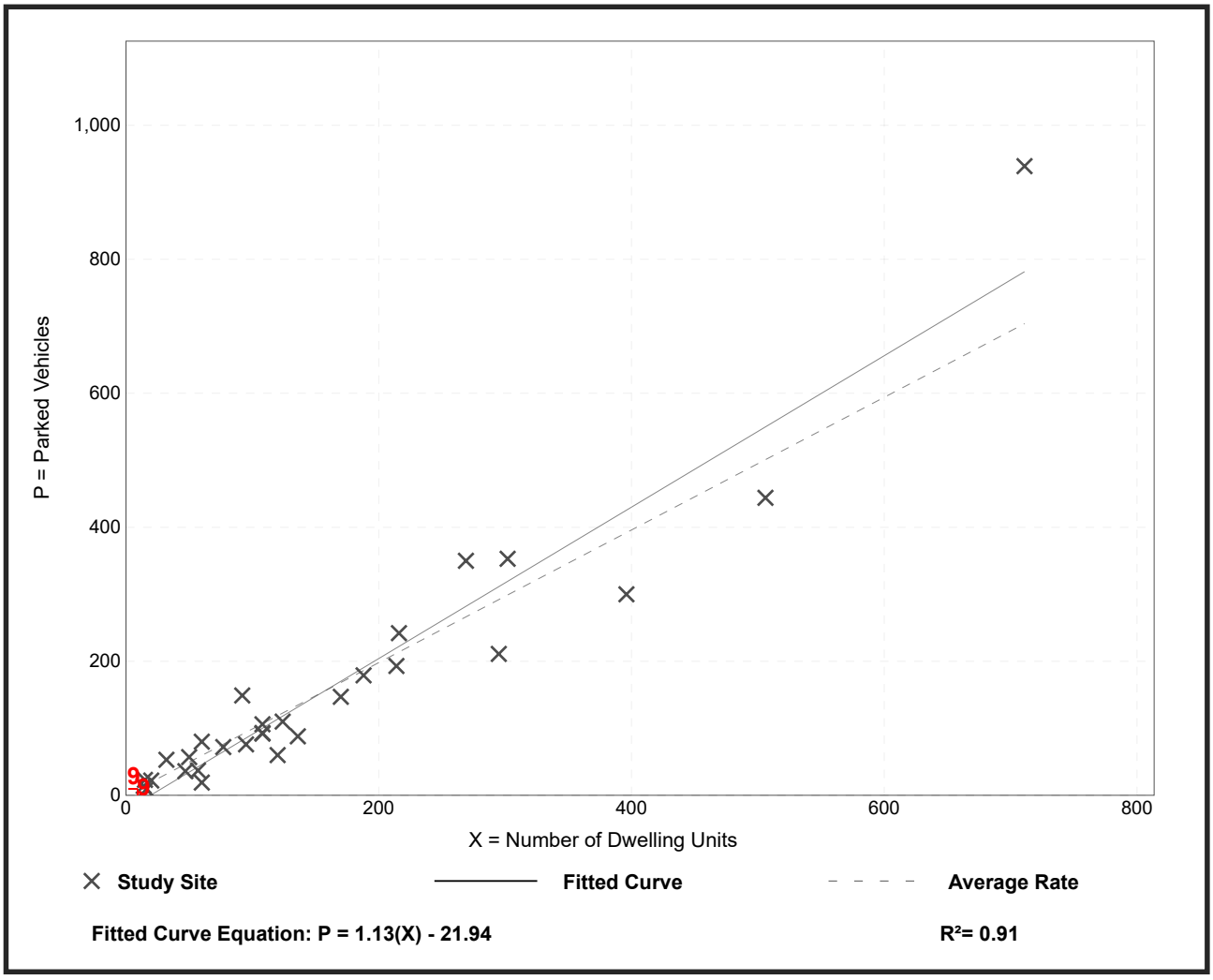
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **10:00 p.m. - 5:00 a.m.**
Number of Studies: 29
Avg. Num. of Dwelling Units: 159

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.99	0.32 - 1.66	0.85 / 1.33	0.89 - 1.09	0.27 (27%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

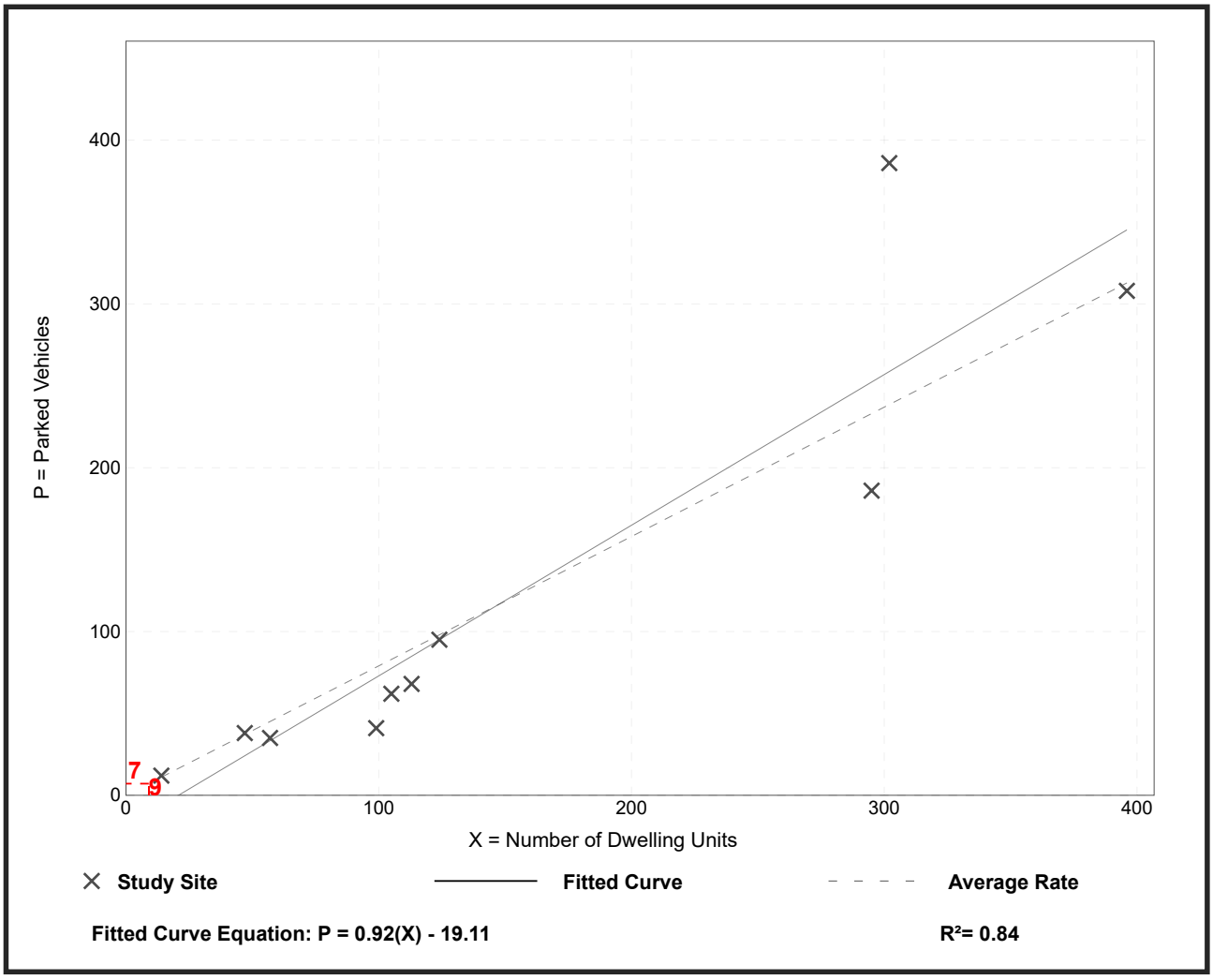
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **11:00 p.m. - 7:00 a.m.**
Number of Studies: 10
Avg. Num. of Dwelling Units: 155

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.79	0.41 - 1.28	0.61 / 1.00	***	0.27 (34%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

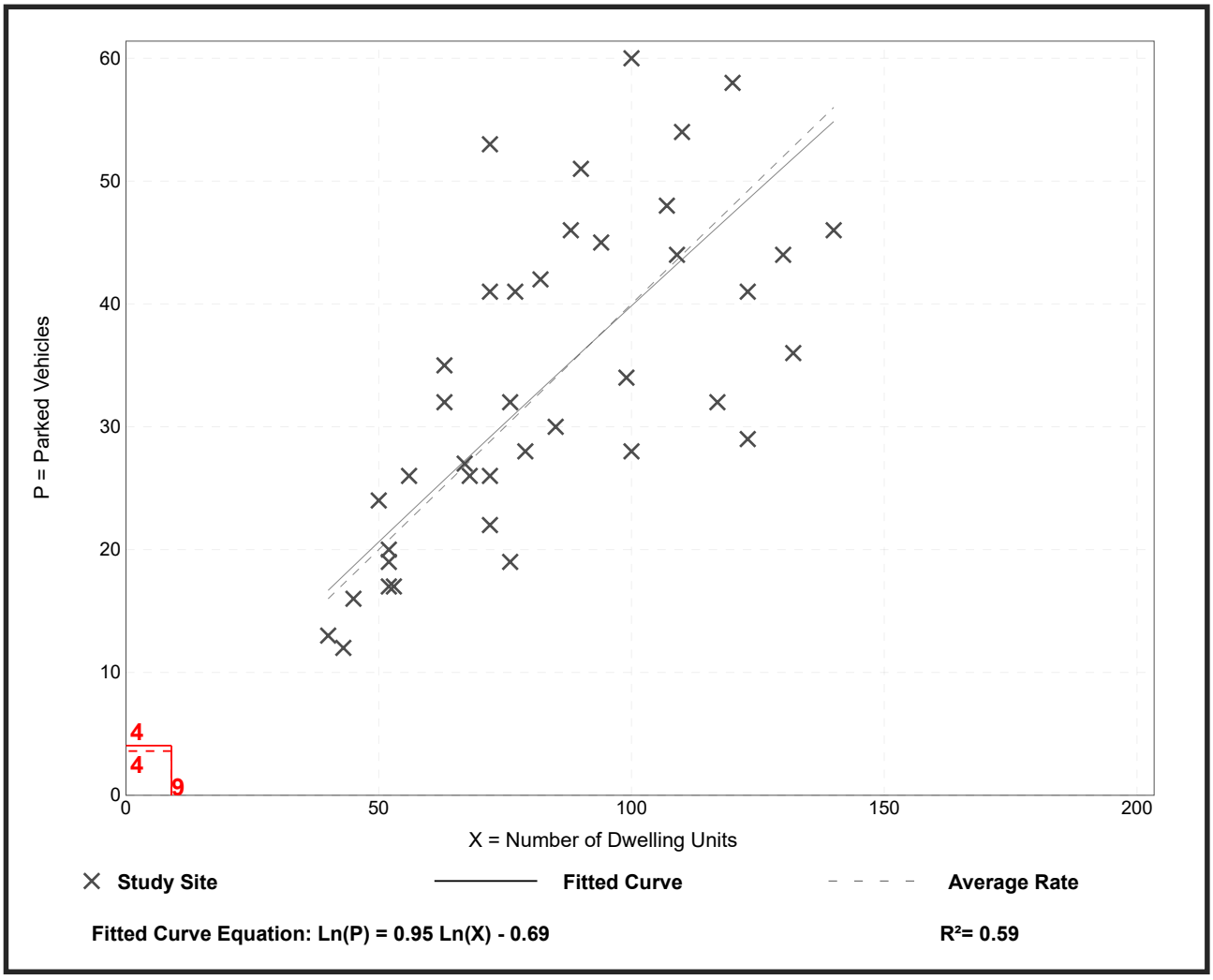
Assisted Living
(254)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **11:00 a.m. - 3:00 p.m.**
Number of Studies: 39
Avg. Num. of Dwelling Units: 83

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.40	0.24 - 0.74	0.34 / 0.53	0.37 - 0.43	0.11 (28%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

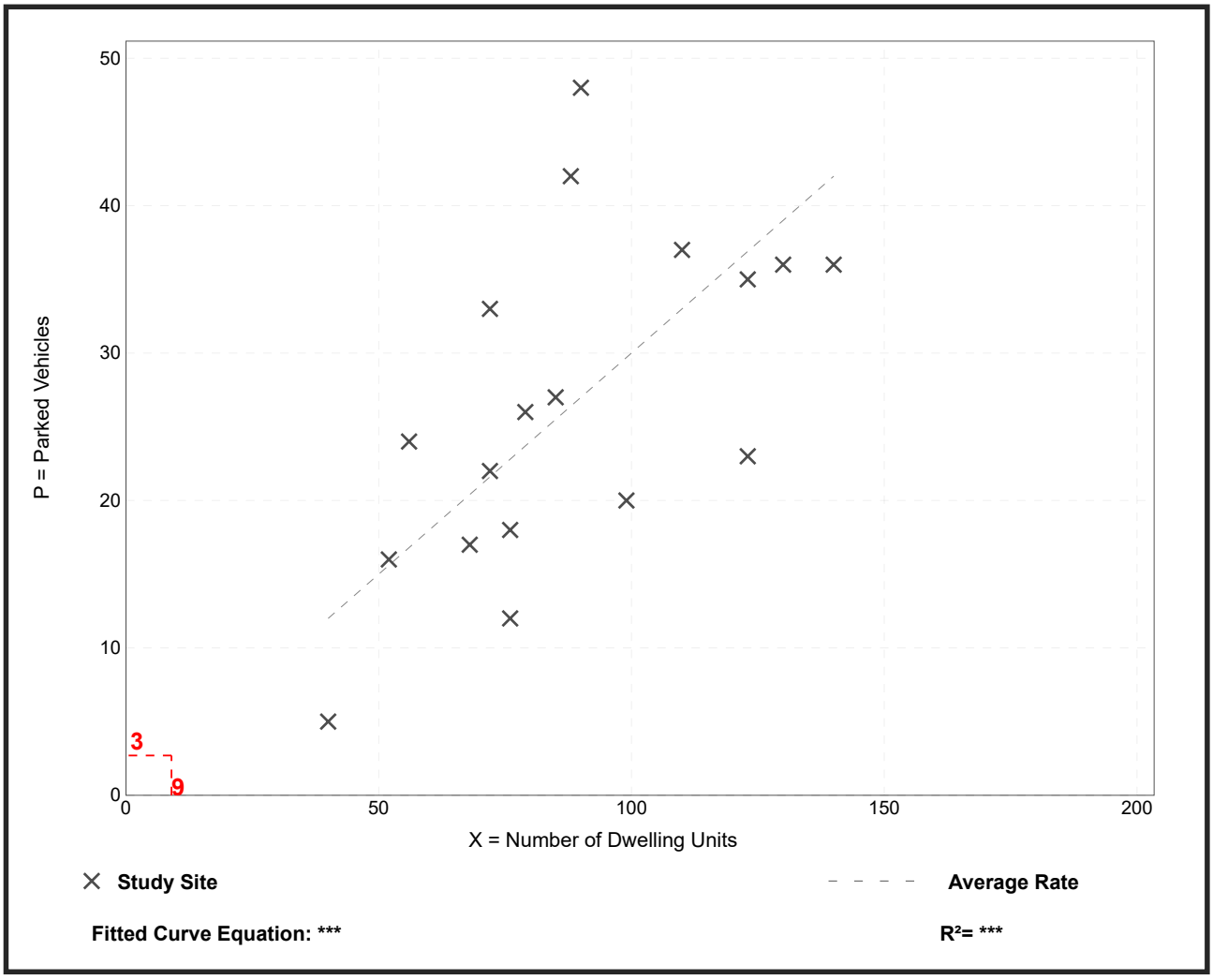
Assisted Living
(254)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **11:00 a.m. - 1:00 p.m.**
Number of Studies: 18
Avg. Num. of Dwelling Units: 88

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.30	0.13 - 0.53	0.25 / 0.46	***	0.11 (37%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

Land Use: 220 Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence. Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand (1) on a weekday (10 study sites) and a Saturday (11 study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

	Percent of Peak Parking Demand			
	General Urban/Suburban		Dense Multi-Use Urban	
Hour Beginning	Weekday	Saturday	Weekday	Saturday
12:00–4:00 a.m.	100	93	86	100
5:00 a.m.	97	100	100	94
6:00 a.m.	90	98	94	91
7:00 a.m.	77	96	81	85
8:00 a.m.	56	92	58	79
9:00 a.m.	45	80	56	76
10:00 a.m.	40	78	53	71
11:00 a.m.	37	71	58	74
12:00 p.m.	36	68	56	68
1:00 p.m.	36	66	53	68
2:00 p.m.	37	65	47	68
3:00 p.m.	43	68	56	56
4:00 p.m.	45	70	53	59
5:00 p.m.	55	73	61	53
6:00 p.m.	66	77	81	50
7:00 p.m.	73	81	67	56
8:00 p.m.	77	82	61	65
9:00 p.m.	86	86	64	74
10:00 p.m.	92	87	75	85
11:00 p.m.	97	92	86	91

Additional Data

In prior editions of *Parking Generation*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

		Parking Supply Ratio	
Setting	**Proximity to Rail Transit**	**Per Dwelling Unit**	**Per Bedroom**
Dense Multi-Use Urban	Within ½ mile of rail transit	0.6 (12 sites)	0.4 (10 sites)
	Not within ½ mile of rail transit	0.9 (18 sites)	0.6 (18 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (10 sites)	0.9 (10 sites)
	Not within ½ mile of rail transit	1.7 (52 sites)	1.0 (52 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, District of Columbia, Maryland, Massachusetts, Oregon, Pennsylvania, Texas, Washington, and Wisconsin.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e. number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

72, 124, 152, 154, 209, 215, 216, 218, 219, 255, 257, 314, 414, 419, 432, 437, 505, 512, 533, 535, 536, 537, 544, 545, 577, 578, 579, 580, 584, 585, 587

Land Use: 820 Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand **during the month of December** on a weekday (seven study sites), a Friday (eight study sites), and a Saturday (19 study sites).

	Percent of Peak Parking Demand during December		
Hour Beginning	**Weekday**	**Friday**	**Saturday**
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	–	–	–
8:00 a.m.	–	–	–
9:00 a.m.	–	–	–
10:00 a.m.	–	74	–
11:00 a.m.	–	87	85
12:00 p.m.	77	97	97
1:00 p.m.	100	100	98
2:00 p.m.	98	92	100
3:00 p.m.	90	85	97
4:00 p.m.	76	84	88
5:00 p.m.	82	78	77
6:00 p.m.	89	75	64
7:00 p.m.	90	63	–
8:00 p.m.	84	–	–
9:00 p.m.	–	–	–
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–

The following table presents a time-of-day distribution of parking demand **during a non-December month** on a weekday (18 study sites), a Friday (seven study sites), and a Saturday (13 study sites).

	Percent of Non–December Peak Parking Demand		
Hour Beginning	Weekday	Friday	Saturday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	–	–	–
8:00 a.m.	15	32	27
9:00 a.m.	32	50	46
10:00 a.m.	54	67	67
11:00 a.m.	71	80	85
12:00 p.m.	99	100	95
1:00 p.m.	100	98	100
2:00 p.m.	90	90	98
3:00 p.m.	83	78	92
4:00 p.m.	81	81	86
5:00 p.m.	84	86	79
6:00 p.m.	86	84	71
7:00 p.m.	80	79	69
8:00 p.m.	63	70	60
9:00 p.m.	42	–	51
10:00 p.m.	15	–	38
11:00 p.m.	–	–	–

Additional Data

The parking demand database includes data from strip, neighborhood, community, town center, and regional shopping centers. Some of the centers contain non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The parking demand data plots and analysis are based on the total gross leasable area (GLA) of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area (GFA) of the center.

The average parking supply ratios for the study sites with parking supply information are the following:

- 5.1 spaces per 1,000 square feet GFA (137 sites) in a general urban/suburban setting
- 4.7 spaces per 1,000 square feet GFA (five sites) in a dense multi-use urban setting

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alabama, Alberta (CAN), Arizona, California, Colorado, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, North Carolina, New Jersey, New York, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Virginia, and Washington.

Future data submissions should attempt to provide information on the composition of each study site (types and number of stores, restaurants, or other tenants within the shopping center).

Source Numbers

3, 18, 21, 32, 39, 47, 87, 88, 89, 103, 142, 145, 152, 153, 154, 174, 175, 176, 179, 202, 203, 204, 205, 209, 215, 219, 224, 241, 265, 274, 313, 314, 315, 431, 432, 433, 436, 438, 441, 511, 525, 527, 531, 533, 542, 556, 558, 565

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: HudsonTodd, LLC

Address: 4 Cross St, Beacon, NY 12508

Project name: Two Cross Street

Signature: _____

Date: 5/30/2023

Phone: 646-284-3118

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Joseph Torhan, Architect

Phone: 845-475-4102

Address: 19 Wildwood Drive, Poughkeepsie NY 12603

Fax: _____

Email address: joe.torhanarchitect@gmail.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 172 Main St , Beacon, NY 12508 parcel #799966 additional parcels include previously known as 164 Main, 4 Cross St, 172 Main AND 8 Cross St, 10 Cross St and 12 Cross St.

Tax Map Designation: Section 1 (taxable) Block _____ Lot(s) _____

Land Area: ~~.08 acre~~ total of all parcels = .72 acre

Zoning District(s) ~~CMS~~

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: mixed-use retail/commercial at street level, 2 floors residential above

Gross Non-Residential Floor Space: Existing _____ Proposed 4980

TOTAL: _____

Dwelling Units (by type): Existing 4 apartments Proposed 18 apartments

TOTAL: 18 apartments

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: HudsonTodd, LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.
Joseph Donovan and Janet St Goar

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

Applicant Address: 889 Hoagerburgh Road, Wallkill, NY 12589

Project Address: 172 Main St , Beacon, NY 12508

Project Tax Grid # parcel # 799966

Type of Application site plan application

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, Joseph Donovan, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon X
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon ____
3. ALL tax payments due to the City of Beacon are current X
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon ____
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 X

Joseph Donovan

Signature of Owner

Member, HudsonTodd, LLC

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: Two Cross Street

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X	
LEGAL DATA		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.	X	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	X	
Approximate boundaries of any areas subject to flooding or stormwater overflows.		
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	X	
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	X	
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	X	
Other existing development, including fences, retaining walls, landscaping, and screening.	X	
Sufficient description or information to define precisely the boundaries of the property.	X	
The owners of all adjoining lands as shown on the latest tax records.	X	
The locations, names, and existing widths of adjacent streets and curb lines.		
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.	X	

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.	X	
The location, direction, power, and time of use for any proposed outdoor lighting.	X	
The location and plans for any outdoor signs.	X	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	X	
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	X	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	X	
Any contemplated public improvements on or adjoining the property.	X	
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	X	
Elevations of all proposed principal or accessory structures.	X	
Any proposed fences or retaining walls.	X	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	X	
Erosion and sedimentation control measures.	X	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	X	
An indication of proposed hours of operation.	X	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	X	

For all items marked "NO" above, please explain below why the required information has not been provided:

Applicant/Sponsor Name: Joseph Donovan for HudsonTodd, LLC

Signature: Joseph Donovan

Date: 5/30/2023

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: HudsonTodd,LLC

Address of Applicant: 4 Cross St, Beacon, NY 12508

Telephone Contact Information: 646-284-3118

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.
Joseph Donovan and Janet St Goar		646-284-3118	purchased 12/20/2016	Dutchess County
	889 Hoagerburgh Road, Wallkill, NY 12589			

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**

Joseph Donovan for HudsonTodd, LLC
I, _____ being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Joseph Donovan

(Signature) Joseph Donovan

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity HudsonTodd,LLC	Telephone Contact Information 646-284-3118
Principal Place of Business of Entity 4 Cross St, Beacon, NY 12508	Place and Date of incorporation Wilmington, DE 3/6/2013
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed Dutchess County, NY

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
Joseph and Janet StGoar	889 Hoagerburgh Road	646-284-3118	members

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.
same as above				

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
same as above	

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

applicant is owner

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, Joseph Donovan being first duly sworn, according to law, deposes and says that I am (Title) Joseph Donovan, an active and qualified member of the HudsonTodd, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Joseph Donovan

(Signature) Joseph Donovan

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 combined lots at the corner of Main and Cross Streets, creating 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 St corner, with parking provided both on-site and on immediately adjoining parcels (8, 10 & 12 Cross St parcels) 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:	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		
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		

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? 0.68 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? _____

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

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

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

_____

_____

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

If yes, describe. _____

_____

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

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

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

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

ix. Summarize site reclamation goals and plan: _____

_____

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes: (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):

_____

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)?

_____

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

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

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:

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			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: 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: _____

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? _____%

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%:	% of site
☐	15% or greater:	% of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
typical northeast urban species

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:

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; Rev 27 June 2023

Signature Joseph Donovan 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

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

June 27, 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 July 2023 meeting

Dear Chairman Gunn and Members of the Planning Board,

The Planning Board has scheduled a public hearing on the Two Cross St project for the July meeting. This submission responds to comments from City consultants and includes updated plans for your review.

We appreciate the Board's review of the submitted materials and look forward to a comprehensive discussion of the project at the July 11th meeting. If you have any questions or require any other materials, please do not hesitate to contact me at 646-284-3118.

with thanks,

Joe Donovan
HudsonTodd, LLC

attached:
Two Cross St plan set - Arch. and Engineering updated 6/27/23
Collier's Parking Study 6/26/23
EAF - updated 6/27/23
Response to Comments from John Clarke 6/9/23
Response to Comments from John Russo 6/9/23
Draft Parking and Access Easement 5/30/23

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: June 27, 2023
Re: Two Cross Street, Site Plan Amendments
RESPONSE TO COMMENTS from John Russo 6/9/23 / pg 1 of 3

Comment:
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.).
Response: The cost estimate will be prepared upon receipt of conditional approval.

Comment:
2. The submitted "Parking and Access Easement" document is missing the "Parking Plan" to be attached as Exhibit 1.
Response: "Parking and Access Easement" document is attached.

Comment:
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 1O Cross Street parcel, that is to be shared by all 4 parcels.

Response: Applicant has requested their attorney to include stormwater maintenance in the parking easement agreement with adjacent parcels and will include in next submission.

Comment:
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 will also 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.

Response: Applicant has requested their attorney to create a stormwater maintenance easement agreement with the City of Beacon and will include in next submission.

Comment:
5. A drainage analysis shall be prepared for the project, along with the design of the proposed underground stormwater facility.

Response: The design engineer has been working with the City Engineer to determine the parameters of the drainage analysis, which will be provided in a future submittal.

SEQRA Comments

Comment:

1. The "Brief Description" should be revised to note the actual properties that parking is proposed on.

Response: The EAF brief description has been updated.

Comment:

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.

Response: Per NYSDEC website for responding to this question, “this does not include grading and site preparation work.” Therefore, the response is checked no.

Overall Site Plan

Comment:

1. The Overall Site Plan provides for a total of 34 parking spaces, but applicant has also presented a reduced parking plan …. requesting … 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.

Response: Please refer to the letter report prepared by Collier’s Engineering & Design dated June 26, 2023.

Grading + Utility

Comment:

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.

Response: The proposed storm pipe material is now labeled as HDPE.

Comment:

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.

Response: The MEP is still preparing the calculation for the required tap size, which will be shown on the final plan set.

Comment:
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.
Response: The approximate location of the existing water and sewer service lines for 4 Cross Street are shown.

Comment:
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 is currently shown in the middle of a proposed parking stall.
Response: This comment is no longer applicable to the project.

Lighting + Landscaping
Comment:
1. The lighting plan shall be updated to include lighting for the parking stalls located on the 10 and 12 Cross Street parcels.
Response: The lighting plan has been provided.

Comment:
2. The lighting plan shall be revised to include the expected foot candle isometric lines across the site.
Response: Illumination levels in foot-candles are provided on the lighting plan.

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: June 27, 2023
Re: Two Cross Street, Site Plan Amendments
RESPONSE TO COMMENTS from John Clarke 6/9/23

Comment:
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.

Response: Two units (one 1-bedroom and one 2-bedroom) will comply with City of Beacon Zoning Code, Article IVB, Affordable-Workforce Housing. The other sixteen units will be affordable units complying with the Dutchess County HTF and Home programs, the NYS ESSHI program and the NYS SBPLP program. General apartment plans are provided, with a note indicating that layouts may evolve slightly as we work with NYS HCR and other stakeholders to clarify specific program needs. Flexibility is still needed, especially for the non-ESSHI units, as we don't yet have all comments from the various stakeholders.

Comment:
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?

Response: The north portion of the building will have a green roof. We are not proposing an expansion of this green roof area.

Comment:
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.

Response: There is no proposed land banked parking as a reduction is requested (see also response to comment c below).

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.

Response: The updated layout provides 18' aisle widths for one-way travel direction where there are parallel spaces, and a minimum of 24' where there are perpendicular parking spaces provided.

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).

Response: Refer to the Colliers Engineering & Design letter report in support of our request for reduced parking requirement.

Comment:
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.

Response: We feel that the proposed bike rack is located in an appropriately located proximity to the proposed building entrance.

Comment:
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.

Response: The plaza inset map is provided on the Site Plan sheet.

Comment:
6. The landscaping and lighting design will need to be updated on Sheet 6 once the parking lot layout is determined.

Response: Landscaping and lighting has been updated based on the requested reduced parking lot layout.

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

LANC & TULLY
Engineering and Surveying, P.C.

June 30, 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 June 27, 2023.
- Revised Application noting additional parcel involved in project.
- Full Environmental Assessment Form with a revision date of June 27, 2023.
- Parking Analysis, dated June 26, 2023, as prepared by Colliers Engineering & Design.
- Response letter to John Clarke, dated June 27, 2023, as prepared by Joseph Donovan.
- Response letter to Lanc & Tully, dated June 27, 2023, as prepared by Joseph Donovan.
- Document titled "Parking & Access Easement Agreement".
- Plans titled "Two Cross Street", with the latest revision date of June 27, 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.). ***Applicant notes that this will be prepared and provided upon receipt of conditional approval.***

2. As previously noted, the submitted "Parking and Access Easement" document is missing the "Parking Plan" that is to be attached as Exhibit 1. The title of the document shall also be revised to read "Parking and Access Easement and Maintenance Agreement".

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. ***Applicant notes that the document is being revised and will be submitted with a future submission.***

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. ***Applicant notes that this will be submitted with a future submission.***

5. A drainage analysis shall be prepared for the project, along with the design of the proposed underground stormwater facility. ***Applicant notes that this will be provided in a future submission.***

6. An updated Inflow & Infiltration (I&I) Study shall be conducted to include #8. #10 and #12 Cross Street, as the previous study conducted only looked at 172 Main Street, 2 Cross Street and 4 Cross Street.

7. The plans shall be updated to reflect that Cross Street is "One-Way" between Main Street and West Church Street.

Overall Site Plan (Sheet 3 of 9):

1. The Overall Site Plan provides for a total of 24 parking spaces based upon a parking study conducted by the applicant's traffic engineer. We would recommend that the parking study be reviewed by the City's traffic engineer to confirm the number of parking spaces required for the project.

Grading & Utility Plan (Sheet 4 of 9):

1. The plan shall provide details as to how the storm drainage pipe is to be run through the building basement. Will the proposed storm drainage line be installed within a sleeve to allow for future maintenance and repair without damage to the structure?

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. ***Applicant notes that the MEP is preparing this information, and it shall be provided on the final plans.***

3. The plan notes 8" ductile iron water pipe coming from Main Street for the water line, but also note this line to be a 4" cast iron water main 80 feet down Cross Street. The project consultant shall verify the size and material of the existing water main within Cross Street, as the City's water plans currently note the water line to be a 6" water line.

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: July 7, 2023
Re: **2 Cross Street, Site Plan Amendments**

I have reviewed a June 27, 2023 cover letter from Hudson Todd LLC, June 27, 2023 updated full EAF, two June 27, 2023 response letters to previous consultant comments, June 27, 2023 revised Site Plan application, June 26, 2023 Shared Parking Analysis from Colliers Engineering, and a 9-sheet set of engineering drawings from Hudson Land Design with updated architectural sheets A3 and A4, all dated June 27, 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 affordable 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

1. Parking for the project will now be distributed between the main parcel and the three commonly owned lots to the north. The applicant's parking analysis shows that, between the shared retail and residential uses and the typically lower parking requirements for senior and affordable units, 25 total spaces are needed. The 24-space parking justification should be reviewed by the Board's Traffic Consultant and two issues related to parking should be addressed:

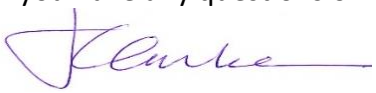
    a. The proposed perpendicular space between the 8 and 10 Cross Street buildings does not have the required back-up area of 24 feet. If the space was made a few feet deeper and the two parallel spaces were moved closer to the rear lot line, a 24-foot area could be created.

    b. The Planning Board may consider modifying the required number of parking spaces to the 24 spaces requested under Section 223-41.18G(3), or a 25th space could be included where 5 spaces are now shown to the rear of 10 and 12 Cross Street.

2. The applicant should explain why the bike racks, which were previously located in a more secure and convenient spot near the building's rear door, are now shown farther to the north.

3. The height of the stockade fence on the north side of 12 Cross Street along the proposed parking lot should be indicated.

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 Donovan, Hudson Todd LLC
Joseph Torhan, Project Architect

July 7, 2023

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

RE: Parking Study Review #1 for **Proposed Commercial and Residential Development "Two Cross Street",** City of Beacon, Dutchess County, New York; CM Project No. 123-016

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) has performed a review of the documents included in the July 11, 2023 Planning Board Agenda Packet for the above referenced project. The proposed project consists of a three-story building comprised of 18 affordable housing units inclusive of nine (9) senior housing units and a 4,890-square-foot retail space. There are three existing residential buildings located at 8, 10, and 12 Cross Street that remain. As noted in the Shared Parking Analysis, the project site would allow for the construction of 34 off-street parking spaces; however, the project is proposing the construction of 24 off-street parking spaces inclusive of two ADA-accessible spaces even though the City of Beacon requires 34 spaces. CM reviewed the Shared Parking Analysis prepared by Colliers Engineering and Design, dated June 26, 2023, intended to justify the proposed number of off-street spaces.

We offer the following comments:

1. The Shared Parking Analysis prepared by Colliers follows industry-standard traffic engineering guidelines.
2. Colliers references the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition, Land Use Code (LUC) 220 "Multi-Family Housing" time-of-day peak parking demand percentage for the proposed residential components and LUC 820 "Retail" time-of-day peak parking demand percentage for the proposed retail component. While LUC 220 is not a direct reflection for the senior and affordable housing components, it is an acceptable reference for this exercise.
3. Based on Colliers' shared parking analyses, the peak parking demand would be 29 spaces based on the City of Beacon zoning requirements for all uses and 25 spaces based on the ITE parking demand for the senior and affordable housing uses. CM agrees with the methodology of the analyses, and thus recommends that the provide 25 spaces.
4. CM recommends that one space be dedicated to the employee serving the senior residential tenants.
5. Lastly, based on the Applicant's discussions with the similar existing facility located in Kingston, NY, was one employee found to be sufficient for number of senior tenants?

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

Respectfully,
Creighton Manning Engineering, LLP

Starke W. Hipp, PE
Project Engineer

N:\Projects\2023\123-016 Beacon - 2023 Traffic Reviews\Working\Correspondence\Two Cross Street\Two Cross St_Review 1.docx

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

AMENDED SITE PLAN & CERTIFICATE OF APPROPRIATENESS APPROVALS FOR TWO CROSS STREET

Parcel No. 5954-27-799966 (2 & 4 Cross Street and 172 Main Street)
Parcel No. 5954-27-802974 (8 Cross Street)
Parcel No. 5954-27-808975 (10 Cross Street)
Parcel No. 5954-27-811979 (12 Cross Street)

WHEREAS, the Beacon Planning Board received an application for an Amended Site Plan Approval from Hudson Todd, LLC (the "Applicant"), to relocate proposed off-street parking areas from 156 Main Street and 160 Main Street to 8, 10 and 12 Cross Street, eliminate the previously proposed rooftop terrace and greenhouse, and to convert previously proposed market rate residential units to affordable units per criteria established by the Dutchess County Housing Trust Fund and New York State Homes and Community Renewal Agency (" Amended Proposed Action" or "Amended Project") on property located at 2 & 4 Cross Street and 172 Main Street (Parcel No. 5954-27-799966) (collectively the "Main Parcel"), 8 Cross Street (Parcel No. 5954-27-802974), 10 Cross Street (Parcel No. 5954-27-802974), and 12 Cross Street (5954-27-811979) in the Central Main Street ("CMS") District and Transitional ("T") Zoning District, with the Main Parcel also being located in the Historic District and Landmark Overlay (HDLO) District (collectively the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Amended Site Plan pursuant to the City of Beacon Zoning Code § 225-25; and

WHEREAS, the Planning Board is approval authority for the Certificate of Appropriateness pursuant to the City of Beacon Zoning Code §§ 134-6 and 223-41.18(J); and

WHEREAS, the application for an Amended Site Plan consists of application forms, correspondence, professional studies and reports, plans and drawings, and the Full Environmental Assessment Form ("FEAF"); and

WHEREAS, on October 12, 2022 the Beacon Planning Board granted conditional Site Plan and Certificate of Appropriateness Approvals to construct a new 3-story mixed use building with commercial spaces on the ground floor, 18 residential apartment units on the 2nd and 3rd floors, and off-site parking at parcels in close proximity to the proposed building; and

WHEREAS, on October 12, 2022, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in

connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, the Amended Site Plan is shown on the following drawings, entitled, "Two Cross Street" prepared by Hudson Land Design Professional Engineering, P.C., last revised June 27, 2023 (consisting of 11 sheets), and plans entitled, "Two Cross Street – Hudson Todd LLC" prepared by Joseph E. Torhan, Architect, last revised May 30, 2023 (consisting of 5 sheets):

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

WHEREAS, under the Amended Proposed Action, all 18 of the residential dwelling units are now proposed to be affordable per criteria established by the Dutchess County Housing Trust Fund and NYS Homes and Community Renewal Agency, notwithstanding any future changes in the aforementioned affordability criteria or continued funding availability from such aforementioned entities, at least two (2) of the dwelling units must remain below market rate (BMR) units in compliance with Article IVB of the Beacon City Code which shall remain affordable for a minimum period of 50 years; and

WHEREAS, under the Amended Proposed Action, the Applicant has relocated all off-site parking to on-site areas continuous with the Main Parcel on the east side of Cross Street, north of the Main Parcel; and

WHEREAS, the Zoning Code requires thirty-four (34) off-street parking spaces on the Property pursuant to the requirements of §§ 223-26(F) and 223-41.18(G)(2) of the Beacon City Code (which includes 25 spaces required for the proposed uses on the Main Parcel in the CMS District and 9 spaces required for the existing residential units located at 8, 10 and 12 Cross Street in the T District) and the Applicant is proposing to provide 24 off-street parking spaces pursuant to a requested waiver by the Planning Board; and

WHEREAS, Section 223-41.18(G)(3)(f) of the Zoning Code, authorizes the Planning Board to waive parking space requirements for properties located in the CMS District when there is a "professional parking study of the proposed use and the surrounding area demonstrates that a different amount of parking would be appropriate for the use in its particular location and/or that existing and/or proposed off-site parking is sufficient", and therefore, the Planning Board may consider waiving all or a portion of the 25 parking spaces required for the proposed uses on the Main Parcel in the CMS District, but the Planning Board may not waive the 9 parking spaces required for the existing residential uses located at 8, 10 and 12 Cross Street in the T District; and

WHEREAS, the Applicant submitted a Shared Parking Analysis, prepared by Colliers Engineering & Design, dated June 26, 2023, which provides in relevant part that the parking needs of the proposed senior and affordable housing units has a different parking demand than that required by the Zoning Code, and such a waiver would be appropriate in this particular location given that nearby public parking within an 800 foot radius is

sufficient to accommodate the Amended Project in addition to the off-street parking provided by the Amended Project; and

WHEREAS, the Planning Board has reviewed the application for Amended Site Plan approval and considered the standards as set forth in the City of Beacon Zoning Code § 223-25.E; and

WHEREAS, the Planning Board reviewed the Amended Proposed Action at its meetings on June 13, 2023 and July 11, 2023; and

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

WHEREAS, on July 11, 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 Amended Proposed Action, the Planning Board determined that the Amended Proposed Action will not result in any significant adverse environmental impacts and adopted an Amended Negative Declaration; and

WHEREAS, the Planning Board has reviewed the application of Amended Site Plan Approval and considered the standards as set forth in § 223-25 of the City of Beacon City Code; 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 design standards as set forth in § 223-41.18; and

WHEREAS, the Planning Board is fully familiar with the Project, as amended, and has reviewed the Amended Site Plan relative to all applicable provisions of the City Code.

NOW THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the Amended Proposed Action remains consistent with the historic character of the surrounding area for the reasons set forth in the October 12, 2022 Site Plan and Certificate of Appropriateness Resolution, which reasons are incorporated by reference herein. Property located at 2 Cross Street and 172 Main Street are located in the City's HDLO District. The existing building at 172 Main Street is identified as contributing to the Lower Main Street National Register Historic District. Also identified is the adjacent Dondero Block (174-178 Main Street). The removal of the proposed rooftop terrace and greenhouse from the proposed building in the HDLO District does not negatively impact the historic or architectural features, value or significance of 172 Main Street or its neighboring historical structures, nor will it detract from the historic district. Under the Amended Proposed Action no substantial or material alterations have been made to the façade or design of the proposed building, therefore, the Planning Board hereby grants a Certificate of Appropriateness for the Amended Project, as shown on the application materials referenced herein.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants a parking waiver for the parcel located within the CMS Zoning District pursuant § 223-41.18.(G)(3)(f) of the Zoning Code to allow 15 off-street parking spaces for such uses where 25 spaces are required by the Zoning Code for the uses proposed on the Main Parcel in the CMS District, because the proposed mixed-use of senior and affordable housing and retail at the Main Parcel requires less parking than is required under the City Code based upon the Shared Parking Analysis professional study, and because there is sufficient public parking within a 800 foot radius provided by public parking as well as on-street parking in the vicinity, but such waiver shall not be applicable to the 9 parking spaces required for the existing residential units at 8, 10 and 12 Cross Street located in the T District, thus the Planning Board hereby permits a total of 24 off-street parking spaces to serve both the Main Parcel and the existing residential units at 8, 10 and 12 Cross Street.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Amended Site Plan Approval as set forth and detailed on plans entitled, "Two Cross Street" prepared by Hudson Land Design Professional Engineering, P.C., last revised May 30, 2023 (consisting of 9 sheets), and plans entitled, "Two Cross Street – Hudson Todd LLC" prepared by Joseph E. Torhan, Architect, last revised May 30, 2023 (consisting of 5 sheets), subject to the following conditions set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Site Plan by the Chairman of the Planning Board.

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated June 30, 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 July 7, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

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

6. All existing and proposed easements shall be shown on the Site Plan to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants, offers of dedication, or other appropriate documents corresponding with the easements and notes shown on

the Site Plan, including a stormwater management maintenance and easement agreement and the Parking and Access Easement Agreement, shall be prepared, as applicable, and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

7. The plan set shall be revised to include a note addressing the applicant's proposal to address the comment from Dutchess County Department of Planning and Development dated October 4, 2022 concerning the proposed residential windows, to reflect the Applicant's proposal to implement a visual screen integrated into the glazing or immediately inside the glazing, or suitable alternative, for the purpose of privacy for the residential tenants and to provide a consistent and appropriate public view of the exterior of the building.

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

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

1. The Applicant shall return to the Planning Board for final review of the proposed brick.

2. Prior to commencement of any site work for the Project, the Applicant shall fund an escrow account with the City of Beacon for the construction observation and monthly stormwater inspections of the proposed utilities and site improvements in an amount as determined by the City Engineer. The Applicant's engineer shall prepare a cost estimate for review by the City Engineer for determining value of escrow to be established.

3. The Applicant shall post a performance guaranty with the City of Beacon for all work proposed within the City's road right-of-way. The Applicant's engineer shall prepare a cost estimate for the work (pavement restoration, drainage installation, sidewalks, etc.) and provide to the City Engineer for review and approval.

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

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

Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law. The Planning Board hereby requires that, prior to the issuance of a Certificate of Occupancy, the Applicant shall pay a Recreation Fee for each of the 18 new dwellings in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment, less any credit for residential units that are or were previously located at 2 Cross Street and 4 Cross Street.

2. The Project shall comply in all respects with Article IVB, Affordable-Workforce Housing, of the City Code except as otherwise waived or modified by the Beacon City Council pursuant to Section 223-41.10.N of the City Code. The Applicant shall be responsible for the payment of any and all fees established by the City Council now or in the future or as otherwise required for the ongoing implementation of the provisions of Article IVB, Affordable-Workforce Housing, of the City Code as said Article applies to the Project.

3. The proposed underground stormwater detention system at 10 Cross Street (Parcel 5954-27-808975) shall be maintained and inspected pursuant to a Drainage Report to be reviewed and approved by the City Engineer. Copies of all inspection reports shall be provided to the City of Beacon's Building Department and the inspection report shall contain at a minimum the date of the inspection, who performed the inspection, recommendations based upon the inspection and any actions taken based upon the recommendations.

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

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

6. As used herein, the term "Applicant" shall include its successors and assigns, and where applicable its contractors and employees.

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 approvals granted by this resolution do not supersede the authority of any other entity.

9. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's FEAF Part 1, dated May 30, 2023, revised June 27, 2023, and the Amended Negative Declaration granted pursuant thereto. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this Resolution may be inconsistent with the FEAF, the terms of this Resolution shall be controlling.

10. Pursuant to the City of Beacon Code § 223-25.J, the Amended Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

11. Any proposed revision to the approved Amended Site Plan Drawings, except revisions determined by the Building Inspector and City Engineer to be field changes, shall be submitted to the Planning Board. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

Resolution Adopted: July 11, 2023
Beacon, New York

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

Motion by _____, seconded by _____:

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

Resolution: Approved
Denied

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: _____	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

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, 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: Site Plan Amendment, "Two Cross Street", three-story mixed-use building, submitted by Hudson Todd, LLC

Name of Lead Agency: City of Beacon Planning

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Date:

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

For Further Information:

Contact Person: Amanda Caputo, Planning Board Secretary

Address: One Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5005

E-mail: acaputo@beaconny.gov

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

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

PRINT FULL FORM

ATTACHMENT TO
AMENDED
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR AMENDED SITE PLAN AND
CERTIFICATE OF APPROPRIATENESS APPROVAL
FOR TWO CROSS STREET

Parcel No. 5954-27-799966 (2 & 4 Cross Street and 172 Main Street)
Parcel No. 5954-27-802974 (8 Cross Street)
Parcel No. 5954-27-808975 (10 Cross Street)
Parcel No. 5954-27-811979 (12 Cross Street)

CONCLUSIONS

On October 12, 2022, the Beacon Planning Board adopted a Negative Declaration finding that the Proposed Action would not result in any significant adverse environmental impacts ("October 2022 SEQRA Negative Declaration"). The October 2022 SEQRA Negative Declaration is incorporated herein by reference. This Amended SEQRA Negative Declaration analyzes the environmental impacts resulting from the Amended Proposed Action, as defined below.

This Amended Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Amended 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 (EAF) and all other application materials that were submitted in support of the Amended Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

In May 2023, the Beacon Planning Board received an application for Amended Site Plan Approval, dated May 30, 2023, which included a revised set of plans for the Project, on Sheets 1-11, entitled "Two Cross Street", prepared by Hudson Land Design Professional Engineering, Beacon NY, dated October 29, 2019, last revised June 27, 2023 ("Amended Project" or "Amended Proposed Action").

The Amended Proposed Action retains the proposed construction of a 3-story mixed use building, having an approximate 23,968 square feet of gross area consisting of retail space on the first floor and residential uses on the 2nd and 3rd floors at 2 & 4 Cross Street and 172 Main Street (Parcel No. 5954-27-799966) in the Central Main Street ("CMS") and Historic District and Landmark Overlay (HDLO) Districts (the "Main Parcel"). The Amended Proposed Action also retains the overall façade and design of the proposed building evaluated by the Planning Board in October 2022, as well as the proposed integration of the existing structure at 172 Main Street into such proposed construction.

The Amended Proposed Action seeks the following revisions:

- Removal of the proposed rooftop terrace and greenhouse.

- Conversion of market rate residential units to affordable units with eight (8) units to be provided per Dutchess County Housing Trust Fund and eight (8) units to be provided per NYS Homes and Community Renewal agency criteria. Two proposed residential units will continue to be affordable units per Article IVB of the Beacon Zoning Code.

- Relocation of off-street parking spaces from 152 Main Street and 160 Main Street to the rear of 8 Cross Street (Parcel No. 5954-27-802974), 10 Cross Street (Parcel No. 5954-27-802974), and 12 Cross Street (5954-27-811979) in the Transitional ("T") Zoning District with a reduction in the amount of off-street parking to be provided. Where 34 off-street parking spaces are required for the Amended Proposed Action, the Applicant proposes to provide 24 spaces and seek a waiver from the Planning Board for the deficit.

The Amended Proposed Action is an Unlisted action. The Planning Board circulated its Notice of Intent to act as Lead Agency and received no objections and continues in its role as Lead Agency.

Summary of Rationale for Amended Negative Declaration

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

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

  Much of the analysis regarding impacts to land remain the same in the Amended Proposed Action as were analyzed for the Proposed Action in October 2022.

  Under the Amended Proposed Action, the Applicant no longer proposes off-site parking at 152 Main Street, 160 Main Street, or the vacant parcel on West Church Street, hence there will be no impacts to land at those properties under the Amended Proposed Action. However, under the Amended Proposed Action, the Applicant now proposes to provide off-street parking areas across the rear of property located at 8, 10 and 12 Cross Street. Construction of the off-street parking areas will involve typical grading and associated site work.

  For these reasons and those set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

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

  There are no unique geological features on the Property.

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

  Much of the analysis regarding impacts to surface water and groundwater remain the same in the Amended Proposed Action as were analyzed for the Proposed Action in October 2022.

  The Amended Project will result in approximately +/- 0.68 acres of disturbance according to the FEAF Part 1, revised June 27, 2023. Thus, the Project is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities.

  The proposed parking areas under the Amended Project will include an underground stormwater detention and infiltration system to reduce the amount of stormwater runoff from the site entering the City stormwater system. It is expected that stormwater runoff rates post-development will be less than the pre-development condition.

  The Amended Project retains the proposed connection to the existing public water distribution and sanitary sewer systems. Based on the revised calculations provided in the FEAF Part 1, revised June 27, 2023, it is now anticipated that the Amended Project will carry a demand for 3,918 gallons per day (gpd) of water and will generate approximately 3,918 gpd of sanitary sewer flows. Under the Planning Board's October 2022 determination, it was anticipated the Project would have a demand for approximately 2,818 gpd of water and generate 2,818 gpd of sanitary sewer flows. Adequate water supply exists for the additional flows associated with the Amended Proposed Action. Furthermore, the City of Beacon treatment plant presently has the capacity to accept 4 million gallons per day (MGD) and currently operates at an average of 2.281 MGD, therefore the treatment plant has adequate capacity to accept the additional flows from the Amended Proposed Action.

  For these reasons and those set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

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

  The analysis regarding impacts to flooding remain the same in the Amended Proposed Action as were analyzed for the Proposed Action in October 2022.

  For the reasons set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

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

  The analysis regarding impacts to air remain unchanged in the Amended Proposed Action as were analyzed for the Proposed Action in October 2022.

For the reasons set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not have a significant adverse environmental impact on air quality.

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

  Much of the analysis regarding impacts to plants and animals remain the same in the Amended Proposed Action as were analyzed for the Proposed Action in October 2022, except that the impacts have been reduced in the Amended Proposed Action.

  The FEAF Part 1 indicates that the Property may contain or serve as habitat for the Indiana Bat. Pursuant to NYSDEC recommendations, removal of trees greater than four (4) inches in diameter at the Project Site will take place between October 1 and March 31 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees.

  Under the Amended Project only two (2) trees are proposed to be removed in the new parking areas at the rear of 8, 10, and 12 Cross Street, whereas, under the original Proposed Action approximately 10 trees were proposed to be removed from the off-site parking locations at 152 Main Street and 160 Main Street. It remains highly unlikely that these trees serve as habitat for the Indiana bat due to the urban environment in which the trees are located.

  For these reasons and those set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not have a significant adverse environmental impact on flora or fauna.

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

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

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

  The analysis regarding impacts to aesthetic resources remains the same in the Amended Proposed Action as was analyzed for the Proposed Action in October 2022.

  For the reasons set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

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

  The analysis regarding impacts to historic or archeological resources remains largely unchanged under the Amended Proposed Action as was analyzed for the Proposed Action in October 2022.

The removal of the proposed rooftop terrace and greenhouse from the proposed building, and the relocation of the off-street parking areas from 152 Main Street and 160 Main Street to 8, 10 and 12 Cross Street do not create any significant adverse impact upon historic or archeological resources. The Property located at 10 Cross Street is currently improved with an off-street parking area in the same or similar location as proposed under the Amended Proposed Action. Also, Property located adjacent to 12 Cross Street to the north is similarly improved with a rear off-street parking area. Thus, the proposed off-street parking improvements will not have an impact on nearby historic resources.

For these reasons and those set forth in the October 2022 SEQRA Negative Declaration, the Proposed Action will not have a significant adverse impact on historic or agricultural resources.

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

The analysis regarding impacts on open space and recreation remain the same in the Amended Proposed Action as were analyzed for the Proposed Action in October 2022.

For the reasons set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not have a significant adverse impact on open space and recreation.

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

Impacts on transportation, specifically parking, has changed since the Planning Board analyzed such impacts in October 2022, however, for the reasons below, the Amended Project will not have a significant adverse impact on transportation.

Under the original Proposed Action, all required off-street parking was provided on-site or at 152 Main Street and 160 Main Street. Under the Amended Proposed Action, off-street parking has been relocated from 152 Main Street and 160 Main Street to the rear of 8, 10, and 12 Cross Street, which is contiguous to the Main Parcel and also owned by the Applicant or related entities. However, the Applicant no longer proposes to provide all off-street parking spaces required by the Zoning Code and is requesting a waiver from the Planning Board.

The Applicant provided a parking study, entitled "Two Cross Street – Shared Parking Analysis" (hereafter the "Parking Analysis"), prepared by Colliers Engineering & Design, dated June 26, 2023. The Zoning Code requires 34 off-street parking spaces on the Property pursuant to the requirements of §§ 223-26(F) and 223-41.18(G)(2) of the Beacon City Code (which includes 25 spaces required for the proposed uses on the Main Parcel in the CMS District and 9 spaces

required for the existing residential units located at 8, 10 and 12 Cross Street in the T District). The Applicant is proposing to provide a total of 24 off-street parking spaces. Section 223-41.18(G)(3)(f) of the Zoning Code, authorizes the Planning Board to waive parking space requirements for properties located in the CMS District when there is a "professional parking study of the proposed use and the surrounding area demonstrates that a different amount of parking would be appropriate for the use in its particular location and/or that existing and/or proposed off-site parking is sufficient." Therefore, the Planning Board may consider waiving all or a portion of the 25 parking spaces required for the proposed uses on the Main Parcel in the CMS District, but the Planning Board may not waive the 9 parking spaces required for the existing residential uses located at 8, 10 and 12 Cross Street in the T District. The Applicant has submitted a Parking and Access Easement to provide sufficient legal access to the parking at 8, 10, and 12 Cross Street.

Utilizing industry standard hourly parking demands per Institute of Transportation Engineers (ITE) publications, the Parking Analysis estimates for the senior and affordable housing units, retail spaces, and existing residential units at 8, 10, and 12 Cross Street indicates a peak parking demand of 25 parking spaces for both a weekday and weekend (*see table 3 of the Parking Analysis)*. The Parking Analysis points out that the Main Street Access Committee has found that there is available parking within one block of Main Street and also that there are five public parking lots within a 800 foot radius of the Amended Project, with a combined capacity of over 143 parking spaces. As such, the Amended Proposed Action which includes 24 off-street parking spaces and seeks a parking waiver for the remaining required spaces for parcels within the CMS District, as permitted under the City of Beacon Zoning Code §223-41.18(G)(3), will not create a significant adverse impact on parking.

For these reasons and those set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not have a significant adverse impact on transportation.

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

The analysis regarding impacts energy remains the same in the Amended Proposed Action as was analyzed for the Proposed Action in October 2022.

For the reasons set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not have a significant adverse impact on energy.

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

The analysis regarding impacts to odors, noise or light remains largely unchanged under the Amended Proposed Action as was analyzed for the Proposed Action in October 2022. Any new lighting impacts will be limited to the proposed parking areas at the rear of 8, 10, and 12 Cross Street. The Applicant provided a Lighting Plan, as detailed on Sheet 6 of 11 of the Revised Plans. Under Lighting Notes, as shown on Sheet 6 of 11 of the Revised Plans, No. 1, provides that "All lighting shall be dark sky compliant with cutoff shields as noted." All lighting shall comply with the requirements of City of Beacon Code Section 223-14.B.

For these reasons and those set forth in the October 2022 SEQRA Negative Declaration, the Amended Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

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

  The analysis regarding impacts to human health remains the same in the Amended Proposed Action as was analyzed for the Proposed Action in October 2022.

  For the reasons set forth in the October 2022 SEQRA Negative Declaration, 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 Amended Proposed Action is not inconsistent with adopted community plans and community character.**

  The Amended Proposed Action remains generally consistent with the Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services, and is consistent with the character of the existing neighborhood.

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 Amended Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete for the Amended Project.

Adopted: July 11, 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		

City of Beacon Planning Board Agenda
07/11/2023

Title:

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

ATTACHMENTS

Exhibit C - Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated June 27, 2023, providing responses to the City Planning Consultant.pdf

6-27-23 1113 Wolcott Avenue - Supplemental Planning Board Submission Cover Letter.pdf

1113 Site Plan Set 6-27-23.pdf

Exhibit A - Revised FEAF Narrative 6-27-23.pdf

Exhibit B - Traffic & Parking Management Plan.pdf

Planner Review 1113 Wolcott Av 7.7.23.pdf

1113 Wolcott 07-07-23 Engineer review.pdf

1113 Wolcott Avenue - SEQRA Negative Declaration (4880-7136-9578.1).pdf

1113 Wolcott Avenue - LWRP Resolution.pdf

1113 Wolcott - Prophecy Theater - Special Permit, Site Plan, and Cert of Appropriateness Approvals (4893-5150-9869.3).pdf

Full EAF Part 2 - 1113 Wolcott Avenue (4869-5841-7007.1).pdf

Full EAF Part 3 - 1113 Wolcott Avenue (4866-1087-9855.1).pdf

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

June 27, 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 June 9, 2023. No comment letter was received from Lanc & Tully.

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 As discussed at the June 13, 2023 Planning Board meeting, the Applicant agrees not to activate the proposed accessory uses in advance of the hotel use, but reserves the right to continue to utilize the church to host gatherings in accordance with its historic use.

   b The Applicant addresses this concern in the enclosed Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., last revised June 26, 2023. As detailed therein, in instances of multiple events in one day, the Applicant proposes that events exceeding 100 attendees will have a minimum gap of 1.5 hours between events.

   c 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.

   d The plans have been revised to reflect more detailed cemetery restoration and maintenance notes.

4. The fence along the River Ridge frontage has been revised to be a 4' high metal picket fence to restrict access without blocking views.

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

5. Comment acknowledged. Notes and dimensions were added to the elevation on Sheet 5.

6. Additionally, notes regarding proposed exterior renovation notes to the Church building are shown on Sheet 8.

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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

June 27, 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 June 13, 2023 meeting, the Planning Board held a Work Session in connection with the Project, prior to the regularly scheduled meeting Agenda and the Project's continued Site Plan and Special Use Permit Public Hearing. At the Work Session, the Applicant reiterated the Project's substantial mitigative measures in the context of the Board's environmental review pursuant to the State Environmental Quality Review Act ("SEQR"). Thereafter, during the regularly scheduled meeting, this Board closed the Public Hearing, and further authorized the Planning Board Attorney to prepare draft SEQR findings, as well as a Site Plan, Special Use Permit, Local Waterfront Revitalization Plan ("LWRP") Consistency, and Certificate of Appropriateness ("COA") Resolution for the Project.

THE REVISED FEAF NARRATIVE, TPMP, AND SITE PLAN SET ADDRESS THE BOARD'S WORK SESSION COMMENTS AND FURTHER DEMONSTRATE THAT THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS:

This letter and its enclosures respond to the minor, remaining comments raised by the Planning Board during the Work Session to further assist this Board in concluding its environmental review

of the adaptive re-use proposal pursuant to SEQR. *See* **Exhibit A** – Updated Full Environmental Assessment Form ("FEAF") Narrative; **Exhibit B** – Revised Traffic and Parking Management Plan ("TPMP") prepared by Colliers Engineering & Design P.C., last revised June 26, 2023; revised Site Plan Set entitled "Special Use Permit Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated June 29, 2021, last revised June 27, 2023.

In response to this Board's comments at the Work Session, the Applicant's traffic consultant has revised the TPMP to indicate that, in instances where a conference or event is anticipated to attract a higher number of pick up (e.g., those geared towards children and/or teenagers), the Applicant will designate the Municipal Lot or Tompkins Lot as a "cell phone" lot for pick up vehicles to wait until they are contacted by the attendees following the end of the conference or event. This designation will be disseminated to attendees in a manner similar to other information discussed in the TPMP (e.g., maps distributed electronically in advance of the conference/event or physically on the day of the conference/event). Moreover, parking attendants will be onsite to direct pick-up vehicles to the "cell phone" lot along with copies of the map identifying the designated lots, as needed, to prevent any vehicles from waiting on-site for extended periods.

The revised TPMP further addresses staggering events and the proposed post-monitoring study to prevent any potential adverse traffic impacts. With respect to the former, in the certain instances of multiple events in one day, the Applicant proposes that events exceeding 100 attendees will have a minimum gap of 1.5 hours between events to prevent overlapping of drop-off/pick-up operations at the site and to allow for turnover of parking spaces in nearby parking locations.

Furthermore, at the request of this Board, the Applicant has added additional color to the proposed post-monitoring study. As detailed in the TPMP, prior to conducting the monitoring, the Applicant will notify the City's Traffic Consultant of the proposed date, time, and anticipated number of attendees of the specific event to be monitored. The monitoring will include observations of the on-site drop-off/pick-up operations, traffic generation during the event periods, utilization and occupancy of off-site parking areas, and observations of the nearby residential complex and on-street parking to determine if any attendees are utilizing these private or undesirable parking locations. A report will be prepared by the Applicant's traffic engineer for submission to and review by the City. The monitoring report and any subsequently recommended

modifications to the TPMP will be determined in consultation with the City of Beacon.[1]

Additionally, the Applicant is now proposing six (6) signs on the Premises that reference the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful". Three (3) signs are proposed on posts along the southern property line, with two (2) proposed on the northern boundary, affixed to the proposed fencing and one (1) along the western property line. *See* Sheet 1 of the Site Plan Set. The Site Plan Set also reflects the inclusion of a 4.0' black metal picket fence along the southern property line in response to the safety-related comments provided by this Board's Planning Consultant and certain members of the public. *See* Sheet 2 of the Site Plan Set. Consistent with the Applicant's prior submissions, this fence will abut a dense landscape of evergreens, trees, and shrubs, which combine to provide ample screening and privacy for the abutting property. *See* Sheet 4 of the Site Plan Set.

Furthermore, as was previously discussed with this Board and is more fully detailed in the Applicant's prior submissions, the Project will work to restore the cemetery that has been abandoned for approximately 100 years. Specifically, the Applicant will work to upright any headstones that have been knocked down, seal up the open crypts and remove invasive vegetation while clearing fallen trees and branches and debris, which clearing has already begun and will continue. To accomplish these objectives, the Applicant has been in contact with cemetery restoration experts recommended by the Beacon Historical Society and continues to work with Debra Adamsons, the Project's landscape consultant, who is experienced in vegetative restoration. In accordance with their professional guidance as is incorporated within Sheet 9 of the Site Plan Set, the proposed cemetery restoration and maintenance work will include, but not be limited to:

1) Cleaning up the Premises to remove any debris, fallen branches, dead trees, garbage, and the like;

2) Performing regular maintenance and upkeep of the Premises to control vegetation growth;

3) Working with a specialist in native and/or historic vegetation restoration (e.g., Debra Adamson, the Project's landscape consultant) to conduct an existing vegetation assessment to recommend how to address and manage the Premises;

---

[1] Note: Additionally, as was reiterated at the June 13th Work Session, the sidewalk along the Premises' frontage will be completely replaced as part of the Project. This sidewalk replacement work, the limits of which are depicted on Sheet 9 of Site Plan Set, will include approximately 200' of new sidewalk including ADA compliant curb ramps through the driveway areas. This work will be completed under the New York State Department of Transportation Highway Work Permit to be obtained by the Applicant for work within and along Wolcott Avenue (NYS Route 9D) within the state-owned right-of-way.

4) Working with specialists in cemetery restoration recommended by the Beacon Historical Society to conduct an assessment of existing headstones and monuments and document the descriptions and existing conditions on the Premises;

5) As appropriate, conducting any headstone repairs, and any work to restore and place any headstones in their original location in consultation with specialists in cemetery restoration; and

6) As appropriate, conducting further landscape restoration prior to or after headstone restoration work.

Lastly, the Site Plan Set has been revised to reflect the scope of restoration work proposed by the Project. Specifically, Sheet 8 of the Site Plan Set notes the following proposed work in order of priority:

1) Evaluate scope of spire repair;

2) Repair roof tiles on the spire;

3) Repair any damaged flashing, gutters and leaders

4) Add snow guards to roofs at pedestrian circulation areas.

5) Repaint the round window infill panels at spire; and

6) Clean and repoint the brick façade, as needed.

We would also note that, as mentioned by the Applicant at the June 13th Work Session, the Applicant previously coordinated certain exterior restoration work on the church building. This work, completed on October 13, 2021, included replacement and repair of any loose/missing siding and missing/broken slates with corresponding matching materials. Additionally, in an abundance of caution, a mold treatment was applied to the church roof in an effort to mitigate further deterioration.

UPDATED FULL SITE PLAN SET FOR THE ADAPTIVE RE-USE PROPOSAL:

In 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 June 27, 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:[2]

Exhibit A: Revised Full Environmental Assessment Form Narrative;

Exhibit B: Revised Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., last revised June 26, 2023; and

Exhibit C: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated June 27, 2023, providing responses to the City Planning Consultant, John Clarke Planning and Design, memorandum dated June 9, 2023.

CONCLUSION:

The Applicant looks forward to continuing its review of the Project with the Board at the July 11th meeting, at which point the Applicant respectfully requests the Board act to adopt a SEQR Negative Declaration as the proposal *will not* create any potentially significant adverse

[2] Note: We understand that there are no further outstanding comments from the City's Engineering or Traffic Consultants.

environmental impacts. Should the Board see fit to do so in recognition of the Applicant's extensive mitigative measures to date relating to any and all potential environmental considerations, the Applicant would further request the Board consider adopting LWRP Consistency and COA findings, and issuing Site Plan and Special Use Permit approval for the Project.

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,

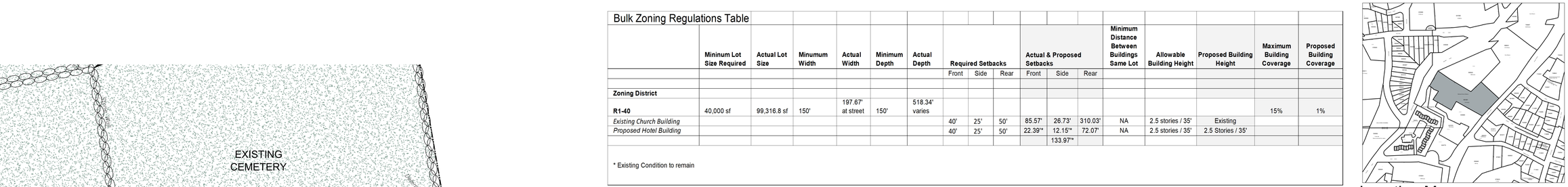
Taylor M. Palmer

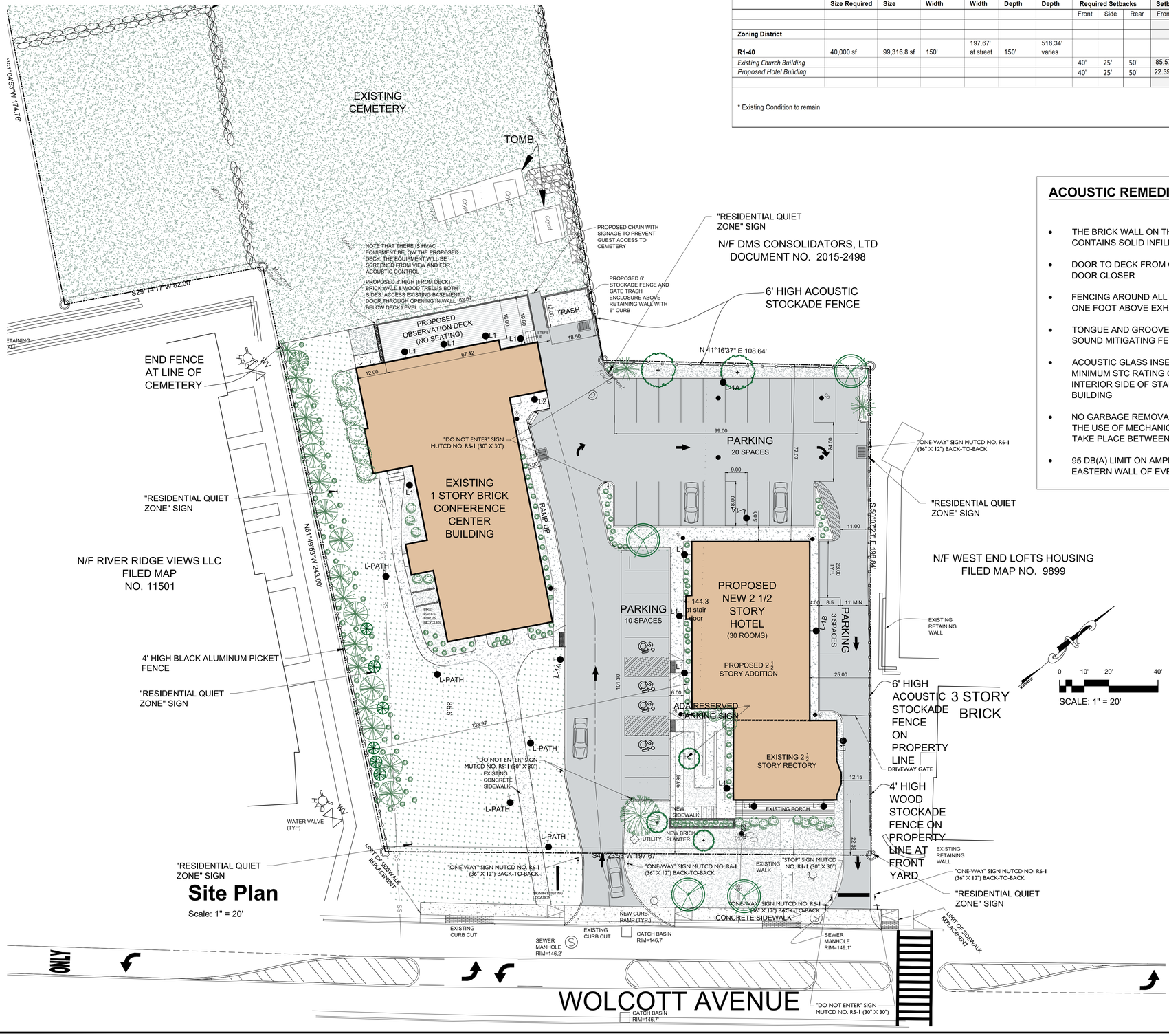
Enclosures

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.

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
4	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
5	01/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
6	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
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19	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
20	06/27/23	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

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

Special Use Permit Application

Sheet 1 of 16 - Site Plan

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

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

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

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

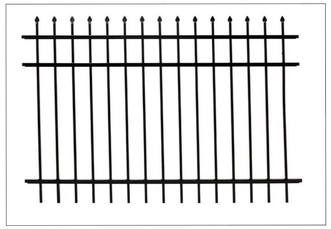
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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



18" X 18" SIGN MOUNTED ON WOOD POST SET INTO CONCRETE FOOTING. TOP OF SIGN TO BE 3'-0" HIGH. COLOR: GREEN WITH WHITE LETTERING AS SHOWN ON DETAIL

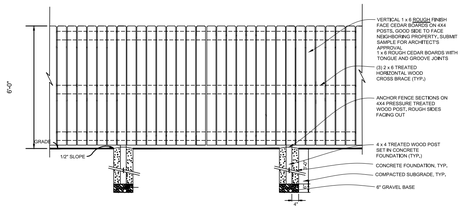
Metal Picket Fence



4' HIGH ALUMINUM PICKET FENCE. COLOR: BLACK.

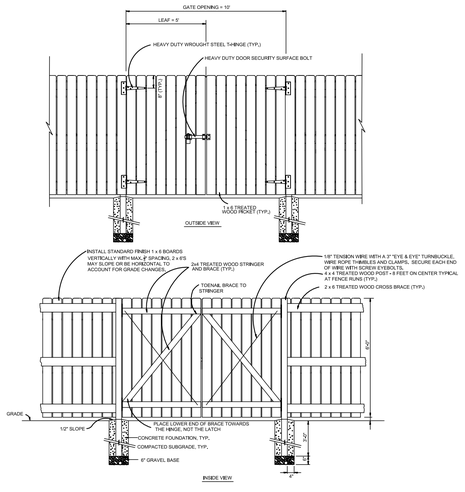
COORDINATE FENCE INSTALLATION DETAIL IN CONCRETE FOOTINGS WITH SPECIFIC FENCE MANUFACTURER ACCORDING TO THEIR SPECIFICATIONS

Metal Picket Fence

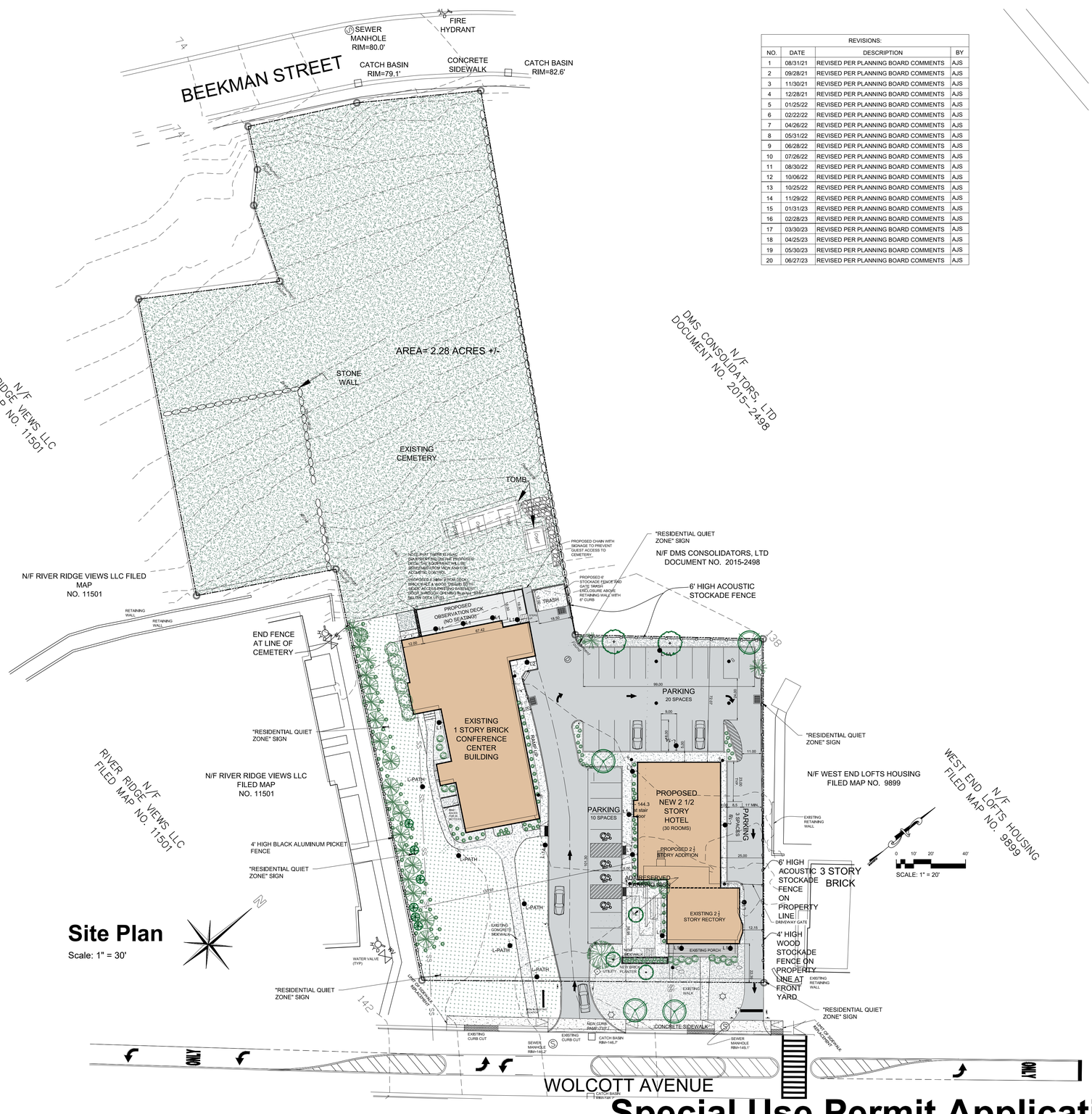


ACOUSTIC WOOD FENCE DETAILS

Acoustic Fence Details



Stockade Fence Details



Site Plan

Scale: 1" = 30'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	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
20	06/27/23	REVISED PER PLANNING BOARD COMMENTS	AJS

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:
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174 Main Street
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1113 Wolcott Avenue
Beacon, New York
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June 29, 2021

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

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10	07/26/22	REVISED PER PLANNING BOARD COMMENTS	AJS
11	08/30/22	REVISED PER PLANNING BOARD COMMENTS	AJS
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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
20	06/27/23	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 +/-
N 41°16'37" E 108.64'
S 50°07'23" E 198.84'
25.1'
4'53"W
.50'
4°04'53"W
20.83'
N68°54'53"W
46.42'
N 32°45'07" E 82.36'
N61°04'53"W 174.76'
S29°14'17"W 82.00'
N61°49'53"W 243.00'
28.7'
85.6'
S40°23'53"W 197.67'
22.3'
13.7'
STONE WALL
TOMB
STONE WALL
RETAINING WALL
CONCRETE SIDEWALK
REMOVE BLACKTOP DRIVEWAY
CONCRETE SIDEWALK
GARBAGE
CONCRETE SIDEWALK
RETAINING WALL
GRAVEL PARKING
REMOVE EXISTING GRAVEL DRIVEWAY
REMOVE EXISTING STAIR AND PORCH
3 STORY BRICK
2 STORY FRAME
BLACKTOP PARKING
REMOVE EXISTING ADDITIONS TO BUILDING
REMOVE EXISTING WALK
1 STORY BRICK CHURCH
UTILITIES
EXISTING SIGN
2 STORY FRAME
RETAINING WALL
CONCRETE SIDEWALK
AREA OF SIDEWALK REPLACEMENT
SEWER MANHOLE RIM=149.1'
REMOVE EXISTING SHRUBS (TYP)
LIGHT POST (TYP)
WOLCOTT AVENUE
CATCH BASIN RIM=146.7'
FIRE HYDRANT (TYP)
SEWER MANHOLE RIM=146.2'
CATCH BASIN RIM=146.7'
WATER VALVE (TYP)
N/F
WEST END LOFTS HOUSING
FILED MAP NO. 9899
N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501
N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501

Site Plan
Scale: 1" = 20'

Special Use Permit Application

Sheet 3 of 16 - Existing Conditions & Demolition Plan

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

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

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

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

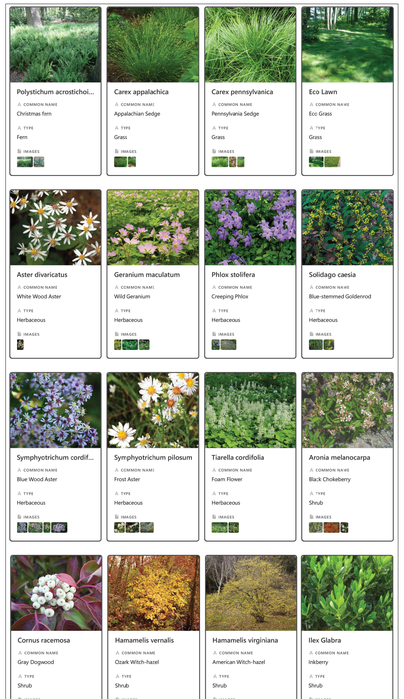
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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





POLE MOUNTED LIGHT (L1A)

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



WALL MOUNTED HOUSE LIGHT (L1)

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



WALL MOUNTED HOUSE LIGHT (L2)

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



PATH LIGHT (L-PATH)

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

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

Planting and Landscape Notes

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



POLE MOUNTED LIGHT (L1B)

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



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
20	06/27/23	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"



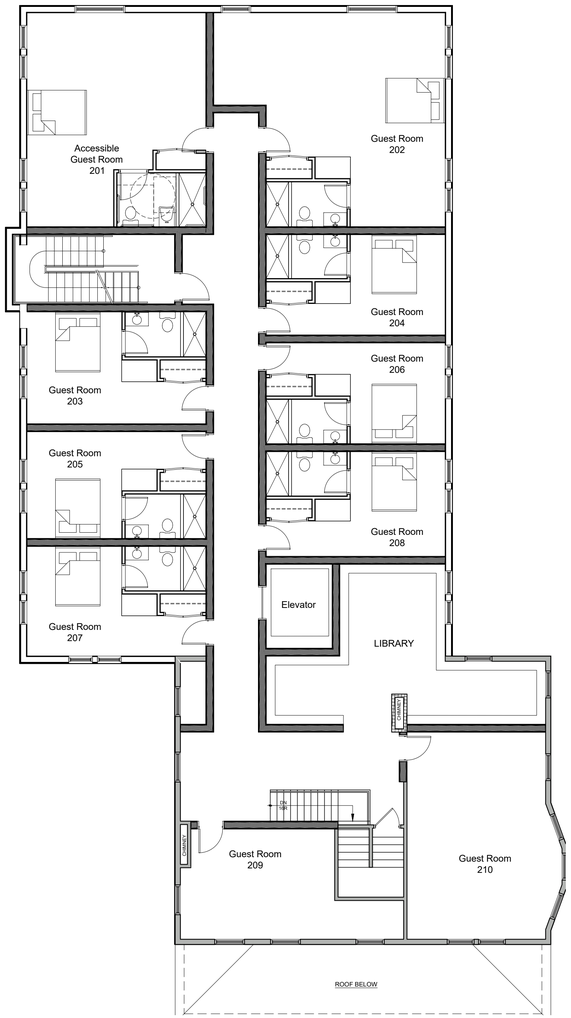
Elevation: Front - Facing Wolcott

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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20	06/27/23	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 5 of 16 - Hotel Plans & Elevations

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

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

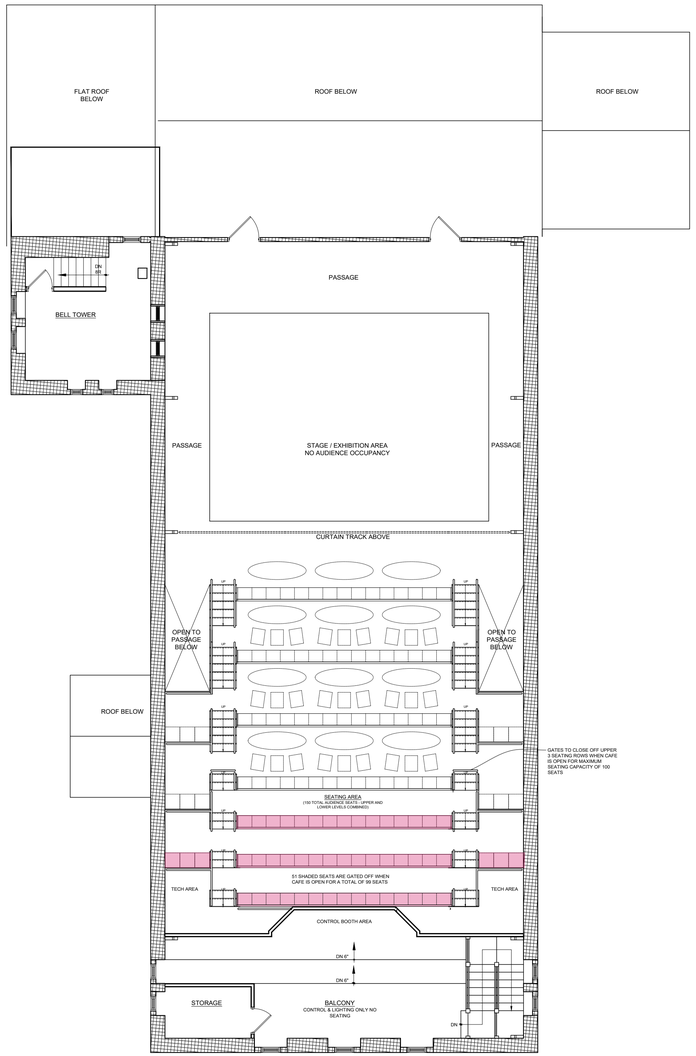
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

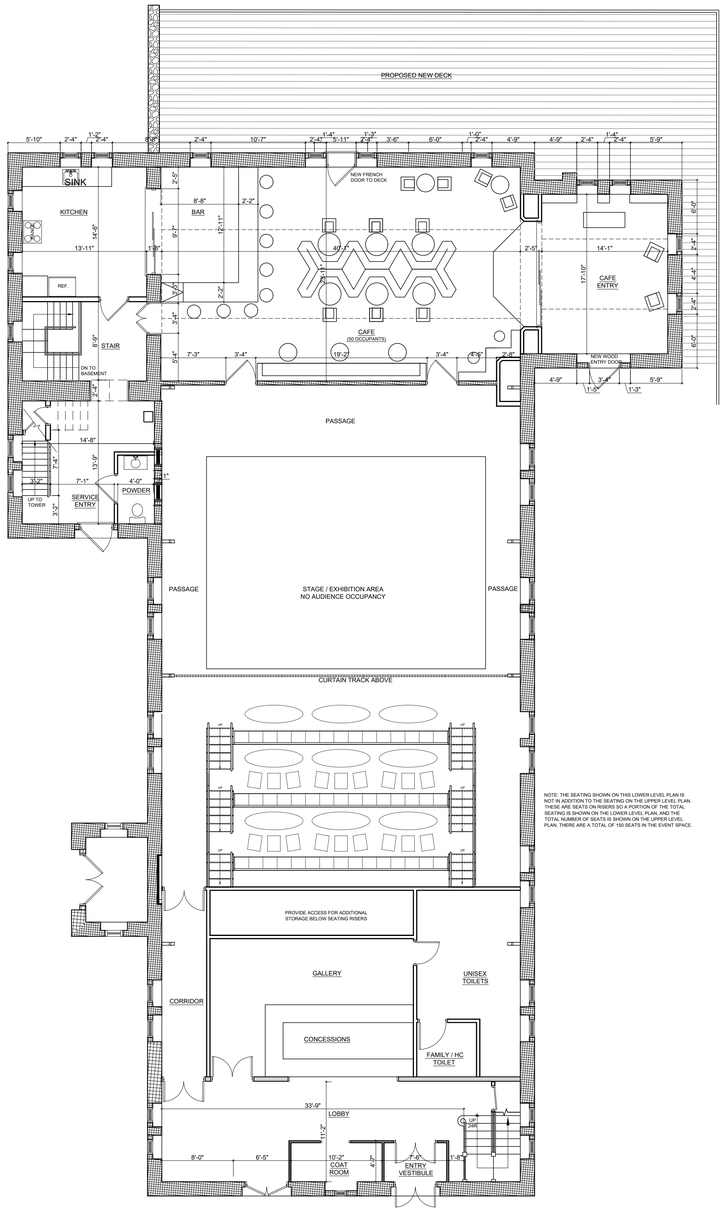
1113 Wolcott Avenue
Beacon, New York
Scale: AS NOTED
April 29, 2021

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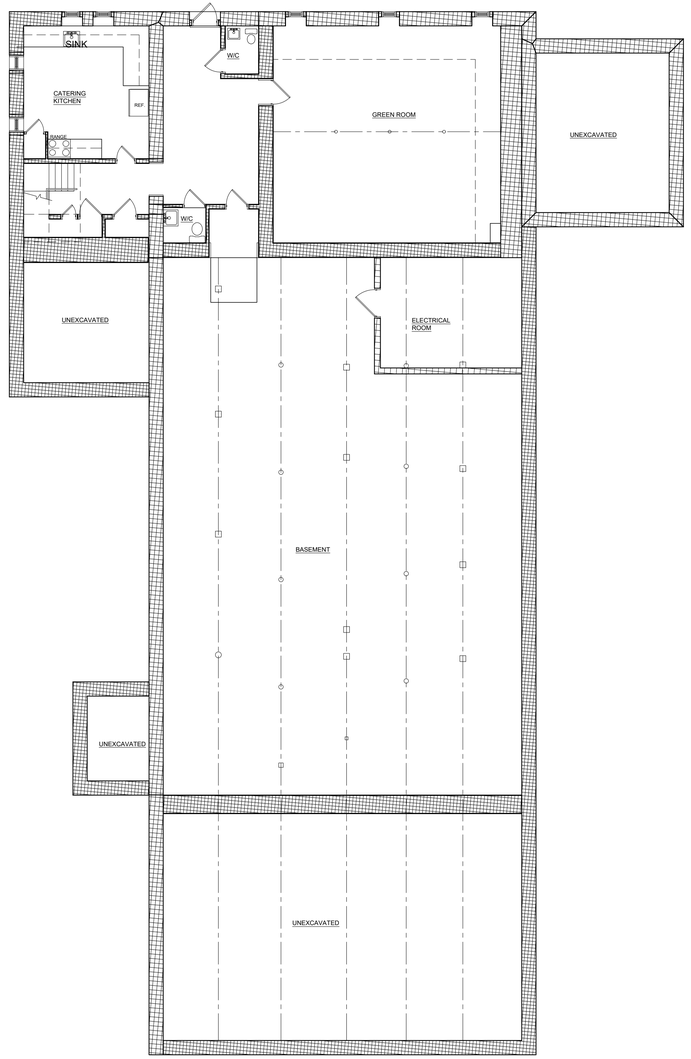
Upper Level Plan: Conference Center: Stage and Seating Configuration

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

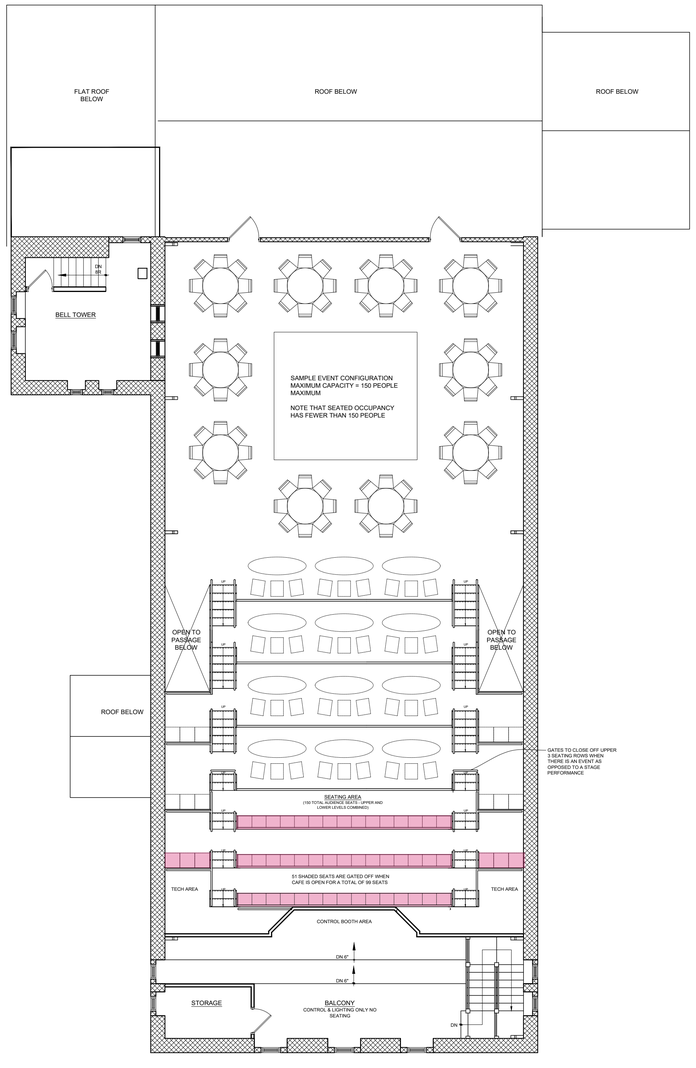
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

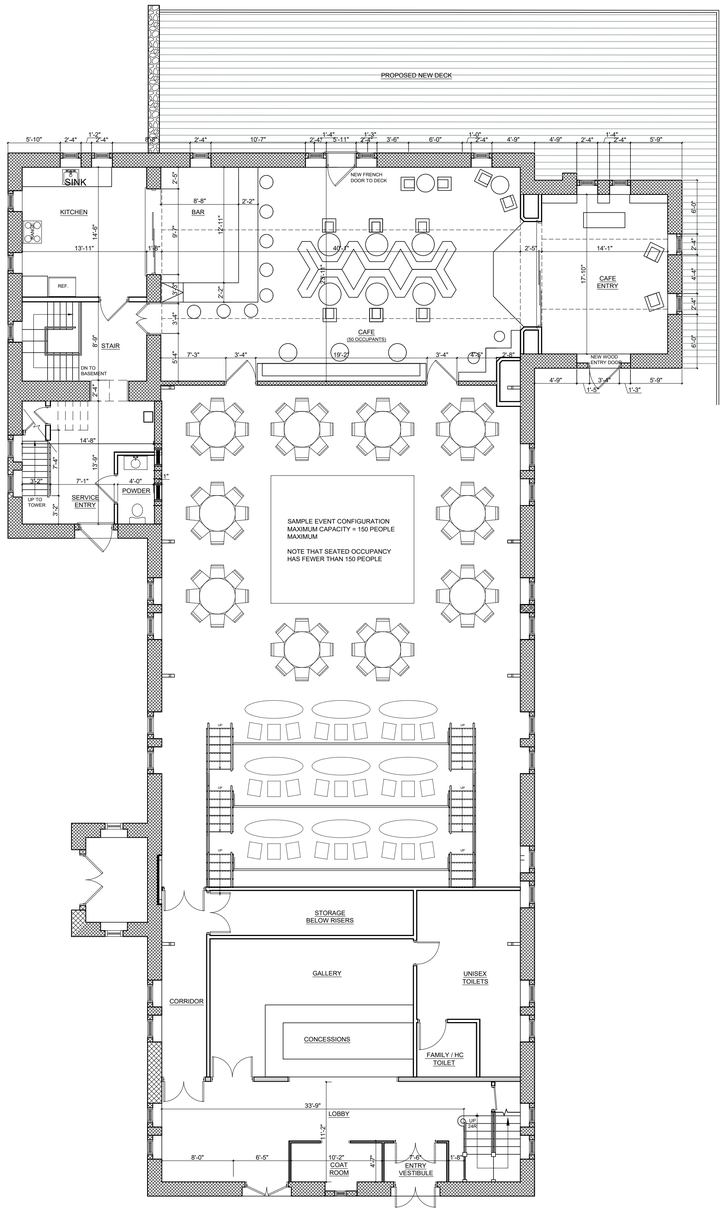
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Beacon, New York
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April 29, 2021

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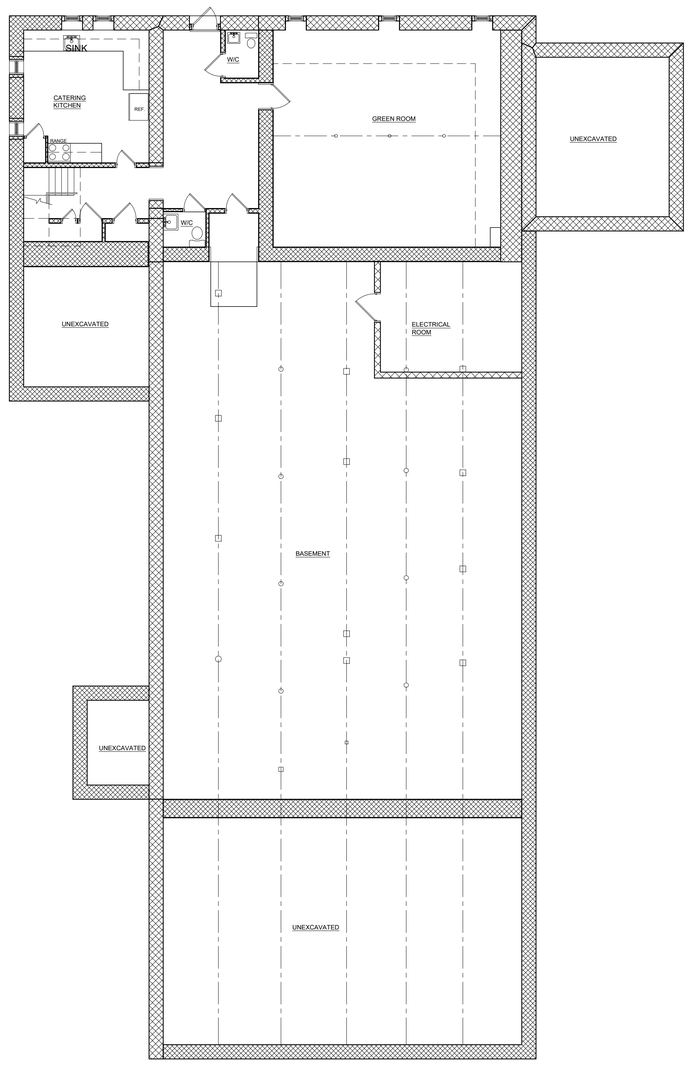
Upper Level Plan: Conference Center: Event Configuration

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

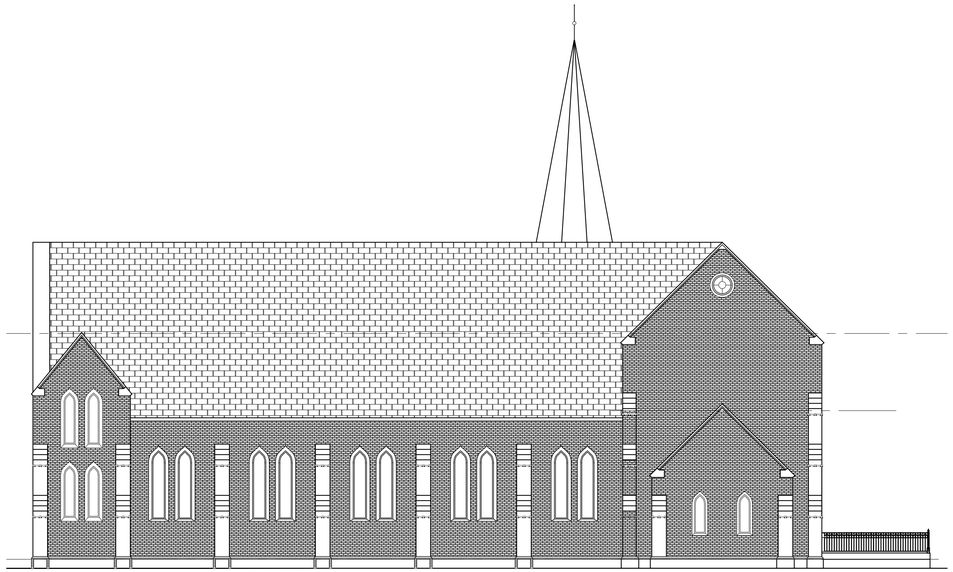
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

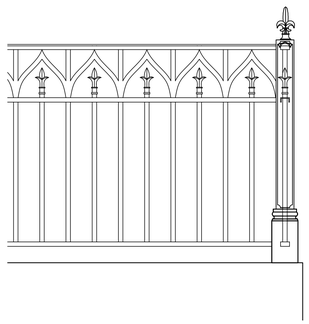
1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
April 29, 2021

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11	08/30/22	REVISED PER PLANNING BOARD COMMENTS	AJS
12	10/06/22	REVISED PER PLANNING BOARD COMMENTS	AJS
13	10/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
14	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS
15	01/31/23	REVISED PER PLANNING BOARD COMMENTS	AJS
16	02/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
17	03/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
18	04/25/23	REVISED PER PLANNING BOARD COMMENTS	AJS
19	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
20	06/27/23	REVISED PER PLANNING BOARD COMMENTS	AJS



Elevation: Conference Center Building - North

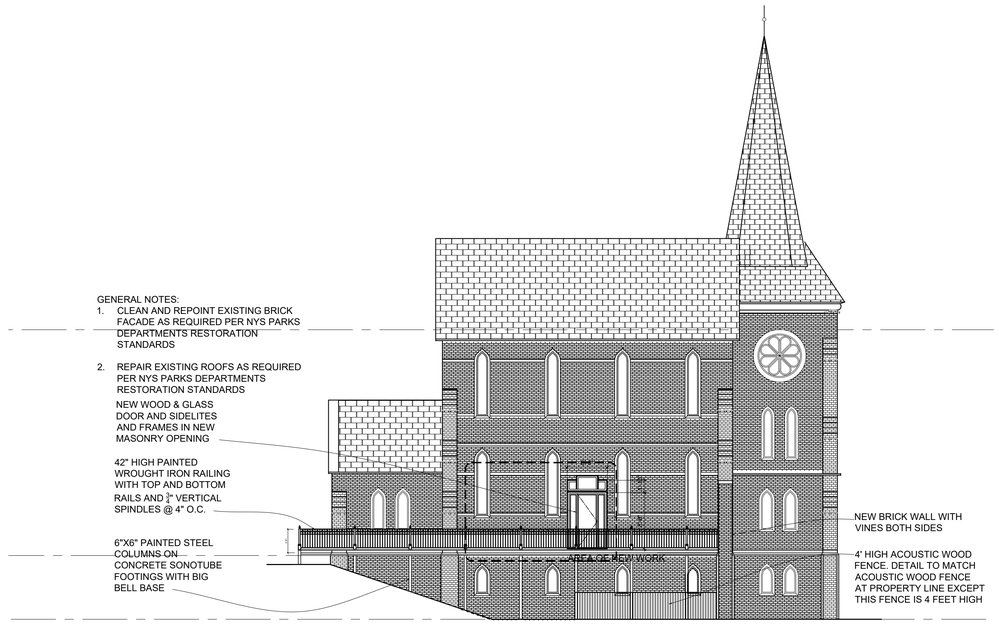
Scale: $\frac{3}{32}$" = 1'-0"



Enlarged View: Railing

Scale: 1" = 1'-0"

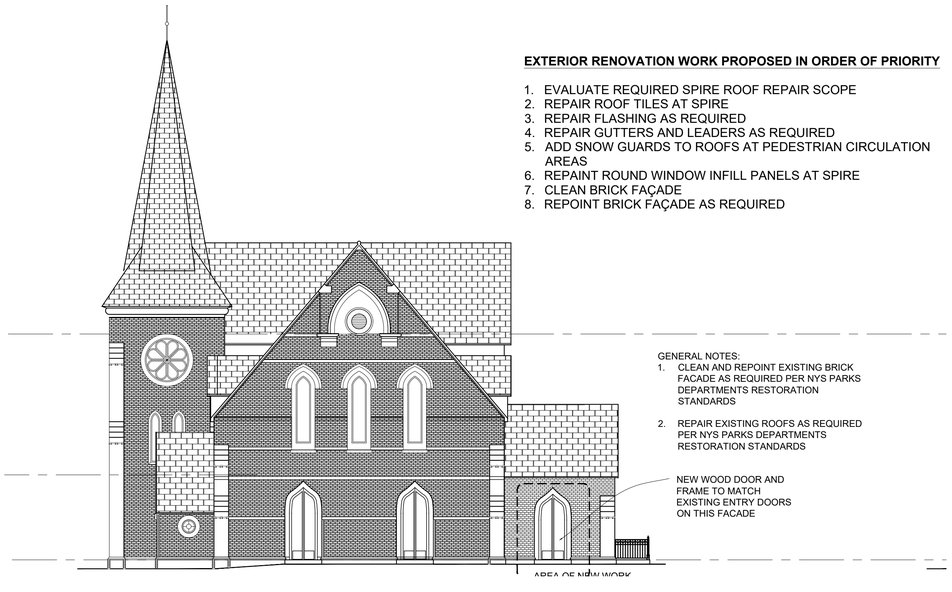
NOTE: THE RAILING CONFIGURATION WILL BE SIMILAR TO THE RAILING SHOWN, BUT MAY DIFFER IN FINAL DETAILING DEPENDING ON THE FABRICATOR SELECTED.



ELEVATION: WEST

Elevation: Conference Center Building - West

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



EXTERIOR RENOVATION WORK PROPOSED IN ORDER OF PRIORITY

1. EVALUATE REQUIRED SPIRE ROOF REPAIR SCOPE
2. REPAIR ROOF TILES AT SPIRE
3. REPAIR FLASHING AS REQUIRED
4. REPAIR GUTTERS AND LEADERS AS REQUIRED
5. ADD SNOW GUARDS TO ROOFS AT PEDESTRIAN CIRCULATION AREAS
6. REPAINT ROUND WINDOW INFILL PANELS AT SPIRE
7. CLEAN BRICK FAÇADE
8. REPOINT BRICK FAÇADE AS REQUIRED

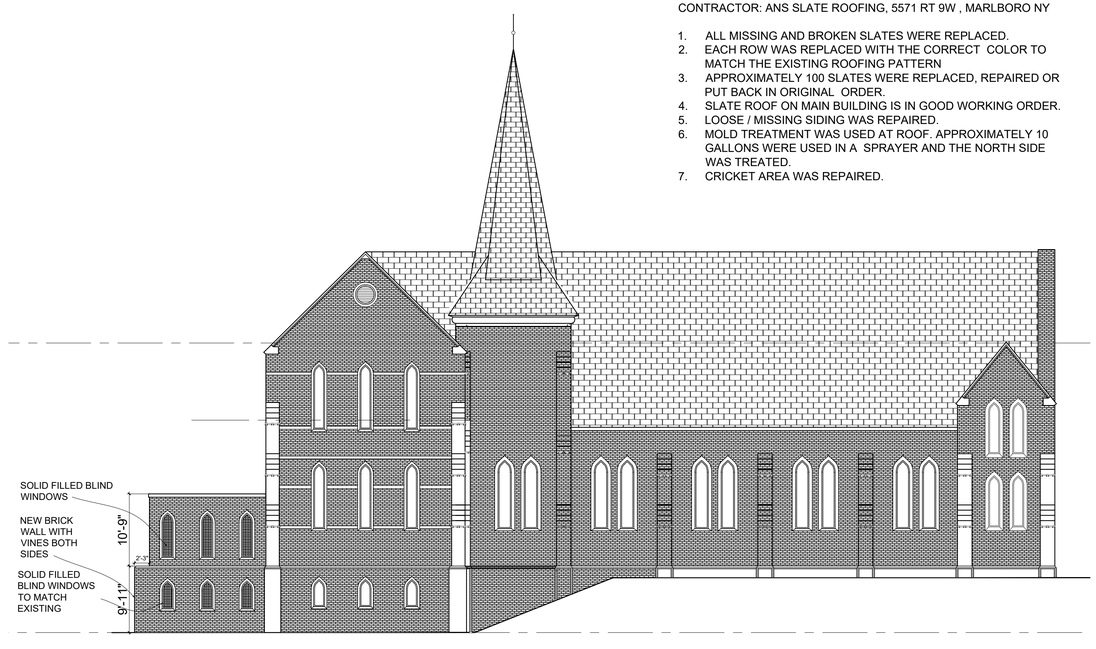
GENERAL NOTES:
1. CLEAN AND REPOINT EXISTING BRICK FACADE AS REQUIRED PER NYS PARKS DEPARTMENTS RESTORATION STANDARDS
2. REPAIR EXISTING ROOFS AS REQUIRED PER NYS PARKS DEPARTMENTS RESTORATION STANDARDS

NEW WOOD DOOR AND FRAME TO MATCH EXISTING ENTRY DOORS ON THIS FACADE

AREA OF NEW WORK

Elevation: Conference Center Building - East

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



CONTRACTOR: ANS SLATE ROOFING, 5571 RT 9W , MARLBORO NY

1. ALL MISSING AND BROKEN SLATES WERE REPLACED.
2. EACH ROW WAS REPLACED WITH THE CORRECT COLOR TO MATCH THE EXISTING ROOFING PATTERN
3. APPROXIMATELY 100 SLATES WERE REPLACED, REPAIRED OR PUT BACK IN ORIGINAL ORDER.
4. SLATE ROOF ON MAIN BUILDING IS IN GOOD WORKING ORDER.
5. LOOSE / MISSING SIDING WAS REPAIRED.
6. MOLD TREATMENT WAS USED AT ROOF. APPROXIMATELY 10 GALLONS WERE USED IN A SPRAYER AND THE NORTH SIDE WAS TREATED.
7. CRICKET AREA WAS REPAIRED.

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

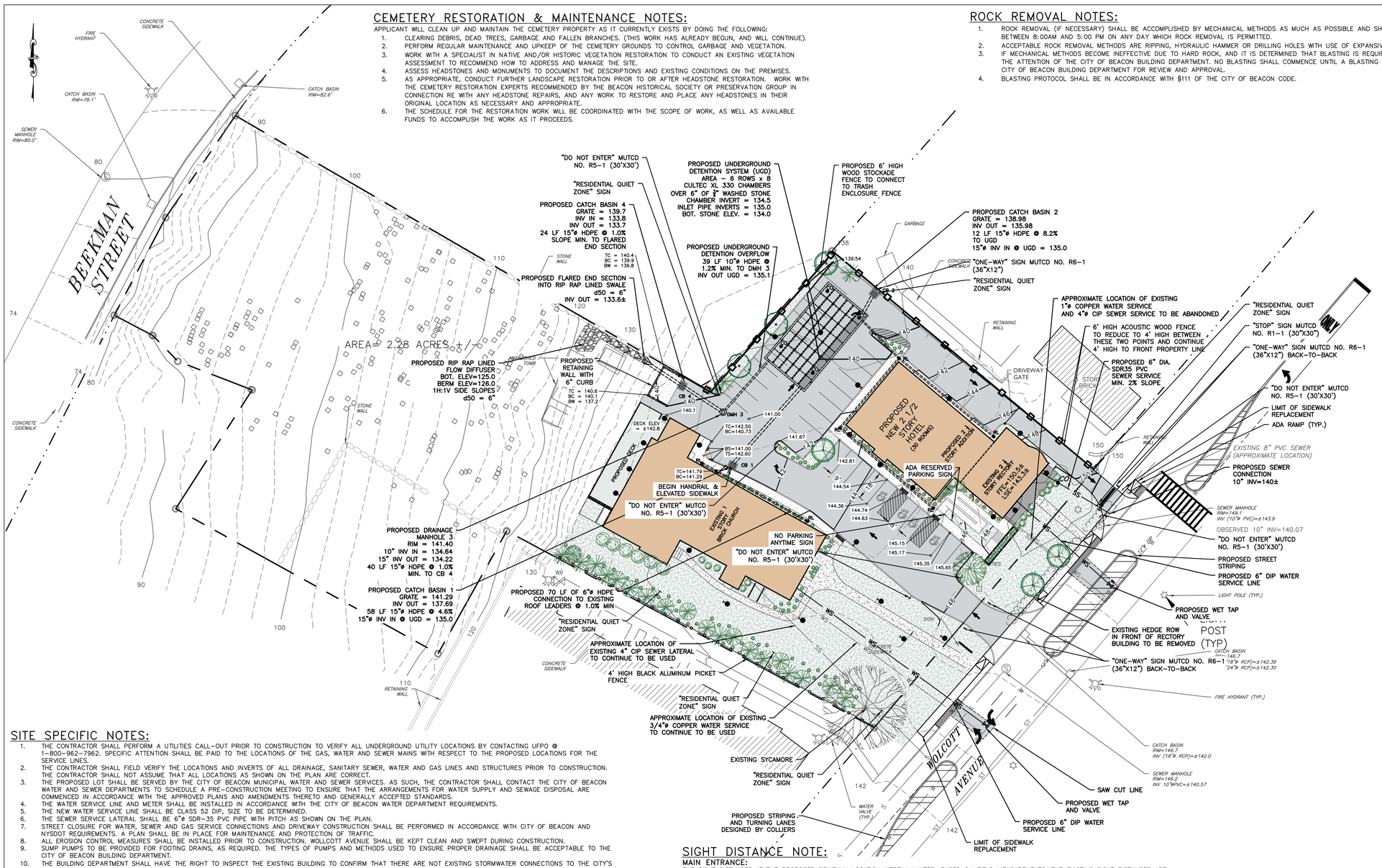
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

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

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



CEMETERY RESTORATION & MAINTENANCE NOTES:

APPLICANT WILL CLEAN UP AND MAINTAIN THE CEMETERY PROPERTY AS IT CURRENTLY EXISTS BY DOING THE FOLLOWING:

1. CLEARING DEBRIS, DEAD TREES, GARBAGE AND FALLEN BRANCHES. (THIS WORK HAS ALREADY BEGUN, AND WILL CONTINUE).
2. PERFORM REGULAR MAINTENANCE AND UPKEEP OF THE CEMETERY GROUNDS TO CONTROL GARBAGE AND VEGETATION.
3. WORK WITH A SPECIALIST IN NATIVE AND/OR HISTORIC VEGETATION RESTORATION TO CONDUCT AN EXISTING VEGETATION ASSESSMENT TO RECOMMEND HOW TO ADDRESS AND MANAGE THE SITE.
4. ASSESS HEADSTONES AND MONUMENTS TO DOCUMENT THE DESCRIPTIONS AND EXISTING CONDITIONS ON THE PREMISES.
5. AS APPROPRIATE, CONDUCT FURTHER LANDSCAPE RESTORATION PRIOR TO OR AFTER HEADSTONE RESTORATION. WORK WITH THE CEMETERY RESTORATION EXPERTS RECOMMENDED BY THE BEACON HISTORICAL SOCIETY OR PRESERVATION GROUP IN CONNECTION RE WITH ANY HEADSTONE REPAIRS, AND ANY WORK TO RESTORE AND PLACE ANY HEADSTONES IN THEIR ORIGINAL LOCATION AS NECESSARY AND APPROPRIATE.
6. THE SCHEDULE FOR THE RESTORATION WORK WILL BE COORDINATED WITH THE SCOPE OF WORK, AS WELL AS AVAILABLE FUNDS TO ACCOMPLISH THE WORK AS IT PROCEEDS.

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
- 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.

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.

THESE PREVIOUS REVISIONS ALSO APPLY TO SHEETS 9 THROUGH 15

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

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.

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.

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
18	6/27/23	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
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

GRADING & UTILITY PLAN

1113 WOLCOTT AVENUE

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

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

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



LEGEND:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

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

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES

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

SOIL RESTORATION NOTES:

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

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
7	5/31/22	PER PLANNING BOARD COMMENTS	CMB	13	1/31/23	NO CHANGE THIS SHEET	CMB
8	6/28/22	NO CHANGE THIS SHEET	CMB	14	2/28/23	UPDATED SHEET NUMBER	MAB
9	7/26/22	NO CHANGE THIS SHEET	CMB	15	3/30/23	PER PLANNING BOARD COMMENTS	MAB
10	10/7/22	NO CHANGE THIS SHEET	CMB	16	4/25/23	PER PLANNING BOARD COMMENTS	CMB
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12	11/29/22	NO CHANGE THIS SHEET	MAB	18	6/27/23	NO CHANGE THIS SHEET	CMB

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 · 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
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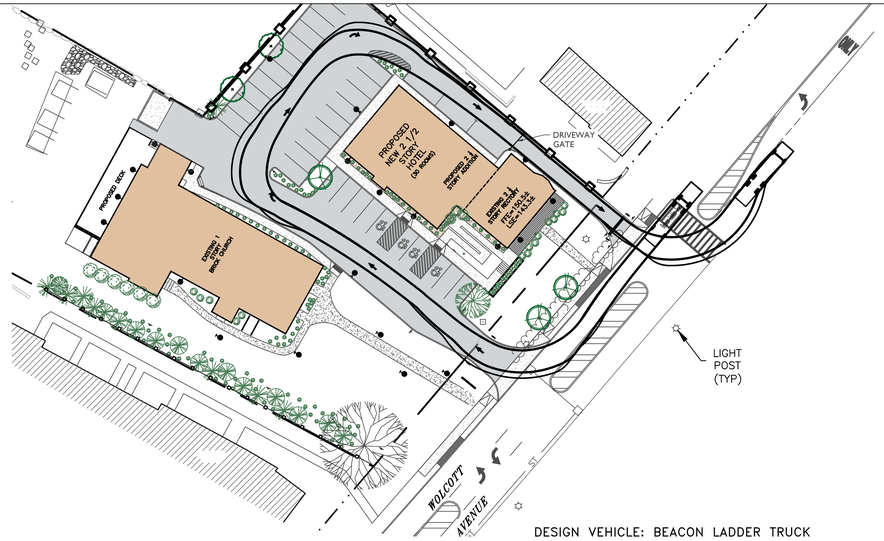
EROSION & SEDIMENT CONTROL PLAN

1113 WOLCOTT AVENUE

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

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

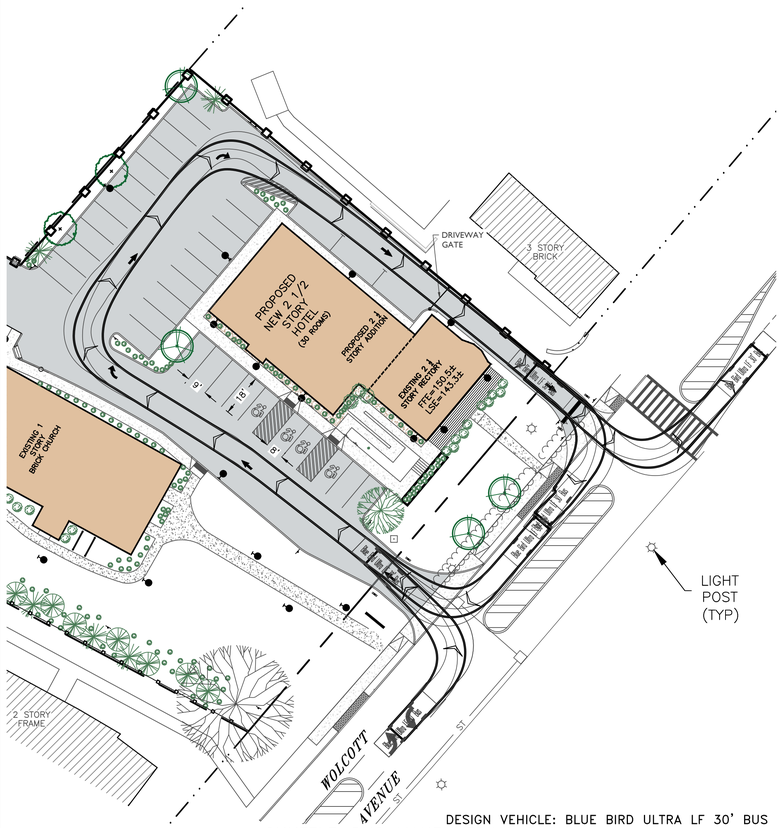
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DESIGN VEHICLE: BEACON LADDER TRUCK

BEACON LADDER TRUCK MANEUVERING PLAN

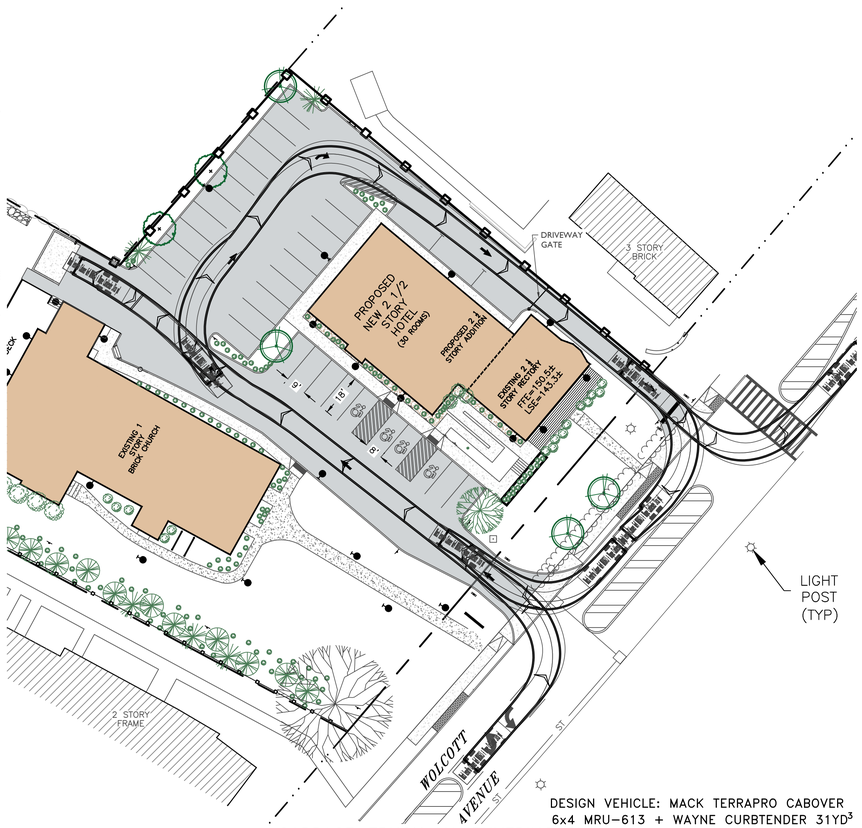
SCALE: 1" = 40'



DESIGN VEHICLE: BLUE BIRD ULTRA LF 30' BUS

SHUTTLE-BUS MANEUVERING PLAN

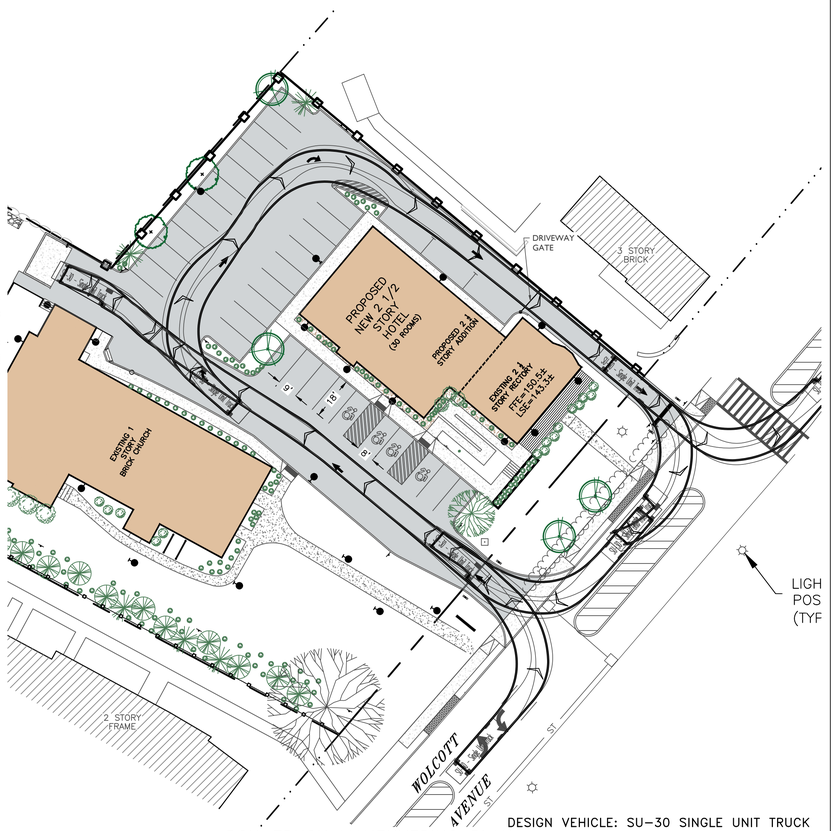
SCALE: 1" = 30'



DESIGN VEHICLE: MACK TERRAPRO CABOVER 6x4 MRU-613 + WAYNE CURBTENDER 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
7	7/26/22	NO CHANGE THIS SHEET	CMB	13	1/31/23	NO CHANGE THIS SHEET	CMB
8	10/7/22	NO CHANGE THIS SHEET	CMB	14	2/28/23	UPDATED SHEET NUMBER	MAB
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12	2/28/23	UPDATED SHEET NUMBER	MAB	18	6/27/23	NO CHANGE THIS SHEET	CMB

VEHICLE TRACKING PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

STATE OF NEW YORK ANDREW A. RIEDINGER 085486 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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VEHICLE TRACKING PLAN

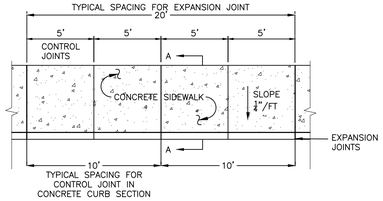
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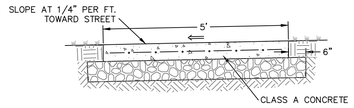
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DATE:	6/29/2021
SCALE:	1" = 40'
TITLE:	VHC-1
SHEET:	11 OF 16

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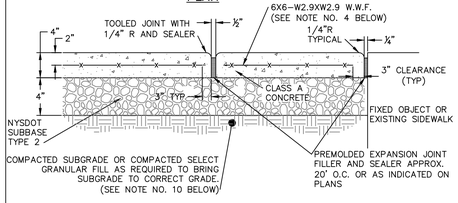
SITE DETAILS



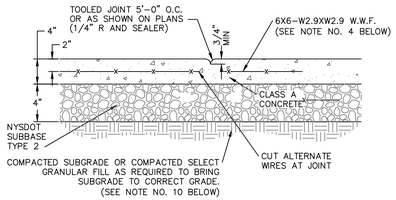
PLAN



SECTION A–A



EXPANSION JOINT

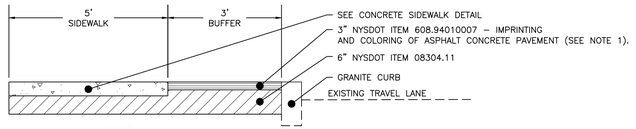


CONTROL JOINT

NOTES:

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

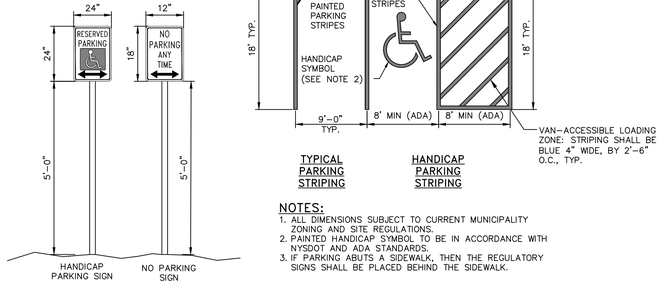
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



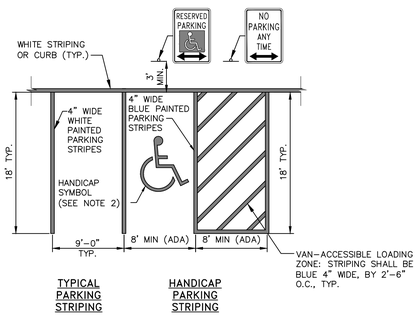
NOTES:

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

STAMPED ASPHALT CONCRETE DETAILS
NOT TO SCALE



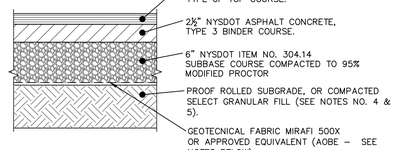
SIGN DETAILS
NOT TO SCALE



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.

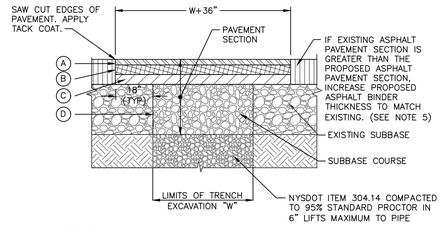
PARKING AND STRIPING DETAIL
NOT TO SCALE



NOTES:

1. 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



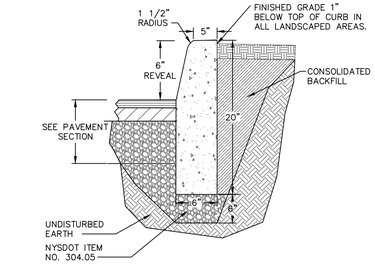
LEGEND

- (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

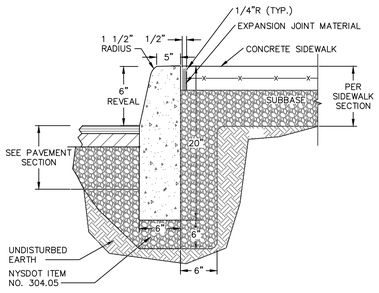
NOTES:

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

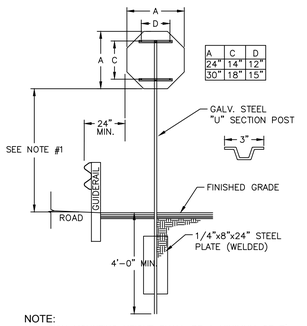


ABUTTING SIDEWALK

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.

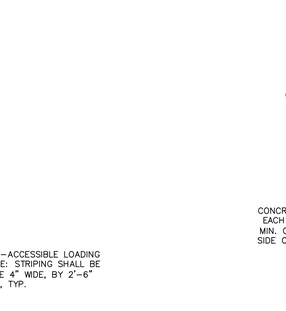
CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



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).

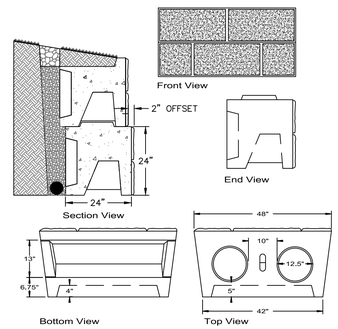
SINGLE POLE SIGN DETAIL
SCALE: NOT TO SCALE



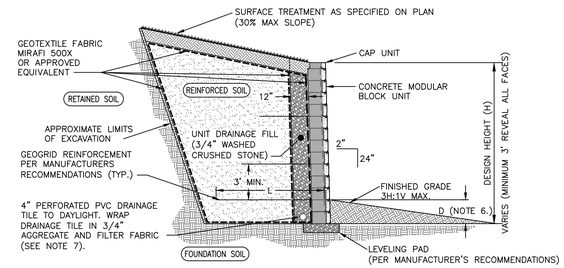
NOTES:

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



WOODARD'S CONCRETE BLOCK WALL DETAIL
NOT TO SCALE



MODULAR RETAINING WALL NOTES:

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

CONCRETE MODULAR RETAINING WALL DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
7	5/31/22	PER PLANNING BOARD COMMENTS	CMB	13	1/31/23	NO CHANGE THIS SHEET	CMB
8	6/28/22	NO CHANGE THIS SHEET	CMB	14	2/28/23	UPDATED SHEET NUMBER	MAB
9	7/26/22	NO CHANGE THIS SHEET	CMB	15	3/30/23	PER PLANNING BOARD COMMENTS	MAB
10	10/7/22	NO CHANGE THIS SHEET	CMB	16	4/25/23	NO CHANGE THIS SHEET	CMB
11	10/25/22	NO CHANGE THIS SHEET	CMB	17	5/30/23	NO CHANGE THIS SHEET	CMB
12	11/29/22	NO CHANGE THIS SHEET	MAB	18	6/27/23	NO CHANGE THIS SHEET	CMB

STATE OF NEW YORK · ANDREA A. BOSSONE · 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

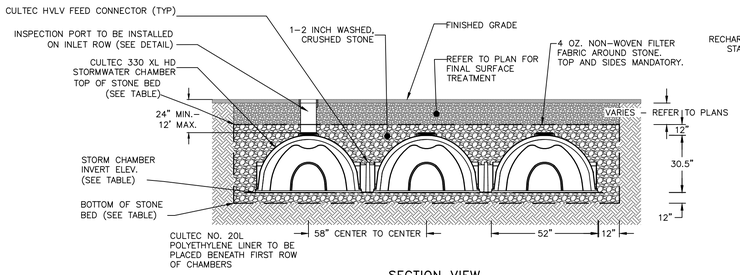
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

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

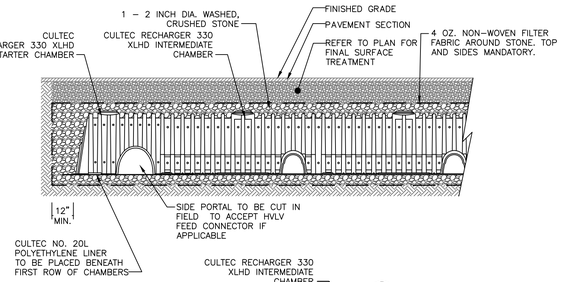
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	12 OF 16

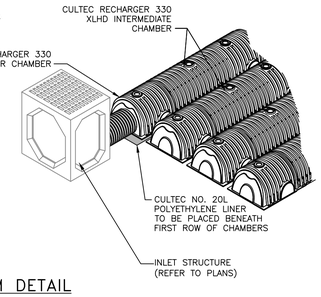
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



SECTION VIEW

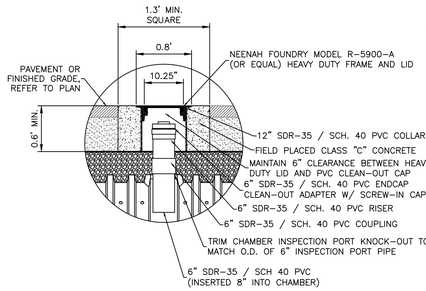
NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD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





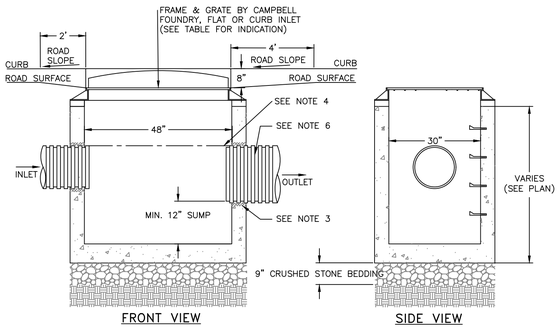
BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
134.0	134.5	137.54	1,601 S.F.	30.5'X52.5'	42

UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE



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

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE

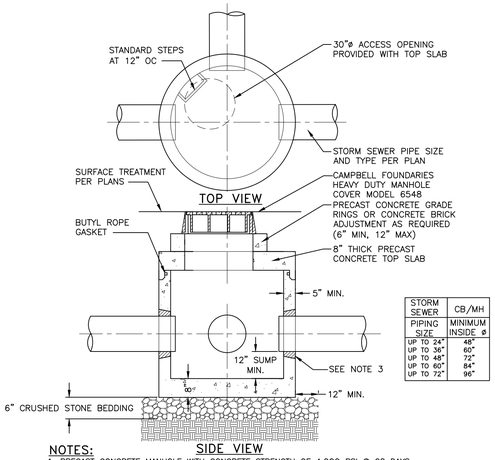


FRONT VIEW

SIDE VIEW

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

CATCH BASIN DETAIL
NOT TO SCALE

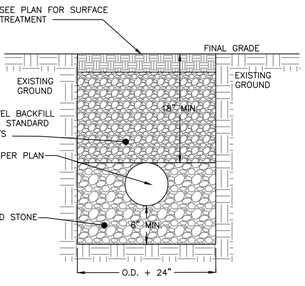


STORM SEWER	CB/MH
PIPING SIZE	MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

SIDE VIEW

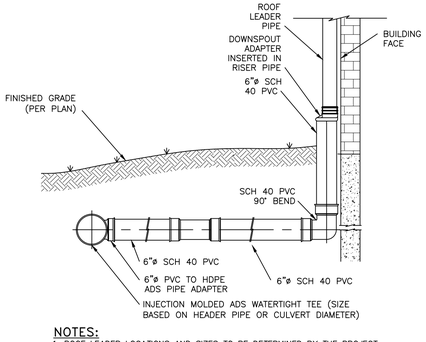
NOTES:
1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
4. CONCRETE STRUCTURE AND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

STORMWATER MANHOLE DETAIL
NOT TO SCALE



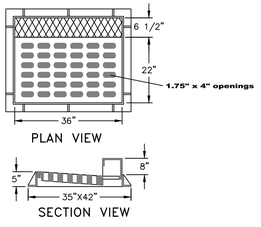
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



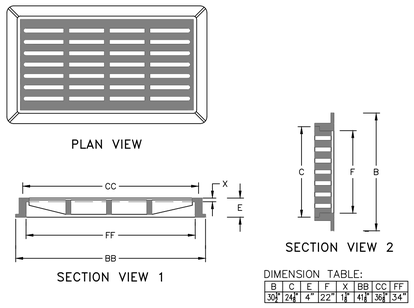
NOTES:
1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT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

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



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

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	18	6/27/23	NO CHANGE THIS SHEET	CMB

SEAL

HUDSON LAND DESIGN
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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

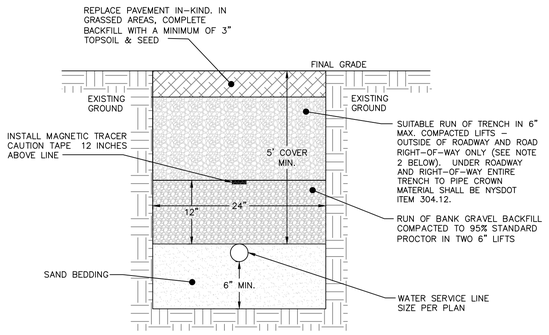
STORMWATER CONSTRUCTION DETAILS

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



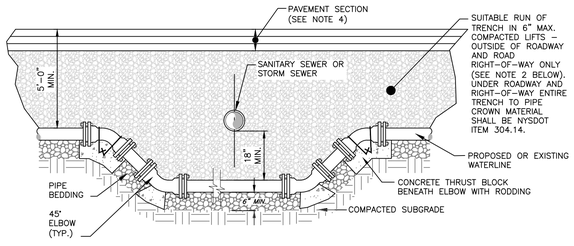
NOTES:

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.

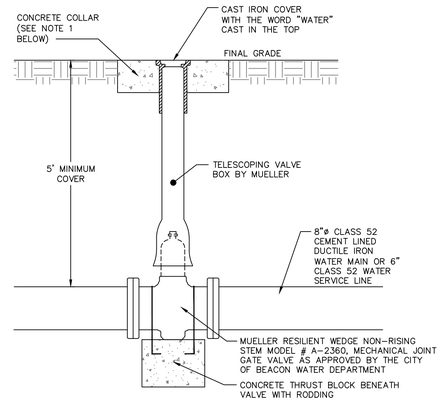
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

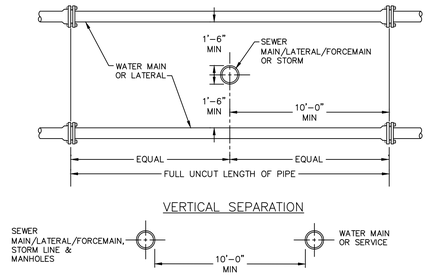
WATER LINE OFFSET DETAIL
NOT TO SCALE



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.

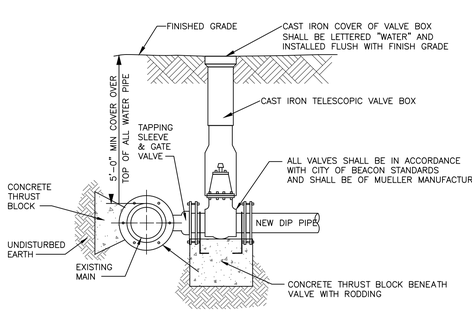
GATE VALVE DETAIL
NOT TO SCALE



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.

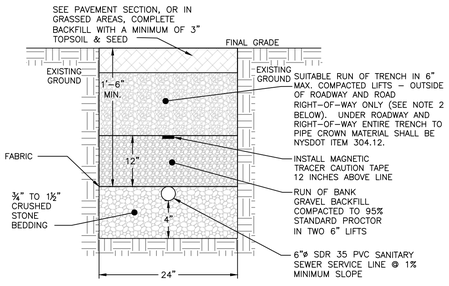
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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.

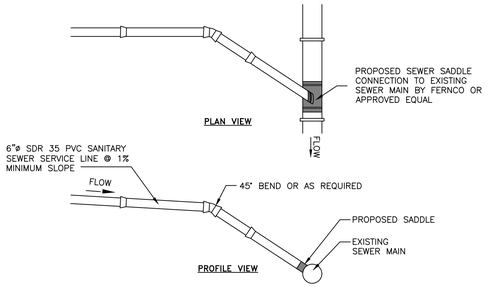
TAPPING SLEEVE DETAIL
NOT TO SCALE



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

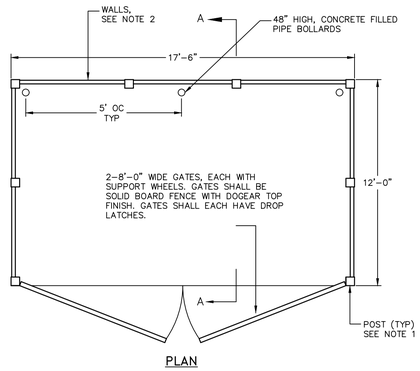
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

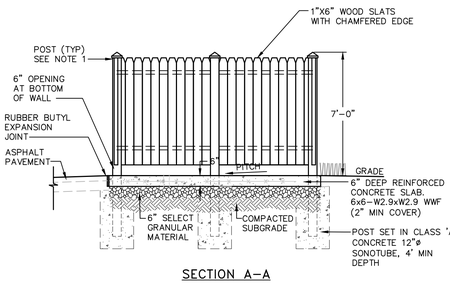
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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	18	6/27/23	NO CHANGE THIS SHEET	CMB

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

SEAL

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

WATER & SEWER CONSTRUCTION DETAILS

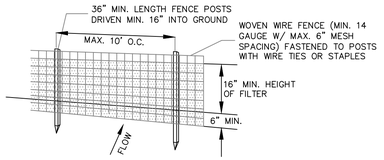
1113 WOLCOTT AVENUE

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

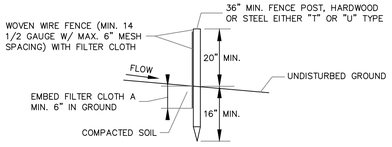
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	14 OF 16

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

EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW

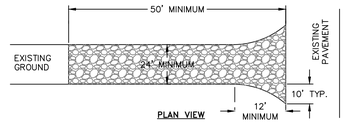


SECTION VIEW

NOTES:

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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:

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

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

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

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

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

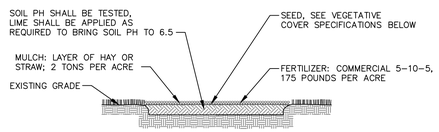
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

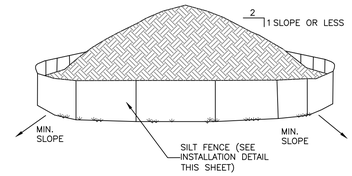
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

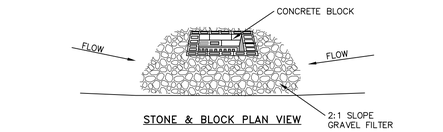
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



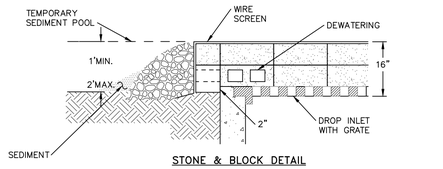
NOTES:

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

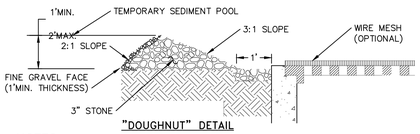
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



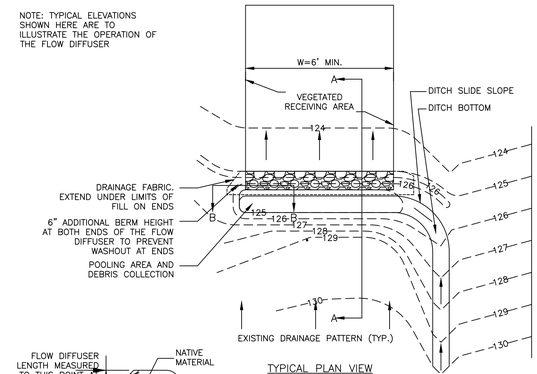
"DOUGHNUT" DETAIL

NOTES:

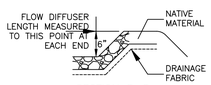
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

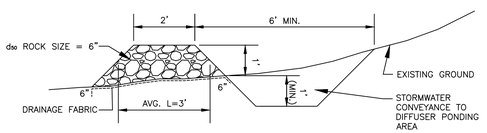
NOTE: TYPICAL ELEVATIONS SHOWN HERE ARE TO ILLUSTRATE THE OPERATION OF THE FLOW DIFFUSER



TYPICAL PLAN VIEW



SECTION B-B



SECTION A-A

FLOW DIFFUSER DETAIL
NOT TO SCALE

DIFFUSER CALCULATIONS:

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

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

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

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

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.

PREVIOUS REVISIONS:			
1	4/26/22	SHEET CREATED	CMB
2	5/31/22	PER PLANNING BOARD COMMENTS	CMB
3	6/28/22	NO CHANGE THIS SHEET	CMB
4	7/26/22	NO CHANGE THIS SHEET	CMB
5	10/7/22	NO CHANGE THIS SHEET	CMB
6	10/25/22	NO CHANGE THIS SHEET	CMB

DRAWN BY: ESR — CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
7	11/29/22	PER PLANNING BOARD COMMENTS	MAB
8	1/30/23	PER PLANNING BOARD COMMENTS	CMB
9	2/28/23	UPDATED SHEET NUMBER	MAB
10	3/30/23	NO CHANGE THIS SHEET	MAB
11	4/25/23	NO CHANGE THIS SHEET	CMB
12	5/30/23	NO CHANGE THIS SHEET	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
13	6/27/23	NO CHANGE THIS SHEET	CMB

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

SEAL

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HUDSON LAND DESIGN
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PH: 845-440-6926
F: 845-440-6637

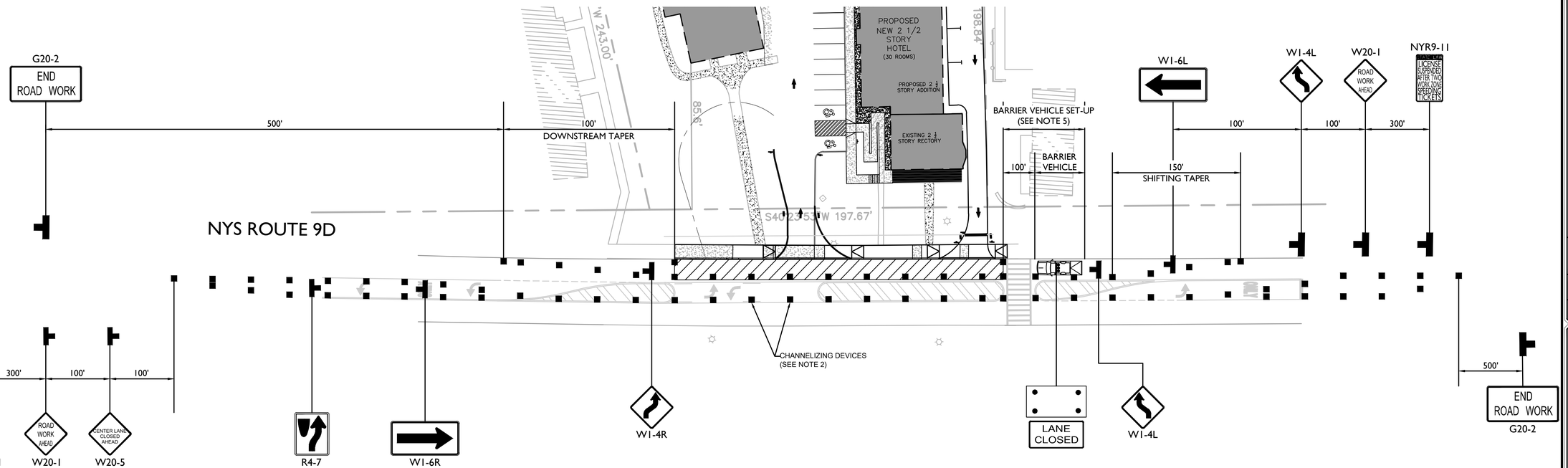
EROSION & SEDIMENT CONTROL DETAILS

1113 WOLCOTT AVENUE

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

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

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



WORK ZONE TRAFFIC CONTROL NOTES:

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

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Engineering & Design
www.colliersengineering.com
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REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY

WORK ZONE TRAFFIC CONTROL PLAN

FOR

PROPHECY THEATER, LLC

1113 WOLCOTT AVENUE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
RED BANK (Headquarters)
331 Newman Springs Road, Suite 203
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COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

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

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

SHEET TITLE:
WORK ZONE TRAFFIC CONTROL PLAN

SHEET NUMBER:
WZTC-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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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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Contact: Richard D'Andrea, P.E., PTOE
(877) 627-3772

Landscape Restorations
Beacon, New York
Hillsdale, New York
Contact: Debra Adamsons
(914) 645-8039

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 June 13, 2023, at which time the Planning Board closed the Public Hearing.

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. A full list of the Applicant's submissions to the City of Beacon is included herein as **Appendix B**.

This FEAF Narrative was originally submitted to the Planning Board on May 31, 2023 and has since been revised and resubmitted to the Planning Board on June 27, 2023. An updated Full Environmental Assessment Form was also included within the Applicant's May 31, 2023 submission to the Planning Board.

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.

The Proposed Action includes restoring and maintaining the historic church building. To date, the Applicant has coordinated certain exterior restoration work on the church building, including the replacement and repair of any loose/missing siding and missing/broken slates with corresponding matching materials. Additionally, in an abundance of caution, a mold treatment was applied to the church roof in an effort to mitigate further deterioration. The Proposed Action includes further measures to enhance the existing church, such as: repairing roof tiles on the spire; repairing any damaged flashing, gutters and leaders; adding snow guards to roofs at pedestrian circulation areas; repainting the round window infill panels at spire; and cleaning and repointing the brick façade, as needed. *See* Site Plan Sheet 8.

Furthermore, the Proposed Action will include restoration and maintenance of the abandoned cemetery. Specifically, the Applicant will work to upright any tombs that have been knocked down and remove invasive vegetation while clearing fallen trees and branches and debris, which clearing has already begun and will continue. To accomplish these objectives, the Applicant has been in contact with cemetery restoration experts recommended by the Beacon Historical Society and continues to work with Debra Adamson, the Project's landscape consultant, who is experienced in vegetative restoration. In accordance with their professional guidance as is incorporated within the revised Site Plan Set, the proposed cemetery restoration work will include, but not be

limited to:

1) Cleaning up the Premises to remove any debris, fallen branches, or dead trees;

2) Performing regular maintenance and upkeep of the Premises to control vegetation growth;

3) Working with a specialist in native and/or historic vegetation restoration (e.g., Debra Adamson, the Project's landscape consultant) to conduct an existing vegetation assessment to recommend how to address and manage the Premises;

4) Working with specialists in cemetery restoration recommended by the Beacon Historical Society to conduct an assessment of existing headstones and monuments and document the descriptions and existing conditions on the Premises;

5) As appropriate, conducting any headstone repairs, and any work to restore and place any headstones in their original location in consultation with specialists in cemetery restoration; and

6) As appropriate, conducting further landscape restoration prior to or after headstone restoration work.

See Site Plan Sheet 9.

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

[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.

urban area.[4] These factors result in an existing elevated sound environment in the City 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;
- prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am; and
- signage along the property boundaries referencing the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful".

See Sheet 1 of the Site Plan Set.

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

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

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 conferences/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. Conferences/events can start at 7:00 am.

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

[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.

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 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

[8] *See* CITY OF BEACON 2017 COMPREHENSIVE PLAN, pg. 70.

[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.

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 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.

[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").

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, designation of "cell phone" lots, 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 Conference/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.

- Conference/Event Staggering
- In instances of multiple events in one day, events exceeding 100 attendees will have a minimum gap of 1.5 hours between events to prevent overlapping of drop-off/pick-up operations at the site and to allow for turnover of parking spaces in nearby parking locations.

- 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 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. Prior to conducting the monitoring, the Applicant will notify the City's Traffic Consultant of the proposed date, time, and anticipated number of attendees of the specific event to be monitored. The monitoring will include observations of the on-site drop-off/pick-up operations, traffic generation during the event periods, utilization and occupancy of off-site parking areas, and observations of the nearby residential complex and on-street parking to determine if any attendees are utilizing these private or undesirable parking locations. A report will be prepared by the Applicant's traffic engineer for submission to and review by the City. 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

APPENDIX B – COMPILED LIST OF THE APPLICANT'S SUBMISSIONS THE CITY OF BEACON

1) June 29, 2021 Planning Board Submission: Application for Site Plan and Special Permit Approval.

    a. Site Plan and Special Use Permit Application Forms;
    b. Short Environmental Assessment Form; and
    c. Site Plan, dated June 29, 2021

2) August 31, 2021 Supplemental Planning Board Submission: Response to Comments.

    a. Use and Occupancy Explanation;
    b. Short Environmental Assessment Form;
    c. Response to Comments Memorandum prepared by Aryeh J. Siegel dated August 31, 2021;
    d. Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated August 31, 2021; and
    e. Occupancy and Use Explanation.

3) September 27, 2021 Supplemental Planning Board Submission: Response to Comments.

    a. Church/Café Schedule;
    b. Scope of Use Summary dated September 27, 2021; and
    c. Revised Site Plan dated June 29, 2021, last revised September 28, 2021.

4) October 25, 2021 Letter from Cuddy & Feder LLP Requesting Adjournment to December 14, 2021 Planning Board Meeting Agenda.

5) November 12, 2021 Cuddy & Feder LLP Statement of Use Request for Interpretation to the Building Inspector.

6) November 30, 2021 Supplemental Planning Board Submission: Responses to Comments.

    a. Letter from Cuddy & Feder LLP;
    b. **Exhibit A:** Images of the Premises and Surrounding Area;
    c. **Exhibit B:** Applicant's Statement of Use Request for Interpretation to the Building Inspector dated November 12, 2021;
    d. **Exhibit C:** Building Inspector's Statement of Use Determination dated November 30, 2021;
    e. **Exhibit D:** Updated Application for Site Plan Approval and Special Use Permit Form;
    f. **Exhibit E:** Updated Full Environmental Assessment Form;

g. **Exhibit F:** Coastal Assessment Form, LWRP Consistency Statement;
h. **Exhibit G**: Traffic and Parking Study prepared by Colliers Engineering & Design CT P.C., dated November 30, 2021;
i. **Exhibit H**: Response to Comments Memorandum prepared by Aryeh J. Seigel Architect dated November 30, 2021, providing responses to the Planning Comments Memoranda;
j. **Exhibit I**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated November 30, 2021, providing responses to the Engineering Comments Memoranda;
k. **Exhibit J**: Inflow & Infiltration Study prepared by Hudson Land Design Professional Engineering, P.C. dated November 30, 2021;
l. **Exhibit K**: Engineer Drainage Report prepared by Hudson Land Design Professional Engineering, P.C. dated November 30, 2021; and
m. Revised Site Plan dated June 29, 2021, last revised November 20, 2021.

7) December 28, 2021 Supplemental Planning Board Submission: Responses to Comments.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated December 28, 2021, providing responses to the Planning Comments Memorandum;
c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated December 28, 2021, providing responses to the Engineering Comments Memorandum;
d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design CT P.C., dated December 28, 2021, providing responses to the Traffic Comments Memorandum;
e. **Exhibit D**: Revised Traffic and Parking Study prepared by Colliers Engineering & Design CT P.C., dated November 30, 2021, last revised December 28, 2021; and
f. Revised Site Plan dated June 29, 2021, last revised December 28, 2021.

8) January 25, 2022 Supplemental Planning Board Submission.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated January 24, 2022, providing responses to the Planning Comments Memorandum;
c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated January 25, 2022, providing responses to the Engineering Comments Memorandum;
d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design CT P.C., dated January 24, 2022, providing responses to the Traffic Comments Memorandum; and
e. Revised Site Plan, dated June 29, 2021, last revised January 25, 2021.

9) February 3, 2022 Submission to Building Inspector: Determination Request – Off-Street Parking Requirements.

    a. Letter from Cuddy & Feder LLP;
    b. Exhibit A: Excerpt of 1964 City of Beacon Parking Regulations; and
    c. Revised Site Plan, dated June 29, 2021, last revised January 25, 2022.

10) February 22, 2022 Supplemental Planning Board Submission.

    a. Letter from Cuddy & Feder LLP;
    b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated February 22, 2022, providing responses to the Planning Comments Memorandum;
    c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated February 22, 2022, providing responses to the Engineering Comments Memorandum;
    d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated February 21, 2022, providing responses to the Traffic Comments Memorandum;
    e. **Exhibit D:** Draft Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., dated February 21, 2022;
    f. **Exhibit E**: Traffic and Parking Study prepared by Colliers Engineering & Design P.C., dated February 21, 2022; and
    g. Revised Site Plan, dated June 29, 2021, last revised January 25, 2022.

11) February 22, 2022 Zoning Board of Appeals Submission: Planning Board SEQRA Referral – Off-Street Parking Requirements.

    a. Letter from Cuddy & Feder LLP;
    b. **Exhibit A:** Images of the Premises and Surrounding Area;
    c. **Exhibit B:** Full Environmental Assessment Form;
    d. **Exhibit C:** Excerpt of 1964 City of Beacon Parking Regulations;
    e. **Exhibit D:** Draft Traffic and Parking Management Plan prepared by Colliers Engineering & Design CT P.C., dated February 21, 2022; and
    f. **Exhibit E:** Traffic and Parking Study prepared by Colliers Engineering & Design P.C., dated February 21, 2022; and
    g. Revised Site Plan, dated June 29, 2021, last revised February 22, 2021.

12) March 29, 2022 Supplemental Zoning Board of Appeals Submission: Responses to Comments.

    a. Letter from Cuddy & Feder LLP;

b. Revised Site Plan sheets 5 and 7 of 12, dated June 29, 2021, last revised February 22, 2021.

13) March 29, 2022 Letter from Cuddy & Feder LLP Requesting Adjournment to the Planning Board's May 10, 2022 Meeting Agenda.

14) April 26, 2022 Supplemental Planning Board Submission.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated April 26, 2022, providing responses to the Planning Comments Memorandum;
c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated April 26, 2022, providing responses to the Engineering Comments Memorandum;
d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated April 25, 2022, providing responses to the Traffic Comments Memorandum and enclosing the DOT Response Letter and Traffic and Parking Sensitivity Analysis;
e. **Exhibit D:** Revised Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., dated April 25, 2022; and
f. Revised Site Plan, dated June 29, 2021, last revised April 26, 2022.

15) April 26, 2022 Supplemental Zoning Board of Appeals Submission: Additional Responses to Comments.

a. **Exhibit A**: Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated April 25, 2022, providing responses to the Traffic Comments Memorandum and enclosing the DOT Response Letter and Traffic and Parking Sensitivity Analysis;
b. **Exhibit B**: Revised Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., dated April 25, 2022;
c. Revised Site Plan Sheets 1of 14 and 2 of 14, dated June 29, 2021, last revised April 26, 2022.

16) May 17, 2022 Supplemental Submission Letter from Cuddy & Feder LLP to Zoning Board of Appeals: Additional Responses to Comments.

17) May 31, 2022 Supplemental Planning Board Submission.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated May 31, 2022, providing responses to the Planning Comments Memorandum;

c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated May 31, 2022, providing responses to the Engineering Comments Memorandum;
d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated May 26, 2022, providing responses to the Traffic Comments Memorandum and enclosing the Revised Traffic and Parking Sensitivity Analysis;
e. **Exhibit D:** Revised Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., dated May 26, 2022;
f. **Exhibit E:** Letters of Support for the Project; and
g. Revised Site Plan, dated June 29, 2021, last revised May 31, 2021.

18) June 8, 2022 Supplemental Planning Board Submission: Additional Letter of Support.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A:** Additional Letter of Support

19) June 28, 2022 Letter from Cuddy & Feder LLP Requesting Adjournment to the Planning Board's August 9, 2022 Meeting Agenda.

20) July 26, 2022 Supplemental Planning Board Submission: Reduced Development Proposal.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated July 26, 2022, providing responses to the Planning Comments Memorandum;
c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated July 26, 2022, providing responses to the Engineering Comments Memorandum;
d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated July 25, 2022, providing responses to the Traffic and Planning Comments Memoranda;
e. **Exhibit D:** Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated July 25, 2022;
f. **Exhibit E:** New York State Office of Parks, Recreation, and Historic Preservation SEQRA Letter of Appropriateness, dated July 21, 2022; and
g. Revised Site Plan, dated June 29, 2021, last revised July 26, 2022.

21) August 30, 2022 Supplemental Planning Board Submission: Reduced Development Proposal.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated August 30, 2022, providing responses to the Engineering Comments Memorandum;
c. **Exhibit B**: Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated August 29, 2022, providing responses to the Traffic and Planning Comments Memoranda;
d. **Exhibit C:** Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated August 29, 2022; and
e. **Exhibit D:** Sound Level Report prepared by Beacon AV Lab, dated August 29, 2022.

22) September 13, 2022 Letter from Cuddy & Feder LLP Requesting Adjournment to the October 12, 2022 Planning Board Meeting Agenda.

23) October 7, 2022 Supplemental Planning Board Submission: Reduced Development Proposal.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated October 6, 2022, providing responses to the Planning and Engineering Comments Memoranda;
c. **Exhibit B**: Response to Comments Memorandum prepared by Beacon AV Lab dated September 12, 2022, providing responses to the Planning Comments Memorandum;
d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design P.C., dated October 6, 2022, providing responses to the Planning and Traffic Comments Memoranda;
e. **Exhibit D**: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated October 6, 2022; and
f. Revised Site Plan, dated June 29, 2021, last revised October 6, 2022.

24) October 25, 2022 Supplemental Planning Board Submission: Supplemental SEQR Submission in Support of a Negative Declaration; Further Reduced Development Proposal.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Draft Hotel Event Space/Cafe Management Plan prepared by Prophecy Theater LLC, dated October 25, 2022;
c. **Exhibit B**: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated October 24, 2022; and
a. Revised Site Plan, dated June 29, 2021, last revised October 25, 2022.

25) November 29, 2022 Supplemental Planning Board Submission: Supplemental SEQR Submission in Support of a Negative Declaration.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated November 29, 2022, providing responses to the Planning and Engineering Comments Memoranda;
c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated November 29, 2022, providing responses to the Engineering Comments Memorandum;
d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design P.C., dated November 23, 2022, providing responses to the Planning, Engineering, and Traffic Comments Memoranda, enclosing the Supplemental Parking Analysis and Event Queuing Analysis;
e. **Exhibit D**:Response to Comments Memorandum prepared by Beacon AV Lab dated September 12, 2022, providing responses to the Planning Comments Memorandum;
f. **Exhibit E**: Correspondence from Landscape Restorations dated November 21, 2022, providing further information regarding the proposed landscape plan;
g. **Exhibit F**: Hotel Event Space/Cafe Management Plan prepared by Prophecy Theater, LLC, dated October 25, 2022, last revised November 29, 2022;
h. **Exhibit G**: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated November 23, 2022; and
i. Revised Site Plan, dated June 29, 2021, last revised November 29, 2022.

26) December 27, 2022 Letter from Cuddy & Feder LLP Requesting Adjournment to the February 15, 2023 Planning Board Meeting Agenda.

27) January 31, 2023 Supplemental Planning Board Submission.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated January 31, 2023, providing responses to the Planning and Engineering Comments Memoranda;
c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated January 31, 2023, providing responses to the Engineering and Planning Comments Memoranda;

d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design P.C., dated January 30, 2023, providing responses to the Planning and Traffic Comments Memoranda, enclosing the revised Supplemental Parking Analysis;
e. **Exhibit D**: Acoustical Supplemental Report prepared by B. Laing Associates, dated January 31, 2023, providing responses to the Sound Comments Memorandum;
f. **Exhibit E**: Hotel Event Space/Cafe Management Plan prepared by Prophecy Theater, LLC, dated October 25, 2022, last revised January 31, 2023;
g. **Exhibit F**: Alternative Analysis for Event Space and Reductions in Hours, Capacity, Number and Types of Events, dated January 31, 2023;
h. **Exhibit G**: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated January 30, 2023; and
i. Revised Site Plan, dated June 29, 2021, last revised November 29, 2022.

28) February 28, 2023 Supplemental Planning Board Submission.

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated February 28, 2023, providing responses to the Planning and Engineering Comments Memoranda;
c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated February 28, 2023, providing responses to the Engineering and Planning Comments Memoranda;
d. **Exhibit C**: Response to Comments Memorandum prepared by Colliers Engineering & Design P.C., dated February 27, 2023, providing responses to the Planning and Traffic Comments Memoranda, enclosing the revised Supplemental Parking Analysis;
e. **Exhibit D**: Acoustical Supplemental Report # 2 prepared by B. Laing Associates, dated February 28, 2023, providing responses to the Sound Comments Memorandum;
f. **Exhibit E**: Hotel Event Space/Cafe Management Plan prepared by Prophecy Theater, LLC, dated October 25, 2022, last revised February 28, 2023;
g. **Exhibit F**: Alternative Analysis for Event Space and Reductions in Hours, Capacity, Number and Types of Events, dated February 28, 2023;
h. **Exhibit G**: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated February 27, 2023; and
i. Revised Site Plan, dated June 29, 2021, last revised February 28, 2023.

29) March 31, 2023 Supplemental Planning Board Submission: Supplemental SEQR Submission in Support of Negative Declaration; Streamlined Event Management & Further Reduced Hours of Operation & Even Capacity; Request for Adjournment to May 9, 2023 Planning Board Meeting Agenda.

    a. Letter from Cuddy & Feder LLP;
    b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated March 30, 2023, providing responses to the Planning and Engineering Comments Memoranda;
    c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated March 30, 2023, providing responses to the Engineering and Planning Comments Memoranda;
    d. **Exhibit C**: Acoustical Supplemental Report # 3 prepared by B. Laing Associates, dated March 31, 2023, providing responses to the Sound Comments Memorandum; and
    e. Revised Site Plan, dated June 29, 2021, last revised March 30, 2023.

30) April 25, 2023 Supplemental Planning Board Submission.

    a. Letter from Cuddy & Feder LLP;
    b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated April 25, 2023, providing responses to the Planning and Engineering Comments Memoranda; and
    c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated April 25, 2023, providing responses to the Engineering and Planning Comments Memoranda;
    d. **Exhibit C**: Letter of Support for the Project from Donna Mikkelsen, dated March 30, 2023;
    a. Revised Site Plan, dated June 29, 2021, last revised April 25, 2023.

31) May 8, 2023 Supplemental Planning Board Submission – Supplemental Sound Report.

    a. Letter from Cuddy & Feder LLP;
    b. Acoustical Supplemental Report prepared by B. Laing Associates, dated May 3, 2023 in response to the memorandum prepared by the City's sound consultant, The Noise Consultancy, LLC, dated April 25, 2023

32) May 31, 2023 Supplemental Planning Board Submission: Supplemental SEQR Submission in Support of a Negative Declaration.

    a. Letter from Cuddy & Feder LLP;

b. **Exhibit A**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated May 30, 2023, providing responses to the Planning and Engineering Comments Memoranda;
c. **Exhibit B**: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated May 30, 2023, providing responses to the Engineering and Planning Comments Memoranda;
d. **Exhibit C**: Revised Full Environmental Assessment Form;
e. **Exhibit D**: Full Environmental Assessment Form Narrative; and
f. Revised Site Plan, dated June 29, 2021, last revised May 30, 2023.

33) June 27, 2023 Supplemental Planning Board Submission: Supplemental SEQR Submission in Support of a Negative Declaration

a. Letter from Cuddy & Feder LLP;
b. **Exhibit A**: Revised Full Environmental Assessment Form Narrative;
c. **Exhibit B**: Revised Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., last revised June 26, 2023;
d. **Exhibit C**: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated June 27, 2023, providing responses to the Planning Comments Memorandum; and
e. Revised Site Plan, dated June 29, 2021, last revised June 27, 2023.

Colliers
Engineering
& Design

Traffic & Parking Management Plan

June 26, 2023

1113 Wolcott Avenue

City of Beacon
Dutchess County, New York

Prepared for:

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

Prepared by:

Richard G. D'Andrea, P.E., PTOE
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Colliers Engineering & Design

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Colliers Engineering & Design

Introduction and Background

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

The hotel will operate 365 days per year, and the dining facilities will be situated in the rear of the existing church. The dining facilities will serve as a reception for guests of the hotel and offer breakfast, lunch and dinner to the hotel guests, as well as members of the public. In addition, it will operate as a bar for hotel guests and for accessory conference center programming and events. The dining facilities are expected to operate seven (7) days a week in support of the hotel operations and guests with a maximum capacity of 50 seats. The dining facility will operate Sunday – Thursday 7AM – 8:30 PM and Friday/Saturday 7AM – 9PM.

The conference center accessory use will operate less frequently, utilizing the former church building for various cultural, educational, or professional programs, including weddings, conferences, art exhibitions, performances, lectures, seminars, retreats, youth activities, and workshops. The maximum capacity for the church event venue has been reduced from prior Project proposals to a 150-seat capacity. Maximum occupancy events will be limited to Friday, Saturday, Sunday, and holidays including holiday eves, while Thursday events will be limited to 130 attendees. No events will be permitted on Monday through Wednesday. Events on Thursday, Sunday, and holidays preceding workdays will have attendees disbursed by 8:00 PM, while Friday, Saturday, and holiday eve events will have attendees disbursed by 9:00 PM. Note that for the Applicant's purposes, the list of holidays includes Memorial Day, Independence Day, Labor Day, Indigenous People's Day, and Veterans Day. There will be no events held on Monday, Tuesday or Wednesday. It is noted that there is the potential to hold multiple events in one day. If this occurs, events exceeding 100 attendees will have a minimum gap of 1.5 hours between events to prevent overlapping of drop-off/pick-up operations at the site and to allow for turnover of parking spaces in nearby parking locations.

Access to the Project is proposed via an existing access connection from Wolcott Avenue that will provide access to the main parking area as an entry only driveway. A second, exit only driveway is also proposed at the northern property line of the Site, which will be a reestablishment of the existing driveway in this location. A total of 33 off-street parking spaces, inclusive of four (4) ADA accessible parking spaces, will be provided primarily for use by hotel guests and employees. The existing Site is also provided a third driveway connection to Wolcott Avenue south of the existing church building. This existing southern driveway is proposed to be eliminated as part of the Project.

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

During events, event related parking will generally be accommodated by off-site public parking in the vicinity of the Project. This is anticipated to create a need for the management of on-site drop-off and pick-up operations. In addition, it was determined that specific parking strategies were needed to ensure event parking occurs in desired locations, to reduce parking as practicable and manage on-site parking. It is anticipated that this Traffic & Parking Management Plan ("TPMP") will be implemented by the owner/operator of the Project regardless of the size of the event.

It should be noted that it is possible that the Café use will be open to the public during events at the Site. It is proposed by the Applicant that the Café use by the public during events will be limited to events having attendance less than 100 persons. For the purposes of further discussion herein an 150-Person Event with no Public use of the Café is referred to as a "Type A Event" while a 100-Person Event with Public use of the Café is referred to as a "Type B Event."

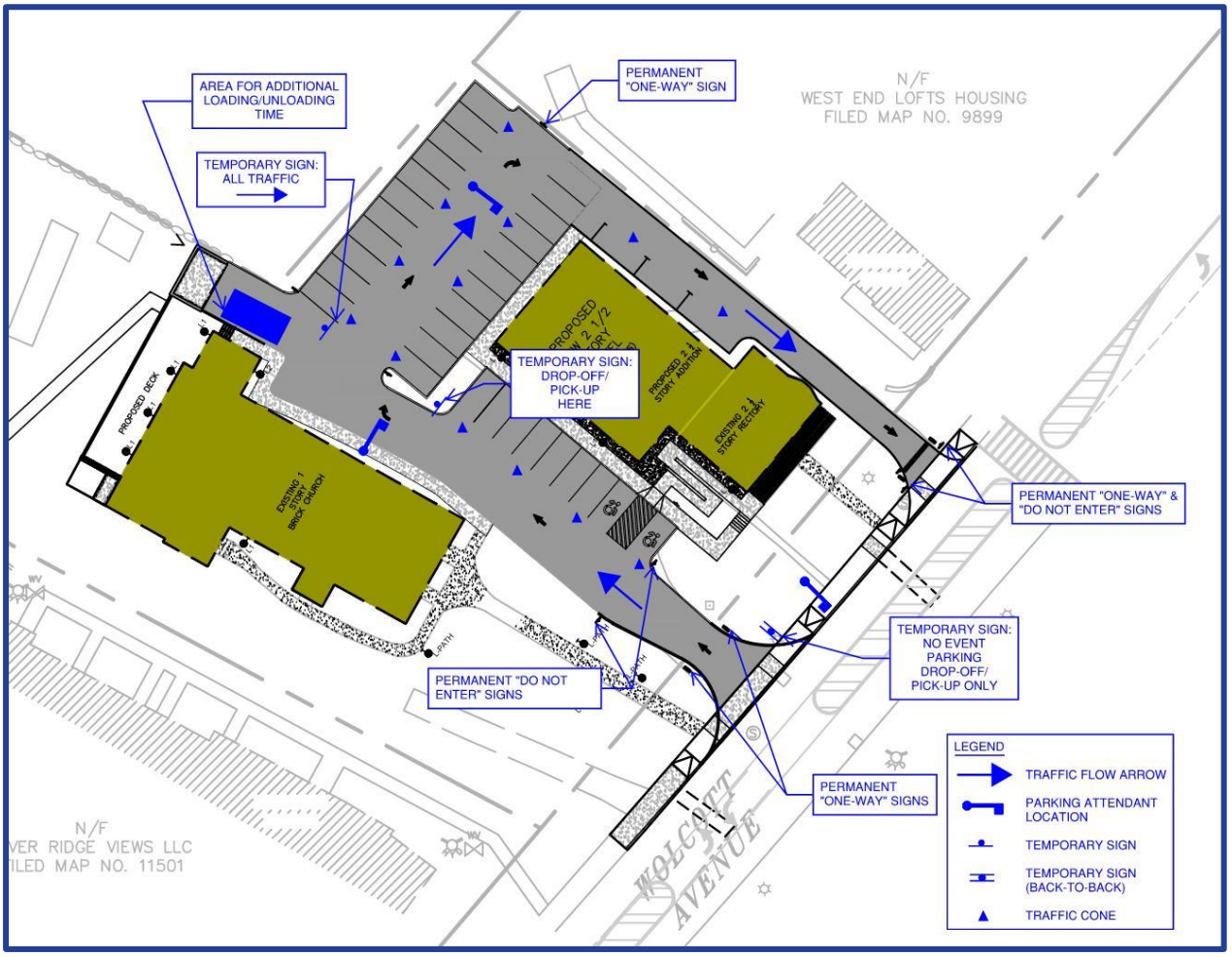
Based on the above and associated with the review of the Project by the City of Beacon Planning Board and its consultants, this TPMP has been prepared in order to provide an efficient and ongoing method of managing traffic flows, on-site and off-site parking, and other transportation related aspects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

On-Site Parking and Circulation

The Project site will provide a total of 33 parking spaces. These spaces will primarily be designated for the use of the Hotel guests. Therefore, during Event Conditions all additional parking needs will need to be accommodated by off-site public parking in the area. It is anticipated that this will result in a need for drop-off/pick-up operations within the Site.

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

Exhibit No. 1 - Event Site Circulation Plan



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

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

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

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

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

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

The Project site will be provided a total of four (4) ADA accessible parking spaces included within the 33 on-site parking spaces. These ADA parking spaces will be available for use by hotel and café guests as well as event attendees. During event drop-off/pick-up operations, event attendees requiring the use of these ADA spaces will be directed by the on-site parking attendants to the available ADA parking spaces on the Site. In the event that these spaces are fully occupied, attendees requiring further assistance will be directed to the on-site loading zone area to allow additional time for loading and unloading in an area that will not disrupt on-site circulation of other attendees during drop-off/pick-up periods.

Cell Phone Lot

On occasion it is possible that an event may require a greater number of drop-off/pick-up attendees than the typically anticipated events. For example, this may occur for events geared towards teenagers for which they may be dropped off and not accompanied by adults. In this condition, it is anticipated that the parking demands for the event spaces would be significantly reduced from a typical event, however the pick-up up operations may need to be handled somewhat differently than typical events. For this type of event, the Applicant will designate the Municipal Lot or Tompkins Lot as a "cell phone" lot for pick-up vehicles to wait until they are called by the attendees to be picked up. The information on location of the "cell phone" lot will be disseminated to attendees similar to other information as discussed further below and parking attendants will be onsite to direct pick-up vehicles to the "cell phone" lot as needed as well. Pick-up vehicles will not be permitted to wait on-site for an extended period of time. The use of a cell phone lot will be similar to cell phone lots at many area airports.

Off-Site Parking

Off-Site Parking Locations

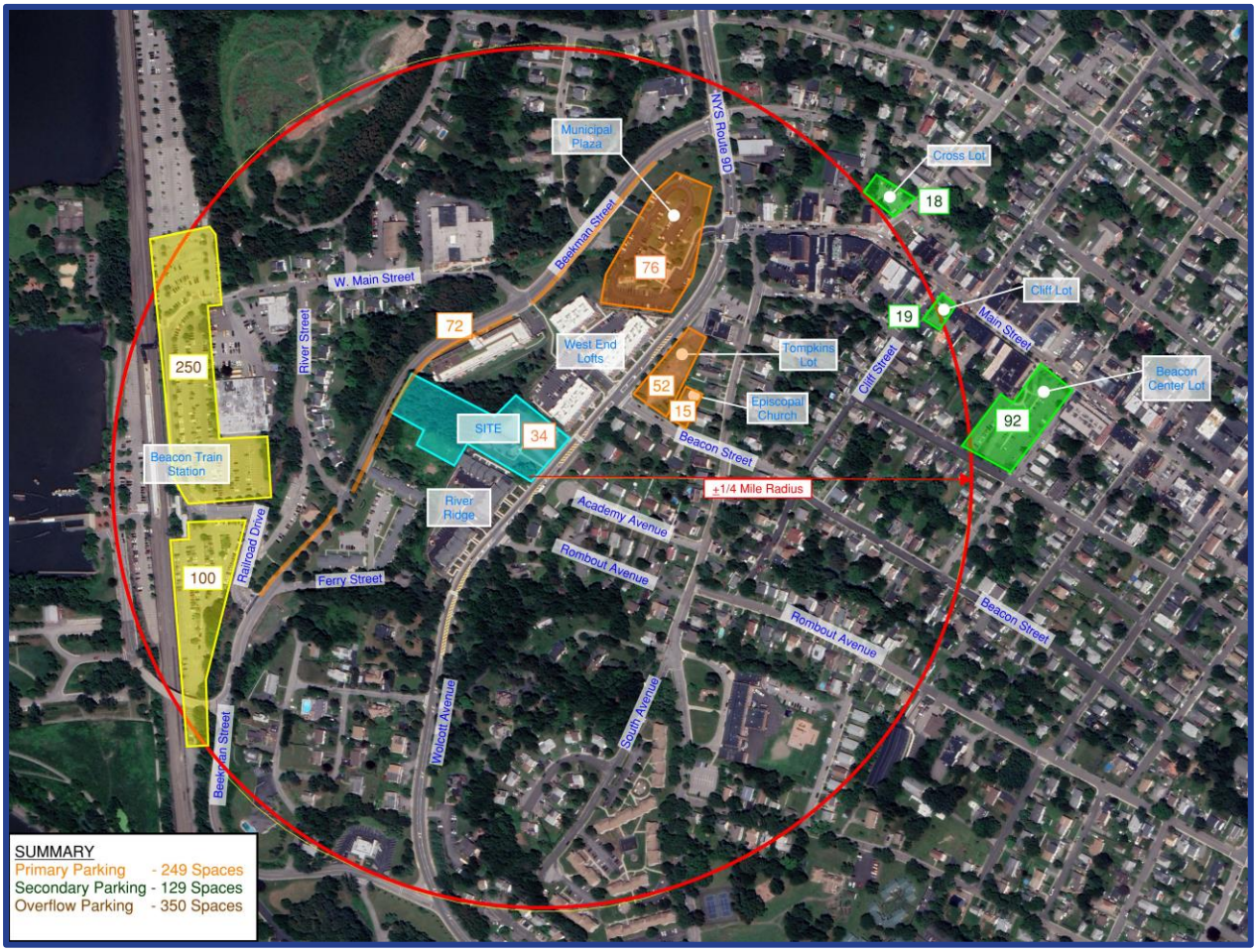
The Project proposes to provide 33 off-street parking spaces on the Site primarily for the use of Hotel guests and employees as required by the City of Beacon code for that use. All additional parking required for event attendees will be accommodated by off-site public parking in the vicinity of the Site. The closest public parking in the area include the below listed locations in order of proximity to the Project:

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

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

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

Exhibit No. 2 – Off-Site Parking Locations



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

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

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

Employee Parking

Under typical conditions, the Project anticipates having 1-6 employees on-site to service the hotel including front desk staff, housekeeping staff and a maintenance staff employee who will provide maintenance to the hotel, café and event space. The café will typically have an additional 2-4 employees.

Under event conditions the number of employees will vary depending on the size of the event with an additional 2 to 12 employees anticipated, playing various roles to support the events. It is noted that some of these employees may perform multiple roles. In addition to the employees, it is anticipated that there will be between 1-10 organizers, presenters, performers and/or crew to support the events. Parking for these employees and event personnel will largely be accommodated by off-site parking, although it is also possible and even likely that event organizers, presenters, performers, and/or crew will also be guests at the hotel and will occupy on-site parking and therefore, not create additional demand for off-site parking spaces.

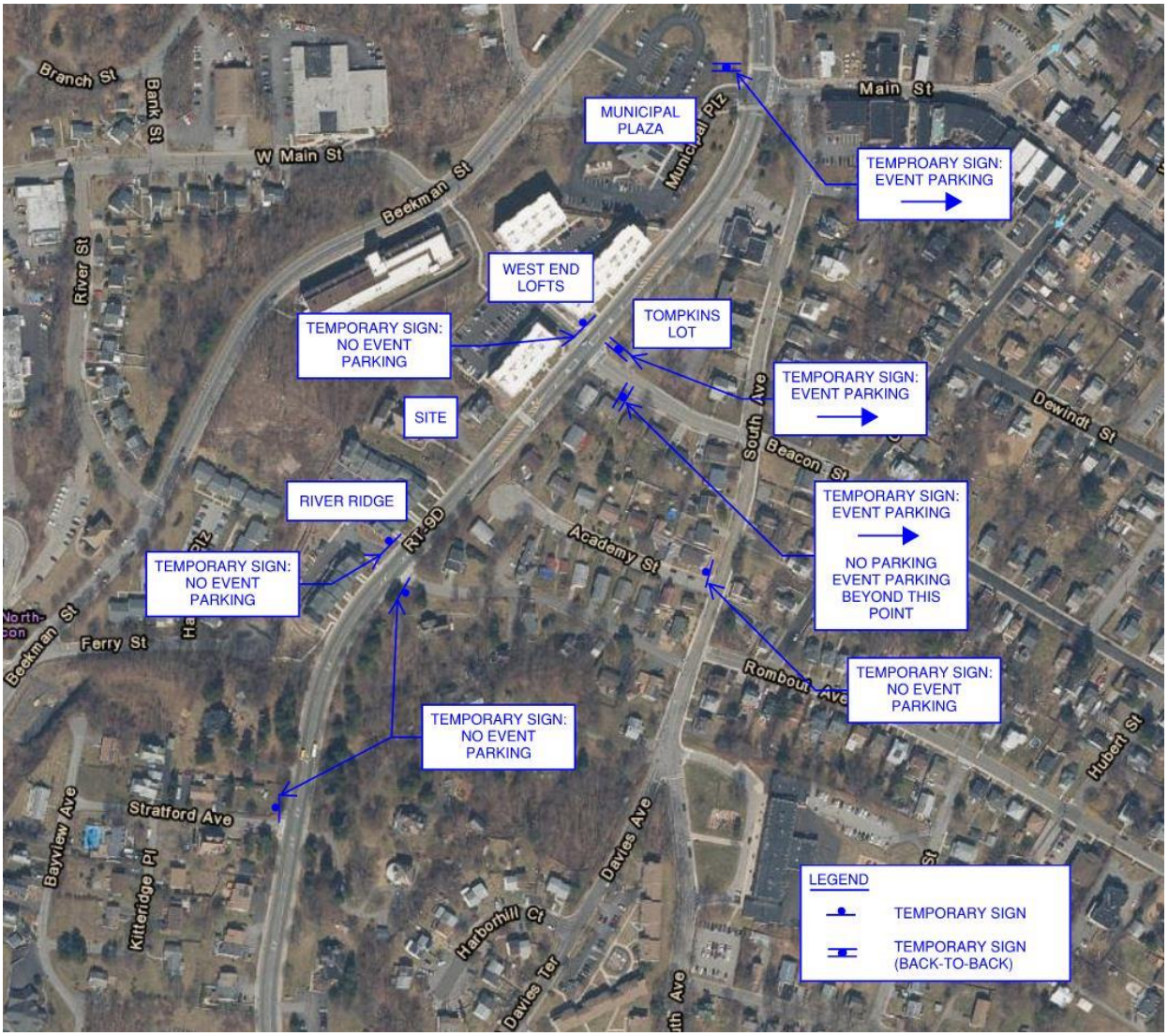
Under typical daily operations it is anticipated that hotel and café employees will find parking at the nearby public parking areas as well as additional employees and performers to support the Type B Events. During Type A Events, the Applicant will provide a specified location for employee and event 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.

Temporary Off-Site Signage

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

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

Exhibit No. 3 – Off-Site Signage



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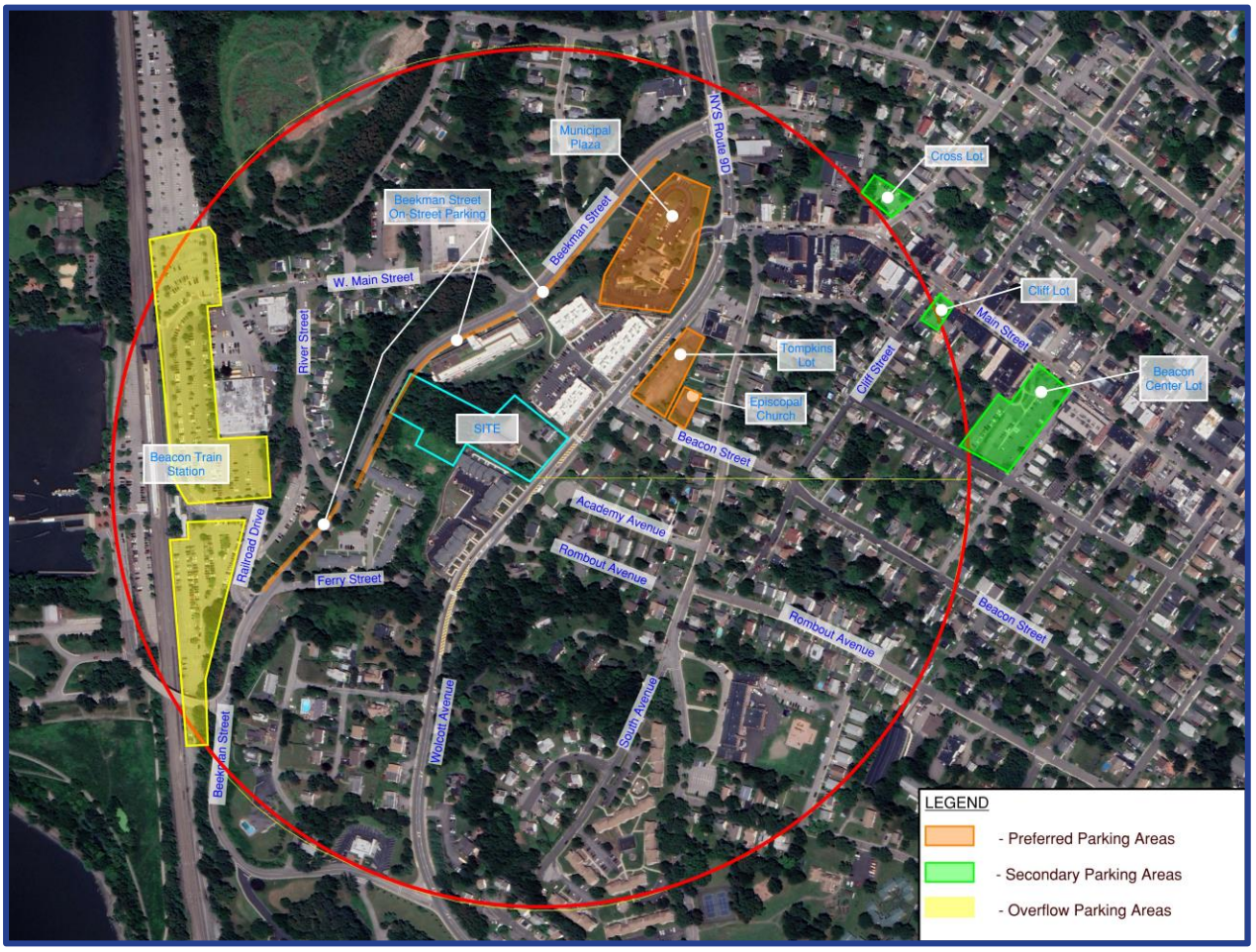
Dissemination of Information

Parking Information

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

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

Exhibit No. 4 - Preferred Parking Area Map



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

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

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

Public Transportation Information

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

Shuttles

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

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

It is important to note that the Traffic & Parking Study dated February 21, 2022 as well as the Supplemental Parking Analysis last revised January 30, 2023, identified that public parking areas within 1,000 ft of the Project currently have in excess of 120 available parking spaces within walking distance of the Project. This available parking is generally found in the Tompkins Lot, the Municipal Plaza lot and the on-street parking along Beekman Street. The Type A and Type B events are project to require the use of up to 50 – 59 off-site parking spaces depending on time of day of the event, which can more than be accommodated by the available parking in the immediate Site vicinity. This is also further supplemented by the 15-parking spaces that will be available for use by event attendees at the Protestant Episcopal Church and on an as needed basis by shuttling to more remote parking locations previously identified.

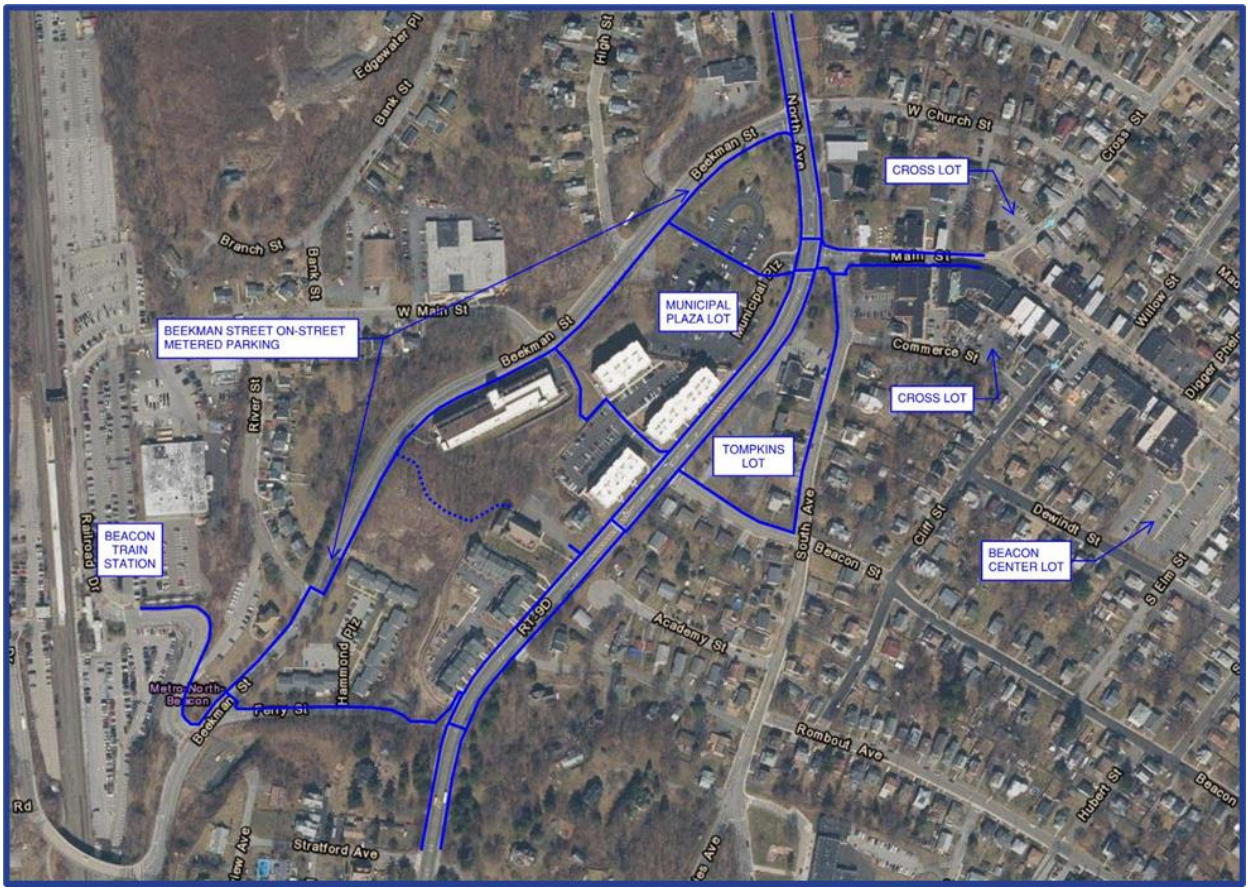
Pedestrian and Bicycle Access

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

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

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

Exhibit No. 5 – Existing & Proposed Pedestrian Pathways



Emergency Vehicle Access

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

Parking of Event Related Oversize Vehicles

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

Ongoing Monitoring and Coordination

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

In order to ensure that the TPMP is achieving the goals set forth herein the Applicant agrees to conduct a monitoring of the event conditions within to the first 12-month period after initial occupancy of the event space. This monitoring, will include monitoring of both a Type A and Type B Event to be conducted by the Applicant's Traffic Engineer and will be utilized to incorporate further refinements to this plan at that time, if determined to be necessary. Prior to conducting the monitoring, the Applicant will notify the City's Traffic Consultant of the proposed date, time, and anticipated number of attendees of the specific event to be monitored. The monitoring will include observations of the on-site drop-off/pick-up operations, traffic generation during the event periods, utilization and occupancy of off-site parking areas, and observations of the nearby residential complex and on-street parking to determine if any attendees are utilizing these private or undesirable parking locations. A report will be prepared by the Applicant's traffic engineer for submission to and review by the City. The monitoring report and any subsequently recommended 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.

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John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2023
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the June 27, 2023 cover letter from Cuddy+Feder and Full EAF Part 1 Narrative, June 27, 2023 response letter from Aryeh Siegel, June 26, 2023 revised Traffic and Parking Management Plan by Colliers Engineering, and a 16-sheet Special Permit set, dated June 27, 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 provides for a trial period of 6-9 months to analyze operations and allows the ability 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. The Building Inspector should determine what ongoing church uses are still permitted and what new uses should be phased in with the hotel.

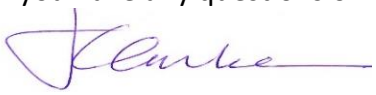
    b) The designation of a limited outdoor smoking area away from adjacent properties.

    c) The timing of repairs to the church in the priority list on Sheet 8 and the cemetery restoration and maintenance steps on Sheet 9.

4. 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.

5. The Sheet 5 elevations need to specify 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

LANC & TULLY
Engineering and Surveying, P.C.

July 7, 2023

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

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

Dear Mr. Gunn:

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

- Correspondence dated June 27, 2023, from Cuddy & Feder, LLP.
- Full Environmental Assessment Form Part 1 Narrative
- Report titled "traffic & Parking Management Plan, dated June 26, 2023, as prepared by Colliers Engineering & Design.
- Response correspondence dated June 27, 2023, from Aryeh Sigel, Architect.
- Plan set titled "Special Use Permit Application - 1113 Wolcott Avenue", with the latest revision date of June 27, 2023, with Sheets 1 through 8 of 16 as prepared by Aryeh Siegel, Architect, Sheets 9 through 15 of 16 as prepared by Hudson Land Design, and Sheet 16 of 16, dated November 18, 2022, as prepared by Colliers Engineering and Design.

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

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

General Comments:

1. The "Traffic & Parking Management Plan" states "It is noted that there is the potential to hold multiple events in one day. If this occurs, events exceeding 100 attendees will have a minimum gap of 1.5 hours between events to prevent overlapping of drop-off/pick-up operations at the site and to allow for turnover of

parking spaces in nearby parking locations." How was it determined that only events exceeding 100 attendees required 1.5-hour gap between events?

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

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

City of Beacon Planning Board
1113 Wolcott Avenue

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SPECIAL PERMIT, SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVALS FOR
1113 WOLCOTT AVENUE – PROPHECY THEATER

Parcel No. 5954-26-651901

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 State Environmental Quality Review Act ("SEQRA") Determination.

Project Description

The Proposed Action is for the adaptive reuse and redevelopment of the Property, as defined herein, including the construction of a 2½ story rear addition to the existing parsonage for use as a 30-room hotel and the renovation of the historic church as an accessory conference center/event space and restaurant/café with a maximum occupancy of 150 persons, along with an associated parking area with thirty-three (33) off-street parking spaces and typical site lighting, landscaping and improvements, at property located at 1113 Wolcott Avenue (NYS Route 9D), known and designated on the Tax Map as Parcel No. 5954-26-651901, consisting of approximately 2.28 acres in the R1-40 and Historic District and Landmark Overlay ("HDLO") zoning districts, and also within the Local Waterfront Revitalization Program ("LWRP") boundary (the "Property" or "Project Site") (the "Project" or "Proposed Action"). The Proposed Action also includes the clean-up and maintenance of an existing on-site, private cemetery.

The Proposed Action is an Unlisted Action under SEQRA. The Planning Board is the lead agency for the SEQRA review of the Proposed Action.

Summary of Rationale for Negative Declaration

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

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

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The Project Site is located in the R1-40 and HDLO Zoning Districts and is currently improved with an historic church, parsonage and private cemetery along with an off-street parking area and driveway access at two curb cuts on Wolcott Avenue. The Project involves the adaptive reuse of the existing buildings for a 30-room hotel and accessary conference/event space with restaurant/café which is a permitted use in the HDLO zoning district subject to the issuance of a special permit and site plan approval from the Planning Board.

There are no wetlands or water bodies on the Property. While the Property contains steep slopes, no disturbance to slopes of 15% or more is proposed. Accordingly to the FEAF, the Project proposes a total disturbance area of approximately 0.81 acres of the 2.28 acre Property. The Project includes the implementation of soil erosion and sediment control measures during construction. (See, Sheets 10 and 15 of the Site Plan Set).

According to the FEAF, excavation associated with the construction of foundations and the parking area will result in approximately 87 cubic yards of fill being trucked off-site which equates to 6-9 truckloads of fill. Due to the anticipated depth to bedrock of 5 feet, it is not anticipated that this Proposed Action will result in rock removal.

Construction is proposed in a single phase of approximately eighteen (18) months.

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

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

  There are no unique geological features on the property.

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

  The Project includes the implementation of erosion and sediment controls during construction. Site disturbance will not exceed 1-acre and therefore a Stormwater Pollution Prevention Plan ("SWPPP") is not required, nor is coverage under the NYS Department of Environmental Conservation ("NYSDEC") State Pollution Elimination System ("SPDES") General Permit GP-0-20-001. Since the Proposed Action will result in an increase in impervious area post-construction stormwater practices are proposed. The Proposed Action includes an underground stormwater detention system which will temporarily store stormwater runoff and release it slowly so that post-development flow rates do not exceed pre-development flow rates. During construction, infiltration testing will be conducted by the Applicant and reviewed by the City to confirm the soils are appropriate for this measure. (See, Drainage Report, dated November 30, 2021, prepared by Hudson Land Design Professional Engineering, P.C.; and Sheets 9 and 13 of the Site Plan Set). Routine inspection and long-term maintenance of the detention system will be required.

The Project does not include or require wastewater discharged to groundwater. The Project will be connected to the existing public water and distribution and sanitary sewer systems. According to the FEAF, the Project is anticipated to carry a water supply demand of 5,220 gallons per day ("gpd"). Water demand was calculated as 110 gpd per bedroom of the 30 hotel rooms, 4 gpd/seat for 100 seats in the event space, 28 gpd/seat for the 50 café seats and 12 gpd/employee for the 6 hotel employees. Up to 12 employees will be on-site during larger events and those additional employees were also factored into the calculation. Adequate water supply exists for the flows associated with the Proposed Action.

According to the FEAF, the Project is anticipated to generate 5,220 gpd of wastewater. The City of Beacon treatment plant presently has the capacity to accept 4 million gallons per day (MGD) and currently operates at an average of 2.281 MGD, therefore the treatment plant has adequate capacity to accept the flows from the Proposed Action. An Inflow and Infiltration ("I&I") study was conducted at the Property and it was determined that no building rooftops or floor drains discharge into the City's sewer. (see, I&I Letter, dated November 30, 2021, prepared by Hudson Land Design Professional Engineering, P.C.). A new sewer service connection will be provided for the proposed hotel building.

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

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

See, above description of stormwater and erosion and sediment control measures proposed during and post-construction.

For the reasons stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

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

The Project does not require federal or state air emission permits. Construction activities associated with grading, removal of existing debris, vegetation, and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by such construction activities and will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants though engine exhaust. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation and the use of temporary enclosures. Other dust suppression methods will include the spraying or covering of soil stockpiles during dry periods. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local statutes, laws, rules, regulations, and codes. (See,

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Sheet 10 of the Site Plan Set).

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

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

The FEAF indicates that the Property may contain or serve as a habitat for the Indiana Bat, Atlantic Sturgeon and Shortnose Sturgeon. According to the Site Plans, no trees are proposed for removal. Moreover, given the location of the Project in a built downtown neighborhood, the property is unlikely to serve as a roosting habitat for the Indiana Bat. Nonetheless, in the event a tree of 4 inches DBH or more is removed as part of the Project it's removal shall be restricted to the period between October 1 and March 31.

The Property does not contain a water body and thus does not serve as habitat for the Atlantic Sturgeon or Shortnose Sturgeon, nor will the Project result in any disturbance to its habitat which is the Hudson River.

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

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

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

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

The Proposed Action will be visible from public streets, but will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views.

The closest designated viewshed is identified in the LWRP. The viewshed identified in the LWRP is located at the intersection of Beacon Street and Route 9D (Wolcott Avenue). The LWRP describes the viewpoint as follows: "the view from Route 9D and Beacon Street is dominated by the Reform Church and rectory in the foreground to the southwest, leaving an open view to the west and northwest. The middle ground is bisected by Beekman Street. The Beacon Waterfront Park and railroad tracks and the old ferry pier are dominant. In the background is a panoramic view to the northwest dominated by the Beacon Bridge and the mountain beyond."

This described viewshed is located to the northeast of the Property. As described in the Applicant's LWRP Consistency Statement, dated November 30, 2021, the proposed Project will have no impact on the relevant viewshed. The adjacent three (3) story West End Lofts now dominates the viewshed and prevents most of the visibility of the Property. The Reform Church building will remain and a rear addition will be constructed on the rectory. The Project will not alter the features of the public viewshed as described in the LWRP.

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

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

The Proposed Action is located in the City of Beacon's HDLO district and involves the Reformed Dutch Church of Fishkill Landing which is listed on the State Register of Historic Places. The Proposed Action includes restoration and maintenance of the historic church building. To date, certain exterior restoration work on the church building has been undertaken by the Applicant including the replacement and repair of any loose/missing siding and missing/broken slate with corresponding matching materials. Further, a mold treatment was applied to the roof to mitigate further deterioration. The Proposed Action includes additional restoration of the church building including repairing roof tiles and the spire, repairing damaged flashing, gutters and leaders, adding snow guards to roofs at pedestrian circulation areas, repainting the round window infill panels at the spire, and cleaning and repointing the brick façade as needed.

The Proposed Action also includes restoration and maintenance of the private, historic cemetery located on-site. Such work includes the scope listed on Sheet 9 of the Site Plan Set.

Furthermore, the New York State Office of Parks, Recreation, and Historic Preservation ("SHPO") determined in its letter dated July 21, 2022 that the Project is appropriate and that it will not have an impact on historic or cultural resources.

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

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

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

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

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

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

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

The Applicant submitted a Traffic and Parking Study, prepared by Colliers Engineering &

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Design, dated November 30, 2021, last revised February 21, 2022; a Traffic and Parking Management Plan, prepared by Colliers Engineering & Design, dated February 21, 2022, last revised June 26, 2023; a Sensitivity Analysis, prepared by Colliers Engineering & Design, dated May 26, 2022; and a Supplemental Parking Analysis and Event Queuing Analysis, dated November 23, 2022. Each of these studies were reviewed and vetted by the City's Traffic Consultant, Creighton Manning, and the results of such reviews were provided in a series of twelve (12) review letters with the following dates: December 13, 2021, January 10, 2022, February 7, 2022, March 7, 2022, May 10, 2022, June 10, 2022, August 8, 2022, September 9, 2022, November 8, 2022, December 9, 2022, February 13, 2023 and March 10, 2023.

Traffic. The Traffic & Parking Study provided traffic generation estimates for the Project which, at the time the study was performed, included a proposed 30-room hotel, 125 seat restaurant/café and a conference center/event space with a maximum capacity of 350 persons. Further, a Sensitivity Analysis was performed which separately accounted for event employee and vendor trips rather than assuming those trips as included within the overall event trip generation.

The following intersections were studied:
- 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 analysis accounted for additional traffic volume from the following potential and/or approved developments in the area:
- 364 Main Street
- Craig House/Mirbeau
- 416-420 Main Street

The Traffic & Parking Study provides that under a typical condition the total trip volume generated by the Project during the Weekday Peak PM Hour is 38 and during the Saturday Midday Peak Hour is 47. During event conditions, 149 trips are generated during the Weekday Peak Event Entry and Exit Hours and 136 trips are generated during the Saturday Peak Event Entry and Exit Hours.

When this trip generation was applied to the existing traffic volume, including the above-listed potential and/or approved developments, with acceptable credits provided, the Traffic and Parking Study concluded that the Project did not cause a significant decrease in the level of service for any of the studied intersections. This information was reviewed and vetted by the City's Traffic Consultant, along with the Sensitivity Analysis. The City Traffic Consultant noted that "…the majority of the intersections will operate at acceptable levels of service when the subject site hosts events." (See, Creighton Manning letter, dated June 10, 2022). The City Traffic Consultant further noted that "The NYS Route 9D/Beekman Street/W.Church Street intersection currently operates with capacity constraints during the Friday PM Peak Hour. Colliers' study considers modifying the signal phasing to benefit the overall operation of the intersection. These modifications are subject to review and approval

by the NYSDOT." The Applicant should present these signal modifications to the NYSDOT during its submission for its required NYS Highway Work Permit.

When the Project was subsequently reduced in scale from 125 restaurant/café seats to 50 and from a maximum capacity for the conference center/event space from 350 to 198 then to 180 and finally to 150, the Traffic & Parking Study was not updated. However, the City's Traffic Consultant noted that a revised study is not warranted as the event attendee count has been reduced. (See, Creighton Manning letter, dated August 8, 2022).

Considering all of the foregoing, the Proposed Action will not have a significant adverse impact on traffic.

Parking. Parking for the Project has been reviewed in terms of the zoning requirement for the number of off-street parking spaces based on the proposed use, in terms of actual parking demand and in terms of the applicable special permit standards for the Proposed Action.

In terms of zoning compliance, the Applicant is not required to provide any off-street parking. Section 223-26.B of the Zoning Code provides a parking exemption, under certain circumstances, for buildings or structures erected prior to April 20, 1964. When an increase in intensity is proposed for any such building, as measured by the number of parking spaces required by Code, and that intensity is less than a 25% increase over the existing use as of April 20, 1964, then no additional off-street parking spaces are required. Here, based on the reductions to the Project the Building Inspector determined by letter, dated October 3, 2022, that the proposed use requires 81 off-street parking spaces which is less than a 25% increase over the parking requirement for the use existing in 1964 and thus, the Proposed Action qualifies for the parking exemption set forth at Section 223-26.B(2) of the Zoning Code.

Since October 2022, slight changes have been made to the Project which altered the parking requirement per the Zoning Code from 81 off-street parking spaces to 78. For example, in October 2022, the determination of the Building Inspector was based on a conference/event space occupancy of a maximum of 130 whereas the Project now identifies a maximum occupancy of 100.[1] This changed the parking requirement for that category from 33 to 25. Also, additional employees are now included with the hotel use which changed this parking requirement from 31 to 36 spaces. Therefore, due to the "1964 exemption" set forth at Section 223-26.B of the Zoning Code, the Project is not required to provide additional off-street parking spaces and does not require a variance notwithstanding an off-street parking requirement of 78 spaces with 33 spaces proposed on-site.

In terms of parking demand, two parking scenarios were studied: (1) 150-person event with no public use of the café ("Type A Event"), and (2) 100-person event with public use of the café ("Type B Event"). The demand presented in the relevant studies submitted to the Planning Board include guest parking and employe parking based on the totals noted in the

[1] 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.

Hotel Event Space/Café Management Plan. It also assumed 4 occupants per vehicle.

Based on the Supplemental Parking Analysis, dated November 23, 2022, prepared by Colliers Engineering & Design, the total parking demand for a Type A event (then studied at a maximum of 180 persons) is 102 parking spaces. For a Type B event, the total parking demand is 106 spaces. At the time the November 2022 study was performed the total capacity for a Type A event was 180 persons (with no public café use) and 130 persons (with public café use) for a Type B event. The Project has now been reduced to 150 persons and 100 persons, respectively. Thus, the parking demand has also been commensurately reduced. At the time of the November 2022 Supplemental Parking Analysis, the excess parking demand (i.e. the number of parking spaces that needed to be accommodated off-site) was a maximum of 74.

Colliers collected parking utilization data at three public locations on the following dates:

- Friday, September 24, 2021
- Saturday, September 25, 2021
- Friday November 5, 2021
- Saturday, November 6, 2021
- Friday, January 21, 2022
- Thursday, November 10, 2022
- Friday, November 11, 2022
- Saturday, November 12, 2022
- Sunday, November 13, 2022
- Monday, November 14, 2022
- Tuesday, November 15, 2022
- Thursday, November 17, 2022
- Friday, November 18, 2022
- Saturday, November 19, 2022
- Sunday, November 20, 2022

The three public locations were as follows:

- Tompkins Lot
- Municipal Plaza
- Beekman Street On-Street Parking

Based on Colliers' observations, depending upon the time of day available parking at the Tompkins Lot on a Friday ranged from 44-47 spaces of the total 52 spaces; available parking at Municipal Plaza ranged from 21 to 76 of the total 76 spaces; and available parking on Beekman Street ranged from 56-61 of the total 70 spaces. On a Saturday, the available parking at the Tompkins Lot ranged from 38-45; Municipal Plaza ranged from 71-72; and Beekman Street ranged from 58-64.

Thus, the Supplemental Parking Analysis concludes that there is sufficient available parking in these three nearest parking locations to accommodate the anticipated parking demand of the Project under the largest event conditions. The analysis took no credit for guests of the hotel also attending events or utilizing the café which will reduce the overall parking demand

for the Project. The analysis also conservatively assumes a 1-to-1 ratio of employees/event staff to parked cars.

The City's Traffic Consultant reviewed the Supplemental Parking Analysis and agreed with the methodology and the findings, noting that, "Currently, there is a minimum of 120 available public parking spaces within 1,000 feet from the subject site, which can accommodate the excess parking demand of the development." (See, Creighton Manning letter, dated December 9, 2022).

In addition, the Applicant has prepared a detailed Traffic & Parking Management Plan ("TPMP") to mitigate impacts from the Project during large events. The TPMP includes a monitoring program that will evaluate the TPMP's effectiveness within a certain period of time of occupancy of the space. The TPMP includes requirements for hours of operation and maximum capacity, on-site parking and circulation, event drop-off and pick-up accommodations, off-site parking locations, employee parking, temporary off-site signage, distribution of parking information, public transportation information, shuttles, pedestrian and bicycle access, emergency vehicle access, parking of oversized vehicles, and ongoing monitoring and coordination. The implementation of the TPMP is a critical component of the Proposed Action and shall be included within the scope of the Special Permit.

Considering all of the foregoing, the Proposed Action will not have a significant adverse impact on parking.

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

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

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

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

  The Proposed Action is not anticipated to generate any noxious odors. Exterior lighting will be consistent with typical lighting, and shall be of a type, location, and shading that will prevent spillover into adjacent residential or multifamily properties or to prevent glare onto any public sidewalk or street. Additionally, all such exterior lighting shall conform to Beacon City Code § 223-14(B).

  Regarding noise, given the Property's location adjacent to the residential communities of West End Lofts, the View, River Ridge and Hammond Plaza, concerns were raised by the Planning Board and the public as to the level of noise proposed inside and outside of the conference center/event space, particularly during the evening hours. West End Lofts, River Ridge and The View are relatively dense residential developments that have been

constructed over the past 5-10 years which each abut the subject Property – River Ridge to the south, West End Lofts to the north and The View to the northwest. Hammond Plaza is a condominium development that was constructed decades ago which is in close proximity to the Property situated to the southwest. To the east of the property, across Wolcott Avenue, is a residential neighborhood of single family homes on Academy Street and Rombout Avenue.

Chapter 149 of the Beacon City Code sets forth the applicable noise restrictions. It provides that the maximum permissible sound level limit during the daytime hours for a residential receptor is 60 dBA and the nighttime limit is 50 dBA. (City Code Section 149-6). The Code further provides that during nighttime hours, sound emitted from a commercial establishment may not be plainly audible inside the dwelling of an affected person with all windows and doors of the affected person closed. (City Code Section 149-10). Per Chapter 149, nighttime hours begin at 9:00pm.

The Applicant submitted a Sound Level Report, prepared by Beacon AV Lab, dated August 29, 2022, and a supplement thereto, dated September 12, 2022 (the "Sound Level Report"). Based on a series of sound level tests performed at the Property on August 24, 2022 and subsequent analysis, the Sound Level Report evaluated the current conditions regarding noise and sound transmission from within the existing church building to the adjacent properties. The testing described in the Sound Level Report demonstrated that the existing structure of the church building is effective at attenuating sound from inside the building. Nonetheless, the Sound Level Report recommended that since the building's windows are the primary source of sound transmission, the windows should be covered with laminated acoustic glass. The Sound Level Report further recommended that bass trapping solutions inside the main event space should be installed.

The Planning Board retained a noise consultant to review the Sound Level Report. By letter dated December 8, 2022, The Noise Consultancy, LLC provided its analysis. The City's noise consultant pointed out that the Sound Level Report does not address noise emissions from vehicular movements, vehicle related operations (e.g. loading and unloading), patron voices, and additional equipment on-site. Further, the City noise consultant agreed that the laminated acoustic glass interior to the existing windows is an effective mitigation strategy but must be properly installed. However, installation of bass trapping may improve sound quality within the building but would not result in reduced sound levels at the property line.

In response, the Applicant submitted a letter from B.Laing Associates, Inc. dated January 31, 2023. Thereafter, comments and responses were exchanged between B.Laing Associates and the City noise consultant by letters from B.Laing Associates dated February 28, 2023 and March 31, 2023 and from The Noise Consultancy, LLC dated December 13, 2022 (mistakenly dated December 13, 2022, but issued February 13, 2023), March 24, 2023 and April 25, 2023 (revised May 9, 2023).

B.Laing conducted additional sound monitoring at the property on Tuesday, January 10, 2023. Ambient sound levels at the four property lines ranged from 51.1 dBA to 63.6 dBA in the PM Peak and 45.5 dBA to 59.8 dBA in the Post-PM Peak. The higher levels were largely a result of the Property's proximity to Wolcott Avenue (NYS Route 9D).

During review of the Project's potential impacts on noise levels, the Applicant reduced the scope of the Project to eliminate nighttime hours of operation for the conference center/event space. Thus, discussion of compliance with the City Code's nighttime noise level of 50 dBA was rendered moot. Further, the City's noise consultant agreed that based on the analysis and mitigation measures provided, sound generated inside the church building and sound from the western deck will not exceed the City's daytime noise limitation of 55 dBA at the property lines. It was further concluded that the proposed hotel building will serve as an effective acoustical barrier for sound generated mid-site as received at the West End Lofts and patron voices on the Property will likely comply with the City's daytime noise limitation of 55 dBA. Further discussion ensued regarding the noise impact of vehicular traffic.

The City's noise consultant notes that the operation of a medium truck at the northern driveway will produce a sound level that exceeds the maximum permitted daytime limit of 55 dBA. However, it is noted that the Property's current permitted use is a church and religious services are not subject to the limitations set forth in the City's noise ordinance. (City Code Section 149-8.B). Other permitted uses would include, for example, a school, social club, bed and breakfast, short term rental and professional offices. Each of these uses would involve vehicular traffic and pedestrian voices generated on the Property, including deliveries, refuse collection and outdoor recreation or gatherings. Thus, the proper comparison for noise impacts (and any other impact analyzed herein) generated by the Project is not a vacant site, but rather one that is used for any of the above-referenced permitted uses. Furthermore, when the noise level of a medium sized truck at the northern driveway is reviewed in comparison with the US Housing and Urban Development ("HUD") interior noise standard to determine whether an appreciable noise disturbance can be expected in the apartments at West End Lofts it is noted in the City noise consultant's letter dated April 25, 2023 (revised May 9, 2023) that the noise levels are below the HUD interior standards of 45 dBA.

In addition to the reduced capacity of the conference center/event space and the reduced hours of operation[2], the following noise mitigation measures are proposed as part of the Project and will be implemented by the Applicant:

- 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;

[2] On Fridays, Saturdays and Holiday eves, conferences/events are to end no later than 8:30pm with attendees dispersed no later than 9:00pm. On Sundays, Thursdays and Holidays preceding typical work days, conferences/events are to end no later than 7:30pm with attendees dispersed no later than 8:00pm. Conferences/events may begin at 7:00am. No conferences/events are to be held on Mondays, Tuesdays or Wednesdays except if any of those days are a Holiday or Holiday eve.

- prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am; and
- signage along the property boundaries referencing the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful".

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

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

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. The Proposed Action does not include the storage of hazardous materials. 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.

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

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

The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code and will not have a significant impact on municipal services.

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." 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 and the Premises are explicitly identified as a historic resource within the Comprehensive Plan. In accordance with the foregoing, the Applicant is proposing to maintain and restore the historic church and parsonage located on the Property. 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. The establishment of the hotel and conference/event space will encourage tourists to visit Beacon. Local residents will similarly benefit from the provision of cultural events and conferences proposed on the Property.

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.

City of Beacon Planning Board
1113 Wolcott Avenue

Based upon this information and the information in the FEAF, as revised, 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: _____, 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:		

Adopted:

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RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION FOR 1113 WOLCOTT AVENUE – PROPHECY THEATER

Parcel No. 5954-26-651901

WHEREAS, the Beacon Planning Board received applications for Site Plan, Special Permit and Certificate of Appropriateness approval from Prophecy Theater, LLC (the "Applicant") for expansion of a former 2½ story parsonage building into a thirty (30) room hotel and the repurposing of the church building into an accessory conference center/event space and café, with thirty-three (33) off-street parking spaces, on property located at 1113 Wolcott Avenue, known and designated on the Tax Map as Parcel No. 5954-26-651901 (the "Property") located in R1-40 Zoning District, Historic District and Landmark Overlay ("HDLO") District and within the Local Waterfront Revitalization Program (LWRP) boundary (the "Project" or "Proposed Action"); and

WHEREAS, the Property is located in the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program ("LWRP") and the Proposed Action includes a Coastal Assessment Form requesting an LWRP Consistency determination pursuant to the City of Beacon Code Chapter 220 (the "Beacon Code"); and

WHEREAS, the Applicant submitted a Coastal Assessment Form, dated November 30, 2021, containing LWRP consistency statements; and

WHEREAS, the application also consists of application forms, correspondence, the Full Environmental Assessment Form ("FEAF") and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the drawing, entitled "Special Use Permit Application – 1113 Wolcott Avenue" sheets 1-16, prepared by Hudson Land Design Engineering, Site/Civil Engineer; Aryeh Siegal, Architect; Robert Oswald, Surveyor; and Landscape Restorations, Landscape Designer, dated June 29, 2021, last revised June 27, 2023; and

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

WHEREAS, on July 11, 2023, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the proposed Action would not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with § 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the…LWRP policy standards…".

NOW, THEREFORE BE IT RESOLVED, that the City of Beacon Planning hereby finds that there are several LWRP policies which are contained in the LWRP but do not apply to the Project, hence they are omitted herein, and further, hereby makes the following consistency findings with respect to the LWRP policies which do apply to the Proposed Action:

POLICY 5
Encourage the location of development in areas where public services and facilities essential to such development are adequate, except where such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.

Consistent with this policy, the Project will not place undue pressure on the public water distribution and sanitary sewer system because the City's water and sanitary sewer system can adequately serve the Proposed Action and it is located in close proximity to public transportation.

POLICY 13
The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

The Project will not create a measurable increase in erosion or flooding and will utilize best management practices to control stormwater runoff.

POLICY 14
Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.

The Project does not require the creation of erosion protection structures and there will be no measurable increase in erosion or flooding because of the Project will employ proper drainage and land restoration practices, further, it will not result in increased risk of such to surrounding properties.

POLICY 23 & 23A
Protect, restore and enhance historic resources; encourage the restoration and adaptive re-use of large historic buildings such as the mills on Fishkill Creek.

The Project furthers these goals because the historic Church will be preserved with minimal changes to the exterior, and will adaptively reuse such as an accessory conference center/event space with associated dining facilities.

POLICY 25
Protect, restore and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area.

The explanation of Policy 25 in the LWRP states that "the scenic qualities of Beacon results from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands. The height, bulk and scale future building will be important factors in maintaining the character of the City, as will the preservation of the wooded hillsides that intersperse the developed areas."

The relevant viewshed articulated in the LWRP is the viewshed located at the intersection of Beacon Street and Route 9D (Wolcott Avenue). The LWRP describes the viewpoint as follows: "the view from Route 9D and Beacon Street is dominated by the Reform Church and rectory in the foreground to the southwest, leaving an open view to the west and northwest. The middle ground is bisected by Beekman Street. The Beacon Waterfront Park and railroad tracks and the old ferry pier are dominant. In the background is a panoramic view to the northwest dominated by the Beacon Bridge and the mountain beyond."

This described viewshed is located to the northeast of the Property. The proposed Project will have no impact on the relevant viewshed. The Reform Church building will remain and a rear addition will be constructed on the rectory. The Project will not alter the public viewshed as described in the LWRP.

In addition, the Project is consistent with Policy 25 in that the minimal planned disturbance of approximately 0.81 acres, the lack of impact on natural resources, and the proposed and existing landscaping as described herein will minimize any impact on the natural resources of the area, helping to preserve the scenic quality of this area.

POLICY 33
Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

The Project will utilize best management practices and will be used to ensure the control of stormwater runoff. An onsite underground detention/infiltration system is proposed to mitigate runoff from additional impervious surfaces where currently there is no stormwater control.

POLICY 37
Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

In accordance with Policy 37, the Proposed Action will use best management practices to minimize the nonpoint discharge of excess nutrients, organics, and eroded soils into coastal waters.

POLICY 38
The quality and quantity of surface water and groundwater supplies will be conserved and protected particularly where such waters constitute the primary or sole source of water supply.

There will be no bulk storage of petroleum or chemicals on-site. The Project does not include or require wastewater discharged to groundwater and is not located within 100 feet of potable drinking water or irrigation sources. The Project will be connected to the existing public water distribution system.

POLICY 41
Land use or development in the coastal area will not cause national or state air quality standards to be violated.

The Project will not lead to any violation of the National and State Air Quality Standards and will comply with the State Implementation Plan.

BE IT FURTHER RESOLVED, that the Planning Board hereby determines that the Project is entirely consistent with the LWRP policies which apply to the Project.

Resolution Adopted: July 11, 2023
Beacon, New York

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

Motion by _____, seconded by _____:

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

Resolution: Approved
Denied

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RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SPECIAL PERMIT, SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVALS FOR 1113 WOLCOTT AVENUE – PROPHECY THEATER, LLC

Parcel No. 5954-26-651901

WHEREAS, the Beacon Planning Board received applications for Site Plan, Special Permit and Certificate of Appropriateness approval from Prophecy Theater, LLC (the "Applicant") for expansion of a former 2½ story parsonage building into a thirty (30) room hotel and the repurposing of the church building into an accessory conference center/event space and café, with thirty-three (33) off-street parking spaces, on property located at 1113 Wolcott Avenue, known and designated on the Tax Map as Parcel No. 5954-26-651901 (the "Property") located in R1-40 Zoning District, Historic District and Landmark Overlay ("HDLO") District and within the Local Waterfront Revitalization Program (LWRP) boundary (the "Project" or "Proposed Action"); and

WHEREAS, as originally proposed in July 2021 the Project included a maximum capacity for the conference center/event space of 500 persons; and

WHEREAS, in response to comments from the Planning Board and the public, the Applicant reduced such proposed maximum capacity to 350, then to 198 in August 2022, then to 180 in October 2022 and finally to 150 in February 2023; and

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

WHEREAS, the Planning Board is the approval authority for a Special Permit for a hotel and hotel-related accessory uses and structures within the HDLO District pursuant to §§ 223-18.B and 223-24.7of the City of Beacon Code; and

WHEREAS, the Proposed Action includes a request for a Certificate of Appropriateness pursuant to the criteria in the City of Beacon Code § 134-7; and

WHEREAS, the application consists of application materials, full environmental assessment form, correspondence, and professional studies and reports submitted to the Planning Board; and

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WHEREAS, the Site Plan is shown on the drawing, entitled "Special Use Permit Application – 1113 Wolcott Avenue" sheets 1-16, prepared by Hudson Land Design Engineering, Site/Civil Engineer; Aryeh Siegal, Architect; Robert Oswald, Surveyor; and Landscape Restorations, Landscape Designer, dated June 29, 2021, last revised June 27, 2023; and

Sheet	**Title**
1 of 16	*Site Plan;*
2 of 16	*Full Site Plan;*
3 of 16	*Existing Conditions & Demolition Plan;*
4 of 16	*Landscape & Lighting Plan;*
5 of 16	*Hotel Building Plans & Elevations;*
6 of 16	*Conference/Event Plans;*
7 of 16	*Conference/Event Plans 2;*
8 of 16	*Conference Center Elevations;*
9 of 16	*Grading &Utility Plans;*
10 of 16	*Erosion and Sediment Control Plan;*
11 of 16	*Vehicle Tracking Plan;*
12 of 16	*Site Construction Details;*
13 of 16	*Stormwater Construction Details;*
14 of 16	*Water & Sewer Construction Details;*
15 of 16	*Erosion and Sediment Control Details; and*
16 of 16	*Work Zone Traffic Control Plan.*

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

WHEREAS, by letter dated November 30, 2021 the Building Inspector confirmed that the proposed use is permitted in the HDLO District, specifically a "hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views" subject to the issuance of a special permit by the Planning Board (Zoning Code Sections 223-24.7 and 223-18) and that a conference center or event space with a maximum capacity of 350 persons may be considered accessory to a 30-room hotel; and

WHEREAS, the Applicant, on referral from the Planning Board, appeared before the City of Beacon Zoning Board of Appeals ("ZBA") at its meetings on March 15, 2022, April 19, 2022, and May 17, 2022, to review the Applicant's request for a variance from the off-street parking requirements to permit a total of 32 off-street parking spaces where 136 were required based on a proposal for a 30 room hotel, 50 seat restaurant/café and a conference/event spaces with a 350 person capacity, and provide the Planning Board with comments related to the Planning Board's SEQRA review of the then-Proposed Action; and

WHEREAS, the Applicant reduced the scope of the Proposed Action to a 30 room hotel, 50 seat restaurant/café and a conference/event space with a 180 person capacity

(including the café) and therefore the associated parking requirement was reduced from 136 to 81 off-street parking spaces; and

WHEREAS, by letter dated October 3, 2022 the Building Inspector determined that the proposed use requires 81 off-street parking spaces which is less than a 25% increase over the parking requirement for the use existing in 1964 and thus, the Proposed Action qualifies for the parking exemption set forth at Section 223-26.B(2) of the Zoning Code; therefore, no off-street parking variance is required notwithstanding that the Zoning Code requires 81 off-street parking spaces and the Applicant is providing 33 spaces on-site; and

WHEREAS, upon referral from the Planning Board, the Applicant met with the Architectural Review Subcommittee on January 19, 2022 and February 11, 2022; and

WHEREAS, on February 15, 2023, the Planning Board referred the Project to the City of Beacon Traffic Safety Committee and such Committee opined in a subsequent memorandum that sufficient parking for the venue within a quarter mile radius, however the Committee recommended against parking on residential streets such as Rombout Avenue, Stratford Avenue, and Beacon Street; and

WHEREAS, on April 14, 2023 the Planning Board conducted a site visit to the Property and certain neighboring properties; and

WHEREAS, on June 14, 2022, the Planning Board opened a public hearing on the Special Permit and Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing, which was continued month to month until the Public Hearing on the Special Permit and Site Plan application was closed on June 13, 2023; and

WHEREAS, the Applicant submitted a "Traffic and Parking Study", prepared by Colliers Engineering & Design P.C., dated November 30, 2021, last revised February 21, 2021, as well as a "Traffic and Parking Management Plan", prepared by Colliers Engineering & Design P.C., last revised June 26, 2023, both of which have been reviewed by the City's Traffic consultants and Planning Board; and

WHEREAS, the New York State Department of Transportation, in its letter dated April 7, 2022, provided several comments, to which the Applicant responded in its letter dated April 25, 2022; and

WHEREAS, the Applicant submitted a Sound Level Report, prepared by Beacon AV Lab, dated August 29, 2022, and supplements thereto, dated January 31, 2023, February 28, 2023, and March 31, 2023, which was reviewed by the City's sound consultant, The Noise Consultancy, LLC, and the Planning Board; and

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WHEREAS, the New York State Office of Parks, Recreation and Preservation in its letter dated July 21, 2022, opined that the Project will not have an adverse impact on historic or cultural resources; and

WHEREAS, the Applicant submitted a "Hotel Event Space/Café Management Plan", prepared by Prophecy Theater LLC, dated October 25, 2022, last revised February 28, 2023; and

WHEREAS, the Planning Board has considered the standards to issue a Special Permit set forth in § 223-18.B of the Beacon City Code, which are as follows:

(a) The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will not conflict with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.

(b) The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.

(c) Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic in Article IV than would be the operations of any permitted use, not requiring a special permit.

(d) Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, the entrance and exit drives shall be laid out so as to achieve maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.

(e) Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.

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

WHEREAS, the Planning Board has also reviewed the applicable special permit standards for the Special Permit application within the HDLO District for the redevelopment and expansion of the parsonage into a hotel as well as to convert the existing church building into an accessory event/conference center and café as set forth in § 223-24.7.D(1) of the Beacon City Code, which are as follows:

(a) Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.

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(b) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.

(c) The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

(d) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure; and

WHEREAS, the Planning Board has reviewed the application for a certificate of appropriateness against the standards set forth in the City of Beacon Zoning Code §134-6 and applied the design standards in City of Beacon Zoning Code §134-7; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards as set forth in the City of Beacon Code § 223-25.E: and

WHEREAS, on July 11, 2023, by resolution, the Planning Board found that the Project is entirety consistent with the LWRP policies which apply to the Project; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Zoning Code §§ 134-6 and 134-7 that the proposed alterations and rear expansion of the parsonage into a hotel as well as the exterior renovations to the church and interior conversion thereof into a conference/event center with ancillary café are limited and consistent with the historic character of the surrounding area and compatible with the design standards for the Historic District Landmark Overlay Zone and accordingly, thus, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that upon review of the Special Permit application, the Planning Board hereby finds pursuant to Sections 223-18.B and 223-24.7.D of the City of Beacon Zoning Code:

1. The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.
2. The location, nature and height of the buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.

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3. Operations in connection with the use as a place of business for a thirty (30) room hotel and accessory conference/event center (with restaurant/café) will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.

4. Parking areas will be of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses, the entrance and exit drives are laid out in a manner that achieves maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.

5. Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.

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

7. Any exterior restoration will maintain the architectural and historic integrity of the structure and any new construction will be compatible with neighboring structures.

8. The proposed use is compatible with the neighborhood and the activities permitted within the structure can be adequately buffered from any surrounding residential homes.

9. The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

10. The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Special Permit and Site Plan Approvals to the Applicant to convert and expand the rear of the existing parsonage into a 2½ story hotel, and convert the existing church building into an accessory conference/event center with restaurant/café at property located at 1113 Wolcott Avenue as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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. As part of the Applicant's submission to the NYSDOT for a Highway Work Permit, the Applicant shall request the signal phasing modifications for the NYS 9D/Beekman Street/W.Church intersection set forth in the Traffic & Parking Study prepared by Colliers Engineering & Design.

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

5. If the Applicant will permit smoking on the Property, the Site Plan shall indicate a limited outdoor area for smoking away from the adjacent residential properties. Such location shall be to the satisfaction of the City Planner.

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

B. The following are special conditions which shall be fulfilled:

1. The Special Permit shall be valid for a period of one year from the issuance of a Certificate of Occupancy for the proposed use, subject to renewal upon written request to the Planning Board. Any request for renewal shall be subject to a public hearing.

2. Continued operation of the use permitted herein is conditioned upon continued compliance with the applicable special permit standards, the conditions set forth herein, and all other local and State laws and regulations.

3. The Applicant shall comply with all requirements of the approved site plan and remain in compliance at all times during operation.

4. All events shall be subject to the Traffic & Parking Management Plan, prepared by Colliers Engineering & Design, last revised June 27, 2023, including any subsequent revisions authorized by the City Planner, City Engineer or City Traffic Consultant, which Traffic & Parking Management Plan is incorporated herein by reference. In the event a condition set forth herein conflicts with a provision of the Traffic & Parking Management Plan, the condition set forth herein shall control.

5. The continued validity of this Special Permit approval shall be subject to the continued availability of sufficient public parking, or private parking secured with an easement or similar agreement, to ensure the availability of parking within a 1,000 ft radius of the Property to accommodate an event of 150 attendees.

6. No event shall have more than 150 attendees when the on-site restaurant/café is closed to the public, or more than 100 attendees when the on-site restaurant/café is open to the public.

7. On Fridays, Saturdays and Holiday eves, conferences/events shall end no later than 8:30pm and attendees shall disperse no later than 9:00pm.

8. On Sundays, Thursdays and Holidays preceding typical work days, conferences/events shall end no later than 7:30pm and attendees shall disperse no later than 8:00pm.

9. All notes set forth on the Site Plans listed above shall be deemed to be a condition of this approval as if fully set forth in this Resolution.

10. No outdoor amplification of sound is permitted on the Property.

11. The following noise mitigation measures shall be implemented by the Applicant:

    i. A 95 dB(A) limit on amplified music as measured at the east end of the conference/event space;
    ii. Prior to the issuance of a Certificate of Occupancy, 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;
    iii. Prior to the issuance of a Certificate of Occupancy, solid fillings shall be installed within any opening of the brick wall on the west side of the deck;
    iv. Prior to the issuance of a Certificate of Occupancy, tongue and groove construction of a rough cedar sound mitigating fence along the northwestern boundary line;
    v. Prior to the issuance of a Certificate of Occupancy, fencing shall be installed around all HVAC units will be a minimum of one (1) foot above the exhausts;
    vi. There shall be a prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am; and
    vii. Prior to the issuance of a Certificate of Occupancy, signage along the property boundaries referencing the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful".

12. The repairs to the church listed on Sheet 8 shall be implemented in the order in which they are listed.

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13. The cemetery restoration and maintenance work shall be implemented as set forth on Sheet 9, except that the following phrase shall be deleted from item 6 of the Cemetery Restoration & Maintenance Notes on Sheet 9: "…as well as available funds to accomplish the work as it proceeds." The Applicant shall submit a Restoration and Maintenance Plan for the cemetery which Plan shall be subject to the review and approval of the City Planner.

14. If multiple events are to occur on the same day there shall be a minimum of 2 hours between the end of one event and the beginning of another to prevent overlapping of drop-off/pick-up operations at the site and to allow for turnover of parking spaces on-site and/or at nearby parking locations.

15. Operation of the café and conference center, or any other accessory uses to the hotel, shall not precede the opening of the hotel.

16. The Applicant shall engage a professional traffic engineer to perform a post-occupancy monitoring report which shall be conducted within the first 12 months following the issuance of a Certificate of Occupancy. The monitoring shall include those elements set forth at Page 13 of the Traffic & Parking Management Plan, along with any additional elements deemed necessary in coordination with the City Traffic Consultant prior to such monitoring. The Applicant shall fully comply with the description of the post-occupancy monitoring set forth the Traffic & Parking Management Plan. In addition, in the event the City Traffic Consultant recommends modifications to the Traffic & Parking Management Plan based on the monitoring report the Applicant shall implement such modifications except that the Applicant can submit a written request for review of such recommendations by the Planning Board.

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

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

2. A copy of this Resolution shall be attached to the Certificate of Occupancy.

3. In accordance with Section 223-18.F(1) of the City of Beacon Zoning Code, this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:

    a. A bona fide application for a Building Permit is not filed within one (1) year of the issuances of this Special Permit Approval; or

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b. If all required improvements are not made within two (2) years from the date of issuance of the Building Permit; or

c. If said use ceases for more than six (6) months for any reason.

4. In accordance with Section 223-18.F(2) of the Zoning Law, the Planning Board may grant one (1) or more extensions of up to six (6) months each, to (a) complete the conditions of approval for the special permit use, upon a finding that the applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit, and (b) to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project. The Planning Board may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time shall not require a public hearing.

5. The Building Inspector may revoke this Special Permit Approval where it is found that the use of the premises does not conform to the limitations and conditions contained in the Special Permit Approval.

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 Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.

7. As used herein, the term "Applicants" shall include the Applicants and the Applicants' heirs, successors and assigns, and where applicable its contractors and employees.

8. 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.

9. The approval granted by this resolution does not supersede the authority of any other entity.

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall

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determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.

11. If any provision or condition set forth herein, or portion thereof, is found to be invalid, inoperative or unenforceable, this Resolution shall be null and void unless otherwise determined by the Planning Board.

12. The Planning Board shall retain continuing jurisdiction, including jurisdiction to amend, supplement or otherwise modify the conditions herein subject to a duly noticed public hearing upon referral from the Building Inspector after a finding by the Building Inspector that material and essential conditions of this Amended Site Plan approval have been continually violated resulting in adverse impacts to the immediate neighborhood.

Resolution Adopted: July 11, 2023
Beacon, New York

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

Motion by: _____, seconded by: _____:

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

Resolution: Approved
Denied

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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

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 & Parking Studies, Noise studies, 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: 1113 Wolcott Avenue - Prophecy Theater

Name of Lead Agency: City of Beacon Planning

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Date:

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

For Further Information:

Contact Person: Amanda Caputo, Planning Board Secretary

Address: One Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5005

E-mail: acaputo@beaconny.gov

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

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

PRINT FULL FORM

City of Beacon Planning Board Agenda
07/11/2023

Title:

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

ATTACHMENTS

6-27-23 152-158 Fishkill Avenue - Supplemental Planning Board Submission - Cover Letter.pdf

Exhibit A - Response Letter prepared by Arden Consulting Engineers, PLLC dated June 26, 2023.pdf

Exhibit B - Rendering Proposed Retaining Wall.pdf

Site Plan Set dated June 21, 2023.pdf

Stormwater Report 2023-06-21.pdf

152-158 Fishkill Ave 07-05-23 Engineer review.pdf

Planner Review 152-158 Fishkill Av 7.7.23.pdf

152-158 Fishkill Ave - SEQRA Negative Determination.pdf

152-158 Fishkill Ave - EAF Part 2.pdf

152-158 Fishkill Ave - EAF Part 3.pdf

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Taylor M. Palmer, Esq.
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June 27, 2023

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

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

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 152-158 Fishkill LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of the above-referenced Application for Subdivision (Lot Merger) and Site Plan Approval.

ADDITIONAL PROJECT REFINEMENTS:

Following the Board's June 13, 2023 meeting, the Applicant made further updates to the Site Plan drawings reflective of the Board's comments. As is more fully detailed in the enclosed Updated Site Plan Drawings, the conflicting location of a tree and light pole have been corrected, with the relocation of the tree to the terraced retaining walls. Moreover, the driveway entrance width has been reduced, a concrete drop sidewalk has been continued across the driveway, and a triangular island has been introduced into the parking area. Snow storage areas have also been relocated to the landscaped islands.

Additionally, stormwater soil testing was performed, as witnessed by the City's Engineer. The information gathered from the on-site testing has been integrated into the enclosed Stormwater Management Plan and the associated Updated Site Plan Drawings, which both now reflect the updated stormwater management system.

The Landscaping Plan has also been updated to highlight the size of the proposed trees, to add landscaping to the terraced retaining walls, and to avoid conflicts with the lighting plan and stormwater management plan where pertinent. Collectively, these additional refinements further mitigate against any potentially significant adverse environmental impacts.

Additional plan updates and clarifications are specified in the enclosed Response Letter to John Clarke Planning and Design's June 9, 2023 Letter and Lanc & Tully's June 7, 2023 Letter.

THE COORDINATED SEQR REVIEW & PROCEDURAL UPDATE REGARDING ZBA REFERRAL:

As this Board is aware, the Project is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act ("SEQRA"), and the Planning Board is serving as the Lead Agency for the Coordinated Review of the Project. Pursuant to our discussion with the Board at its June 13, 2023 meeting, we understand that the Planning Board will be considering the adoption of a Negative Declaration at its July 11, 2023 meeting Agenda, which would complete the SEQRA review process. A Negative Declaration would also allow the ZBA to decide on the Applicant's pending Application for Area Variance relief that is now limited to the height of certain sections of the proposed retaining walls, which when taken together, average approximately 6.46 feet throughout the site. No other variances are required for the Project.

As we also discussed with the Board at its June 13, 2023 meeting, on June 23, 2023, the Building Inspector officially determined that the terraced retaining walls comply with the height requirements found under Section 223-13.G.(1) of the Zoning Code, and therefore do not require an area variance. Notwithstanding, because of the existing topography of the Premises, certain portions of the retaining walls will still be over six feet (6.0') in height in the area of the parking lot located north of the newly proposed building (which has a maximum height of approximately 15.4 feet) and two (2) segments to the east of the proposed structure (which have maximum retaining wall heights of 9.1 feet and 7.5 feet tall, respectively). *See* enclosed Site Plans. Accordingly, the Applicant has requested this Area Variance from the ZBA, which Application will be considered at the ZBA's July 18 meeting Agenda.

As it relates to the instant Application before this Board, the Applicant respectfully submits that the proposed retaining wall system will not have a negative impact on the character of the neighborhood and will not create a detriment for nearby properties. Indeed, the retaining wall height has been reduced through project changes from a former maximum height of 20.6 feet to just over 15.4' in one section. By reducing the building height to be zoning-compliant, taken together with the associated grade adjustments, this slightly increased the height of sections of the retaining walls to the north and east of the new structure. However, due to their location, the visibility of these walls from surrounding mixed-uses will be minimal. Directly across the street from the Premises are a gas station and parking lots. Pedestrians walking along Wolcott Avenue will primarily see the new landscaping and the new mixed-use building, with views of the retaining walls being limited primarily to the access driveway generally in the location of the existing automobile detail center that will be demolished. *See* **Exhibit B** - Rending of the Proposed Retaining Walls and Associated Landscaping Plan. Furthermore, as is also shown in the enclosed rendering and the Landscaping Plan, any visibility of the retaining walls will be further minimized through the inclusion of a comprehensive landscaping plan. *See* enclosed Landscaping Plan (which includes landscaping on the proposed terraced walls). These updates were made in response to comments from the Board and in considering other recent developments that have utilized terraced or larger retaining walls often as a result of site topography, and their associated landscaping plans to mitigate against any potential visual impacts regarding same.

Consistent with these project refinements, the Applicant requests that the Board consider issuing a positive referral for the ZBA's consideration of the pending Application for an Area Variance.

CONCLUSION & INDEX OF ENCLOSURES:

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

Exhibit A: Response Letter to John Clarke Planning and Design's June 9, 2023 Letter and Lanc & Tully's June 7, 2023 Letter, prepared by Arden Consulting Engineers, PLLC and dated June 26, 2023; and

Exhibit B: Renderings of Proposed Retaining Walls and Associated Landscaping Plan, prepared by Nexus Creative Architecture, Design, Planning.

In further support of this Application , we respectfully submit 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 June 21, 2023, with sheets numbered and titled as follows:

- Sheet 1 of 17 - Title Sheet;
- Sheet 2 of 17 - Existing Conditions Map;
- Sheet 3 of 17 - Demolition Plan;
- Sheet 4 of 17 - Site Plan;
- Sheet 5 of 17 - Grading Plan;
- Sheet 6 of 17 - Vehicle Turning Diagrams;
- Sheet 7 of 17 - Lighting Plan;
- Sheet 8 of 17 - Lighting Details;
- Sheet 9 of 17 - Landscaping Plan;
- Sheet 10 of 17 - Landscaping Details;
- Sheet 11 of 17 - Erosion and Sediment Control Plan;
- Sheet 12 of 17 - Site Construction Details;
- Sheet 13 of 17 - Site Construction Details;
- Sheet 14 of 17 - Water Supply & Sewage Disposal Details;
- Sheet 15 of 17 - Stormwater Construction Details;
- Sheet 16 of 17 - Stormwater Construction details; and
- Sheet 17 of 17 - Construction specifications.

Additionally, enclosed you will find three (3) copies of a Stormwater Management Plan, prepared by Arden Consulting Engineers, PLLC and dated June 23, 2023.

Provided the detailed contained herein and the in prior submissions, the Applicant respectfully requests that the Board consider adopting a Negative Declaration in accordance with SEQRA, and that the Board further consider providing a positive referral to the ZBA regarding the updated retaining walls and the associated landscaping plan.

We look forward to appearing at this Board's July 11, 2023 regular Meeting Agenda in order to further discuss 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., 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.

June 26, 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 June 9, 2023 and Lanc & Tully's June 7, 2023 letters.

Responses to John Clarke Planning & Design June 9, 2023 Comment Letter:

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.
   Response: Comment noted.

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.
   Response: Comment noted.

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.
   Response: All chain link fencing is now shown to be removed on the Demolition Plan and new fencing has been shown as part of the retaining walls.

4. On the Site Plan, the wheel stop in front of the ADA parking aisle should be removed.
   Response: This wheel stop has been 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.

Response: The driveway entrance and parking aisle widths have been reduced accordingly. Additional landscaping has also been included within the terraced retaining wall and the additional island that has been placed near 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.
   Response: The entrance driveway width has been reduced and a concrete drop sidewalk has been continued across the driveway.

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.
   Response: The respective tree has been relocated to the terraced retaining wall area to avoid the light pole conflict. The tree can't be moved to the triangular island as this is still located beneath the stormwater system.

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.
   Response: Comment noted.

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.
   Response: Comment noted.

Responses to Lanc & Tully's June 7, 2023 Letter:

Boundary & Topographic Survey:

1. The existing utilities shown along Fishkill Avenue shall be labeled as to their 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 information will be added in a future submittal.

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.
   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 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: 53 off-street parking spaces are shown on the Site Plan. Otherwise, comment noted.

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.
   Response: A drainage analysis has been provided for review.

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.
   Response: We are in the process of obtaining this information.

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 storm water 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-east side of the project and to allow for quantification of rock that is to be removed.
   Response: Stormwater soil testing locations and results have been placed on the plans. Additional soil testing and results will be provided soon to determine depth-to-rock elevations in the area of concern.

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.
   Response: The retaining wall design will be provided in 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.
   Response: We are awaiting a response from Bruce Flower 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.

Response: Snow storage areas have now been relocated to the landscaped islands.

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.
   Response: The lighting plan, landscape plan and stormwater have been coordinated to avoid conflicts.

10. Pavement restoration details shall be provided for the proposed work within Fishkill Avenue.
    Response: The respective details have been included as a part of the water service installation/restoration detail and the typical sewer main installation/restoration detail on sheet 14.

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
    Response: The detail has been revised accordingly.

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 2023-06 Final.doc



RENDERINGS ARE FOR RETAINING WALL HEIGHT RELATIONSHIP ONLY AND ARE NOT INTENDED TO PORTRAY PRECISE COLORS/SIZE FOR VEGETATION. COLORS/SIZES OF VEGETATION ARE APPROXIMATE AND INTENDED FOR CONTEXT ONLY.

NEXUS creative

View 1 06/26/2023

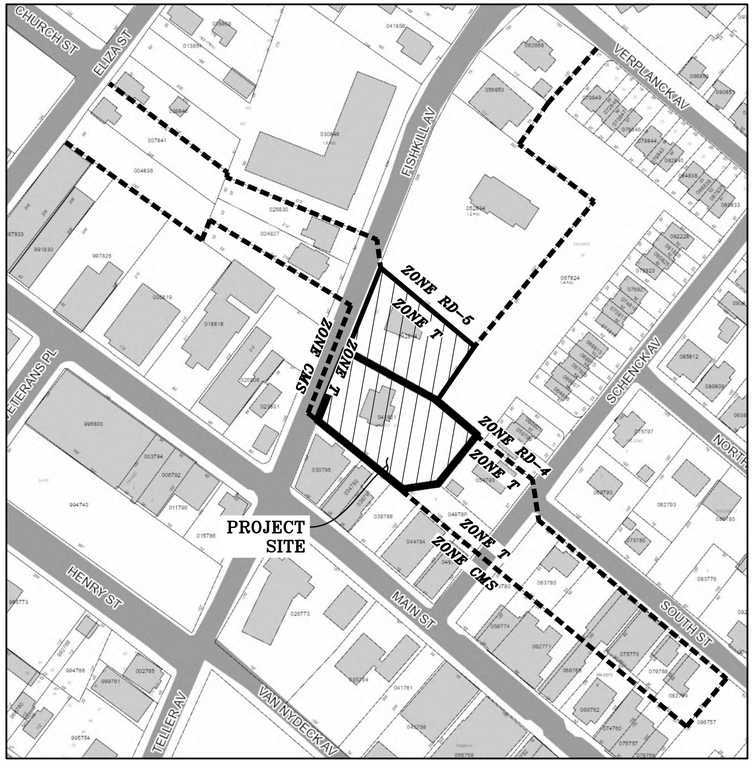


RENDERINGS ARE FOR RETAINING WALL HEIGHT RELATIONSHIP ONLY AND ARE NOT INTENDED TO PORTRAY PRECISE COLORS/SIZE FOR VEGETATION. COLORS/SIZES OF VEGETATION ARE APPROXIMATE AND INTENDED FOR CONTEXT ONLY.

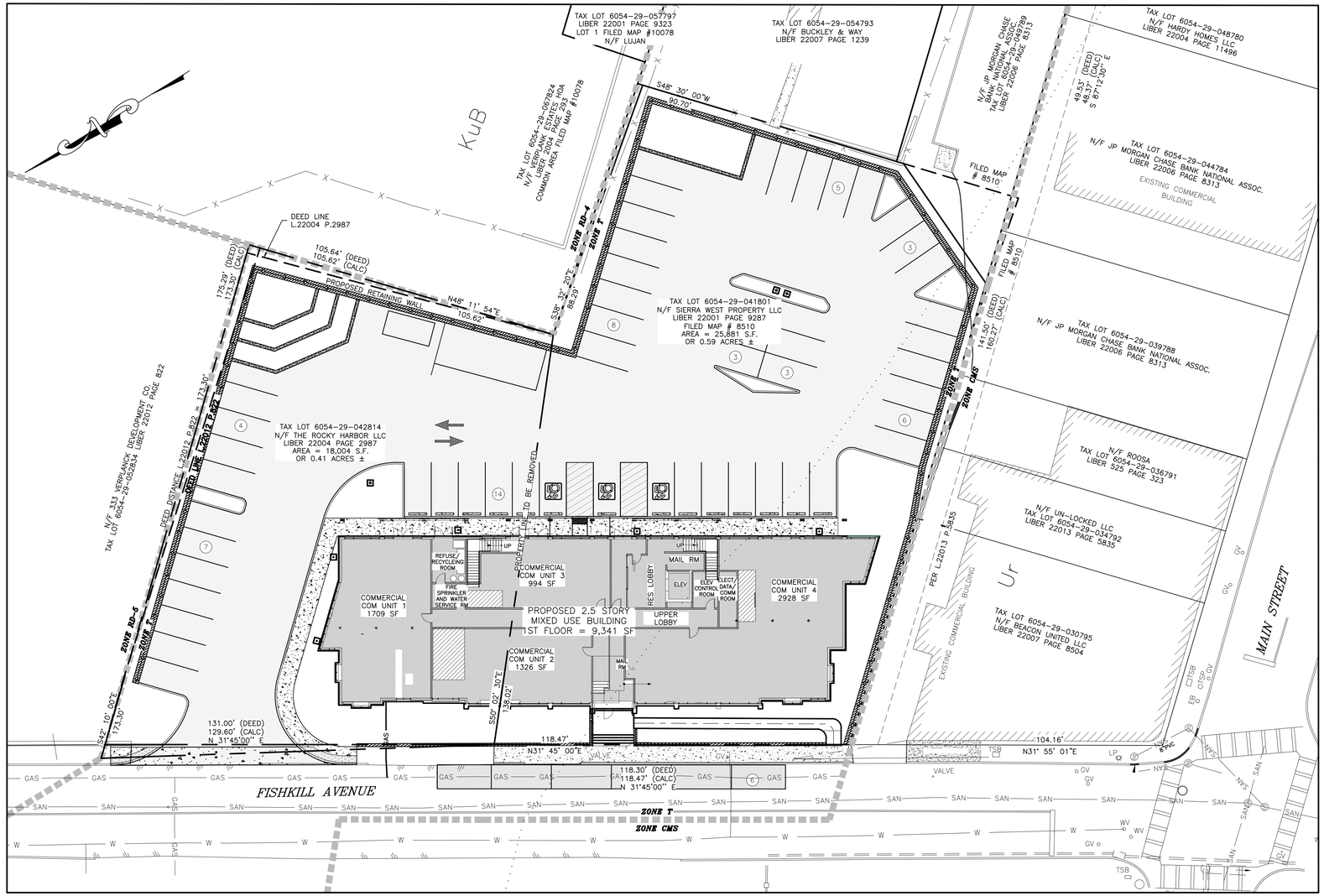
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View 2 06/26/2023

SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON, DUTCHESS COUNTY, NY.



LOCATION MAP
SCALE: 1"=100'
SOURCE: DUTCHESS COUNTY GIS



TITLE SHEET
SCALE: 1"=20'

SCALE
20 0 10 20 40
SCALE FEET

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TAX MAP NUMBER

SECTION: 6054
BLOCK: 29
LOT: 041801, 042814

DEED REFERENCE

LIBER: 22017
PAGE: 3012

TOTAL TRACT AREA

LOT 041801: 25,881± S.F. 0.59± ACRES
LOT 042814: 18,004± S.F. 0.41± ACRES

OWNER & APPLICANT

152–158 FISHKILL AVENUE, LLC
316 MAIN STREET
STE 6
POUGHKEEPSIE, NY 12601

REFERENCES:

1. BOUNDARY, TOPOGRAPHIC & UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY CV ASSOCIATES NY, P.E., L.S., P.C., DATED MARCH 23, 2023.
2. PROPOSED UTILITY INFORMATION ON FISHKILL AVENUE HAS BEEN TAKEN FROM A PLAN ENTITLED "RESURFACING, RESTORATION AND REHABILITATION – TELLER AVENUE AND FISHKILL AVENUE, PREPARED BY WSP AND DATED JANUARY 2023.

DRAWING LIST

Sheet Number	Sheet Title	ORIGINAL DATE / LAST REVISED DATE
01 OF 17	TITLE SHEET	02-27-2023/06-21-2023
02 OF 17	EXISTING CONDITIONS MAP	02-27-2023/06-21-2023
03 OF 17	DEMOLITION PLAN	02-27-2023/06-21-2023
04 OF 17	SITE PLAN	02-27-2023/06-21-2023
05 OF 17	GRADING PLAN	02-27-2023/06-21-2023
06 OF 17	VEHICLE TURNING DIAGRAMS	02-27-2023/06-21-2023
07 OF 17	LIGHTING PLAN	02-27-2023/06-21-2023
08 OF 17	LIGHTING DETAILS	02-27-2023/06-21-2023
09 OF 17	LANDSCAPING PLAN	05-30-2023/06-21-2023
10 OF 17	LANDSCAPING DETAILS	05-30-2023/06-21-2023
11 OF 17	EROSION AND SEDIMENT CONTROL PLAN	02-27-2023/06-21-2023
12 OF 17	SITE CONSTRUCTION DETAILS 1	02-27-2023/06-21-2023
13 OF 17	SITE CONSTRUCTION DETAILS 2	02-27-2023/06-21-2023
14 OF 17	WATER SUPPLY & SEWAGE DISPOSAL DETAILS	02-27-2023/06-21-2023
15 OF 17	STORMWATER CONSTRUCTION DETAILS 01	02-27-2023/06-21-2023
16 OF 17	STORMWATER CONSTRUCTION DETAILS 03	02-27-2023/06-21-2023
17 OF 17	CONSTRUCTION SPECIFICATIONS	02-27-2023/06-21-2023

OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE OF OWNER(S) DATE

REVISION	BY	DATE	DESCRIPTION
3.	MM	06-21-23	PER PB COMMENTS
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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P.O. BOX 340 MONROE, N.Y.
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STATE OF NEW YORK
MICHAEL A. MORGANTE
LICENSED PROFESSIONAL ENGINEER
078577
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

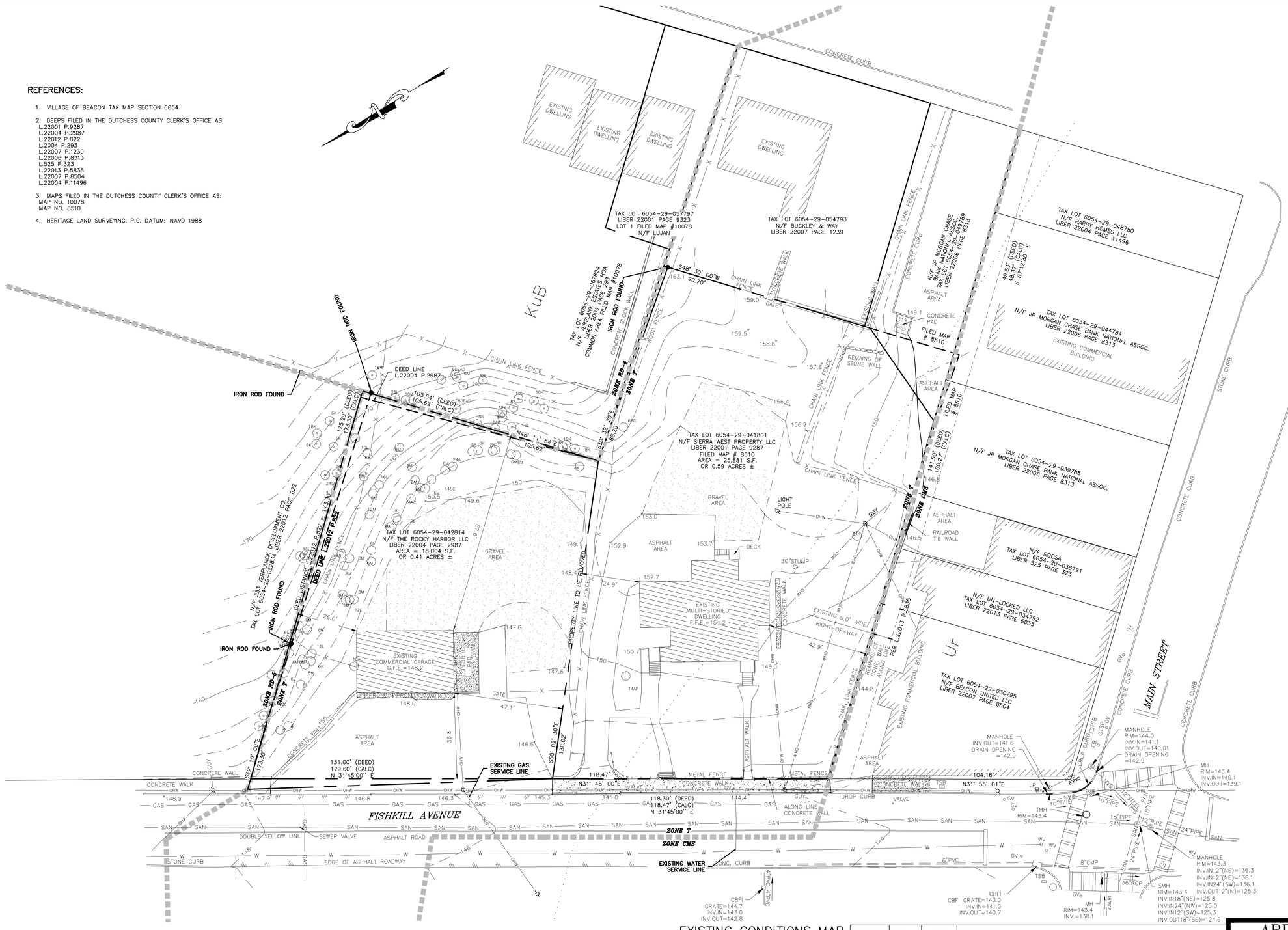
SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

TITLE SHEET

JOB#: 17-001
SCALE: AS NOTED
DATE: 06-23-23
DRAWN: MM
CHECKED: MM
SHEET NO. 01 of 17

REFERENCES:

1. VILLAGE OF BEACON TAX MAP SECTION 6054.
2. DEEPS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   L.22001 P.9287
   L.22004 P.2987
   L.22012 P.822
   L.2004 P.293
   L.22007 P.1239
   L.22006 P.8313
   L.525 P.323
   L.22013 P.5835
   L.22007 P.8504
   L.22004 P.11496
3. MAPS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
   MAP NO. 10078
   MAP NO. 8510
4. HERITAGE LAND SURVEYING, P.C. DATUM: NAVD 1988



LEGEND:

- EXISTING MAJOR CONTOUR (490)
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE (OHW)
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING CHAINLINK FENCE (X)
- EXISTING CONCRETE WALL
- EXISTING SEWER (SAN)
- EXISTING GAS LINE (GAS)
- ZONING DISTRICT BOUNDARIES
- EXISTING UTILITY POLE
- EXISTING TREE

SCALE
20 0 10 20 40
SCALE FEET

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EXISTING CONDITIONS MAP

SCALE: 1"=20'

REVISION	BY	DATE	DESCRIPTION
3.	MM	06-21-23	PER PB COMMENTS
2.	MM	05-22-23	PER PB COMMENTS
1.	MM	04-21-23	PER PB COMMENTS

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MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

EXISTING CONDITIONS MAP

JOB#:	17-001
SCALE:	AS NOTED
DATE:	06-23-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	02 of 17



DEMOLITION PLAN

SCALE: 1"=20'

REVISION	BY	DATE	DESCRIPTION
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2.	MM	05-22-23	PER PB COMMENTS
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MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR

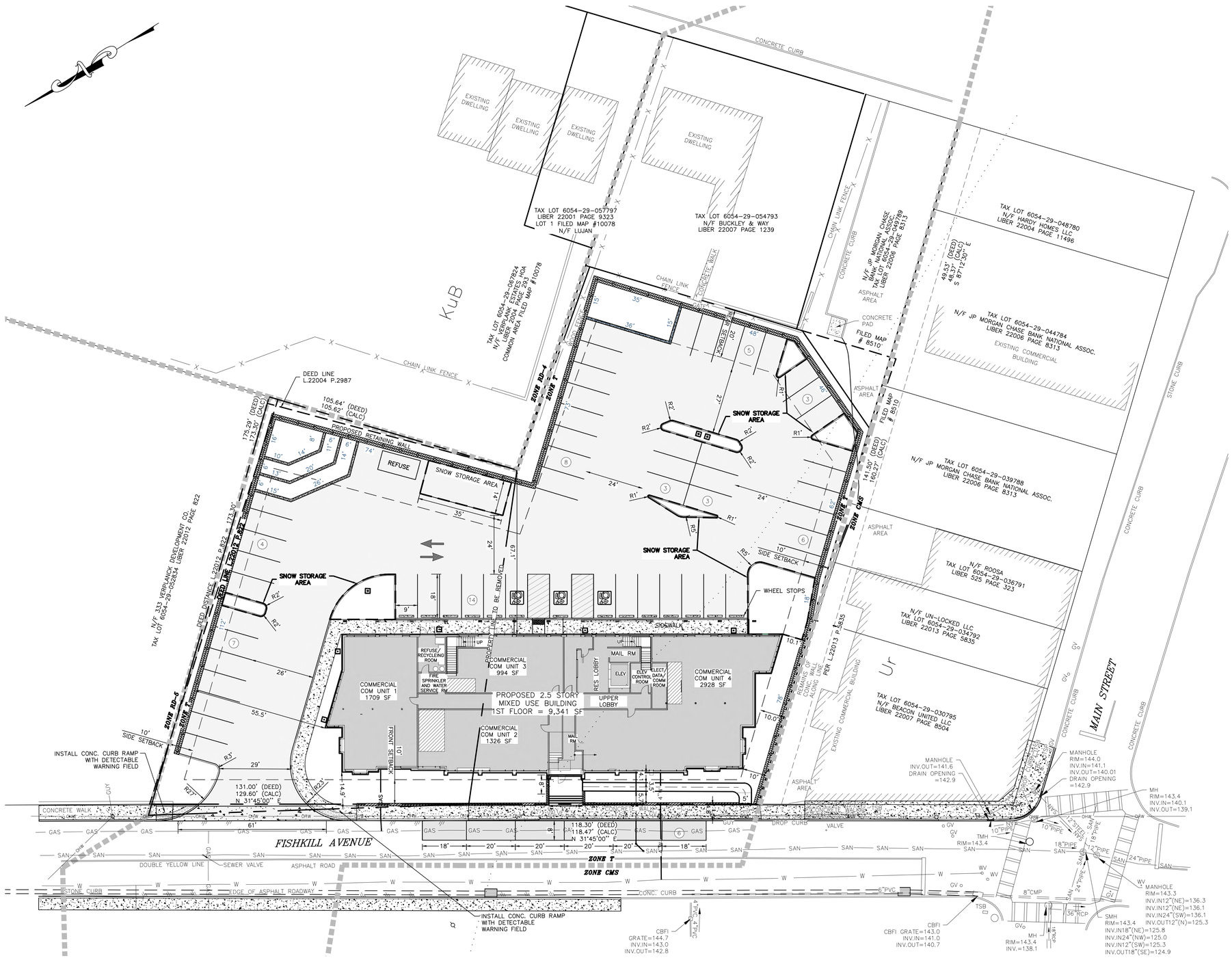
152-158 FISHKILL AVENUE

CITY OF BEACON – DUTCHESS COUNTY, N.Y.

DEMOLITION PLAN

JOB#:	17-001
SCALE:	AS NOTED
DATE:	06-23-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	03 of 17

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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)			
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:	15.4'*
BUILDING COVERAGE:	40%	BUILDING COVERAGE:	21.2%

* 15.4-foot high retaining wall proposed (with 4-foot fence on top of retaining wall). Variance required from six-foot wall height limit.

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
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STATE OF NEW YORK · MICHAEL A. MORGANTE · LICENSED PROFESSIONAL ENGINEER · 078577

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

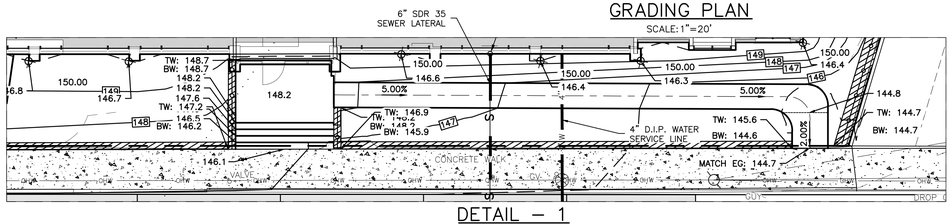
SITE PLAN

JOB#:	17-001
SCALE:	AS NOTED
DATE:	06-23-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	04 of 17



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

STORMWATER TEST PITS:

CONDUCTED BY ARDEN CONSULTING ENGINEERS, PLLC 6/21/2023
WITNESSED BY JOHN RUSSO, P.E.

PIT #	DEPTH	DESCRIPTION
SWTP1	0"–10" 10"–38" 38"–120"	DARK BROWN TOPSOIL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE TAN GRAVELLY SANDY LOAM W/SILT
SWTP2	0"–15" 15"–48"	DARK BROWN TOPSOIL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE ROCK LEDGE @ 48"
SWTP3	0"–4" 4"–13'	DARK BROWN TOPSOIL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE
SWTP4	0"–6" 4"–4' 4'–7'	TOPSOIL CLEAN FILL w/ SOME BRICKS & CONCRETE SILTY LOAM w/FINE SAND & GRAVEL
SWTP5	0"–4" 4"–11'	PARKING LOT GRAVEL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE
SWTP6	0"–4" 4"–11'	TOPSOIL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE & ROCK FILL
SWTP7	0"–4" 4"–11'	TOPSOIL SANDY GRAVELLY LOAM

INFILTRATION TESTS:

CONDUCTED BY ARDEN CONSULTING ENGINEERS, PLLC 6/21/2023
TESTING CONDUCTED WITH A 4" DIA. PVC PIPE, L=30"
WITNESSED BY JOHN RUSSO, P.E.

INFILTRATION TEST #3: 14"/HR

INFILTRATION TEST #4: 12"/HR

INFILTRATION TEST #5: 2"/HR

INFILTRATION TEST #6: 4"/HR

INFILTRATION TEST #7: 4"/HR

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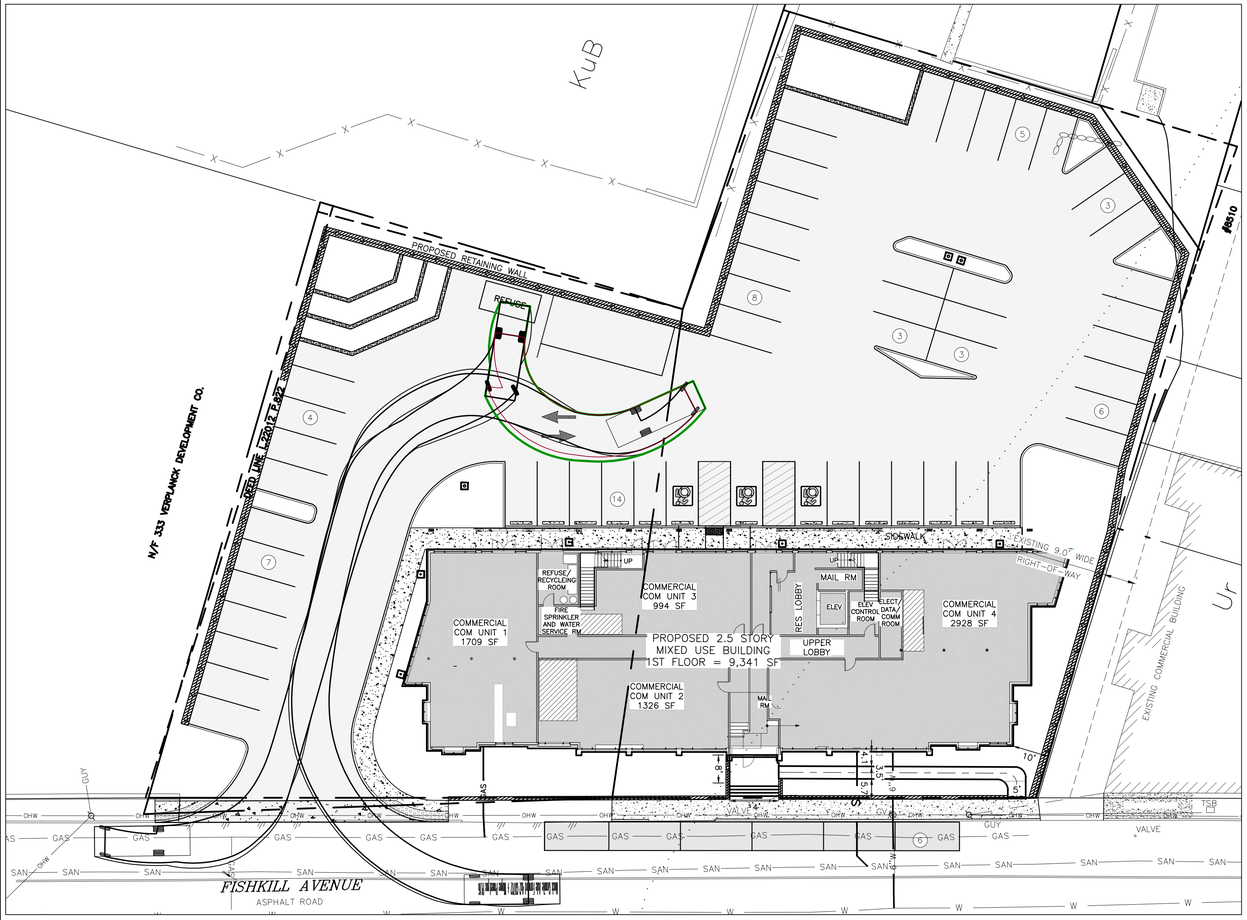
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CITY OF BEACON – DUTCHESS COUNTY, N.Y.

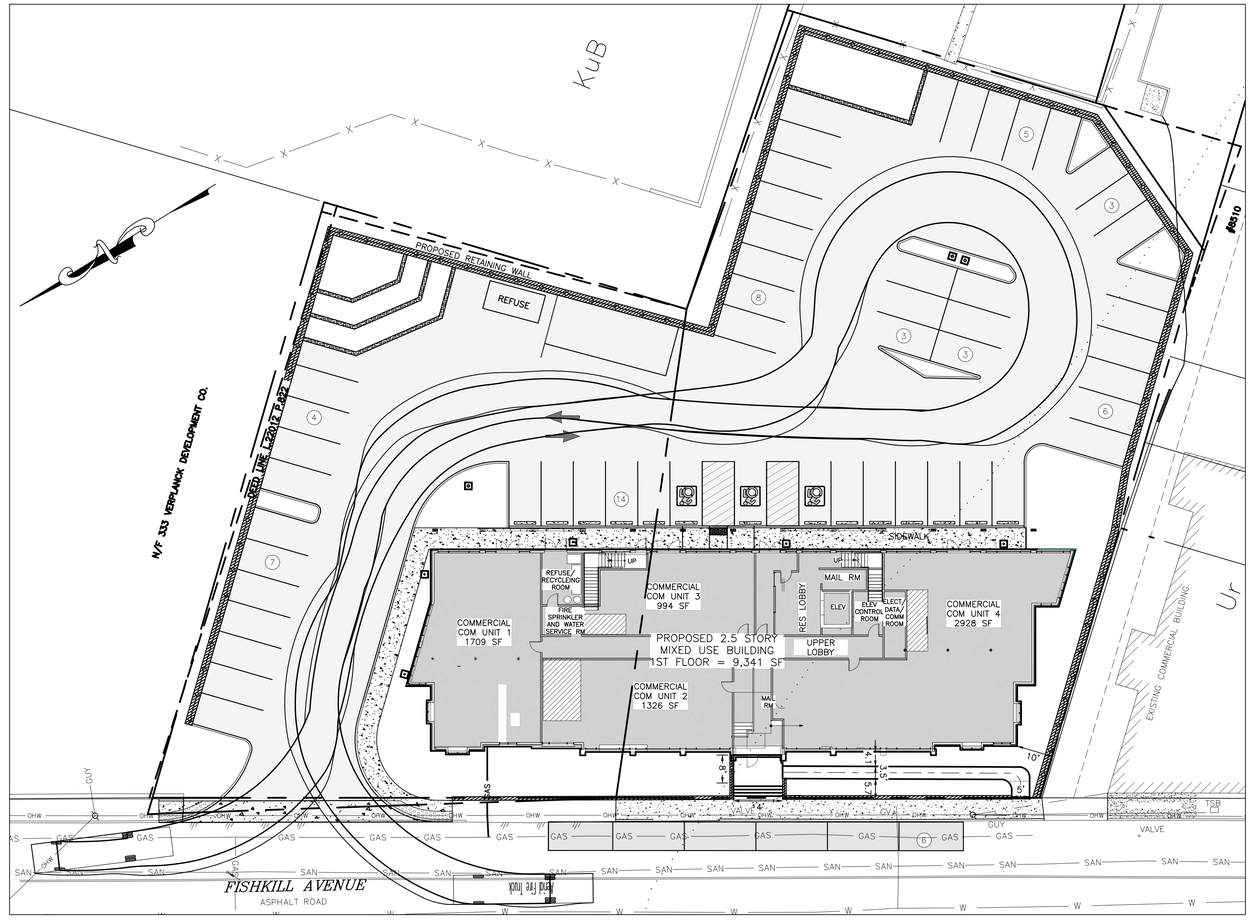
GRADING PLAN

JOB#: 17–001
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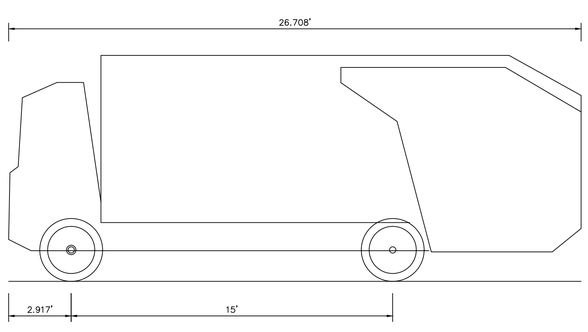
GARBAGE TRUCK TURNING DIAGRAM

SCALE: 1"=20'



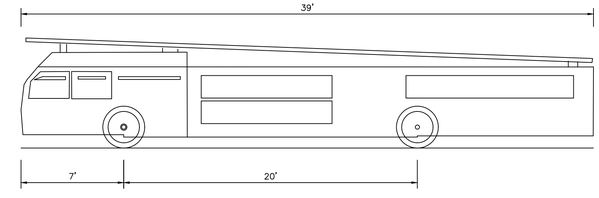
FIRE TRUCK TURNING DIAGRAMS

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



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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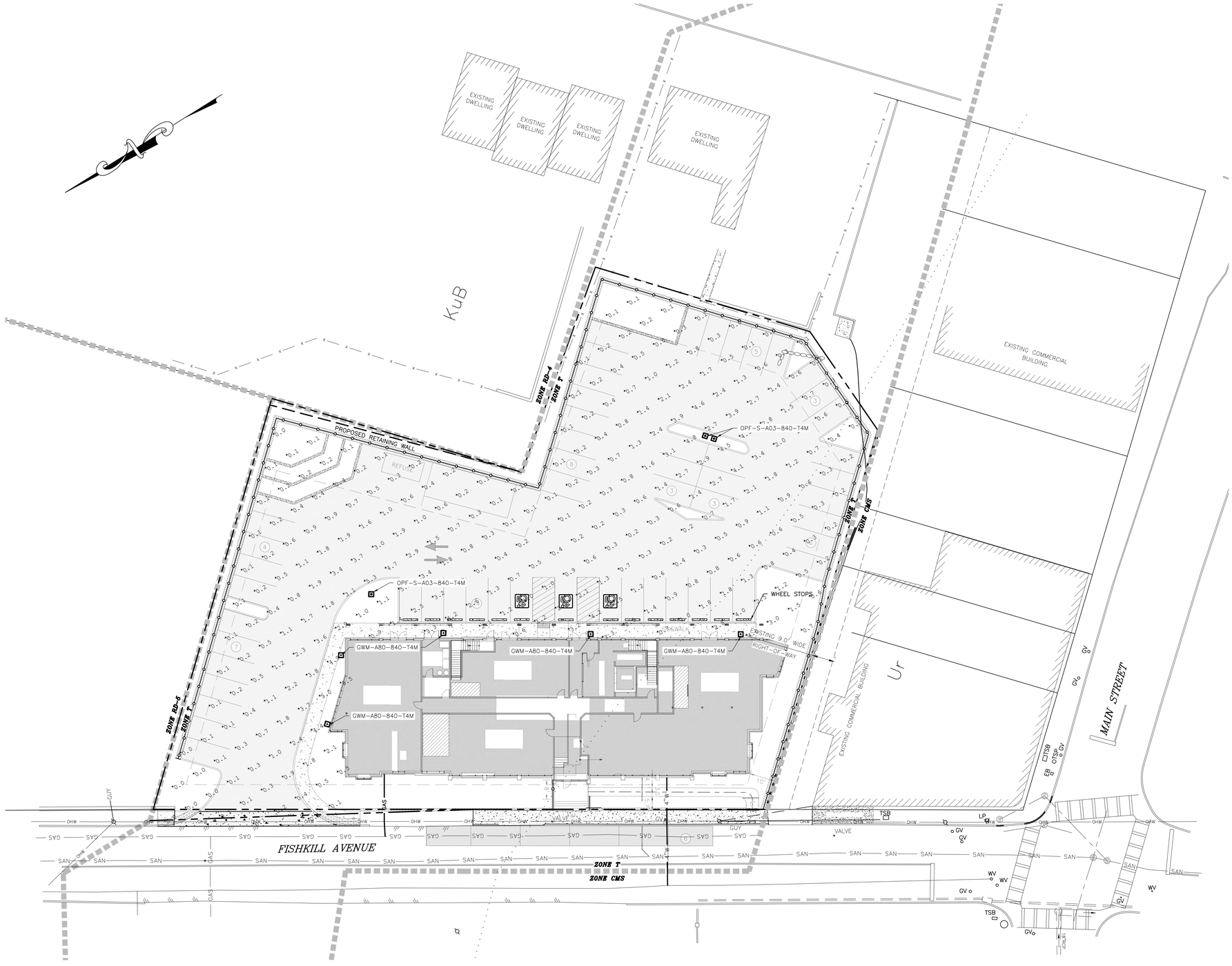
SITE PLAN & LOT MERGER FOR

152-158 FISHKILL AVENUE

CITY OF BEACON – DUTCHESS COUNTY, N.Y.

VEHICLE TURNING DIAGRAMS

JOB#:	17-001
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DATE:	06-23-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	06 of 17



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.

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SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

LIGHTING PLAN

JOB#:	17-001
SCALE:	AS NOTED
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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: OD-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)

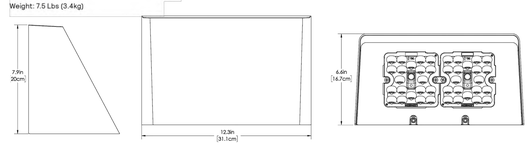
GF-WS-BK Wall Mounted Box for surface conduit, painted black

GWM GeoForm wedge medium

Wall sconce

Dimensions

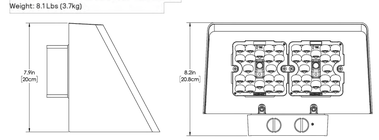
GWM Wedge
Standard
Weight: 7.5 Lbs (3.4kg)



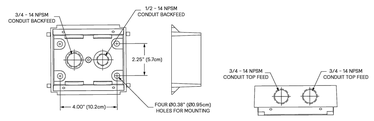
Accessory details

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°	**AR3**[9] Arm mount (standard) **MAR**[9] Mast arm **WAL** Wall mount **MOS**[9] 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**[5] Dimming leads externally accessible (controls by others) **FAWS**[5,6] Field adjustable wattage selector **SRDB**[5,6,10,11] SR driver connected to 2-hole socket (040) **OMSR**[5] Outdoor multi-sensor **Bi-level Functionality** **BLS0**[7] Bi-level with motion sensor **Wireless Controls** **WIAP**[5] Outdoor Interact, Integral **DynaDimmer: Automatic Profile Dimming** **CS50**[5,10] Security 50% dimming, 7 hours **CM50**[5,10] Median 50% dimming, 8 hours **CS30**[5,10] Security 30% dimming, 7 hours **CM30**[5,10] 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**[7] Surge protector 20kV/10kA (option) **FS1**[7] Single fuse (120, 277, or 347VAC) **FS2**[7] Double fuse (208, 240, or 480V) **PCB**[5,8] Photocontrol button **TR5** NEMA Twist-lock 5-pin receptacle **TR7**[9] NEMA Twist-lock 7-pin receptacle	**EM**[5] Emergency Battery Pack	**Standard textured finish** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Grey **Customer specified** **CC** Special optional color or RAL; consult factory **SC** Special color (must supply color chip, requires factory quote)

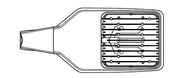
Footnotes 1-8 (hover here to view or see last page of spec sheet)
Footnotes 9-15 (hover here to view or see last page of spec sheet)

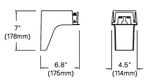
OPF-S OptiForm small

Site & area luminaire

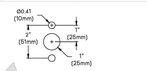
Dimensions

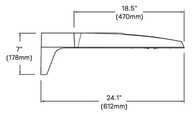
OptiForm Standard Arm
Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)



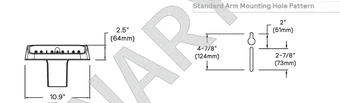


Standard Drill Pattern

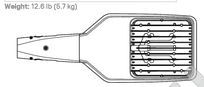


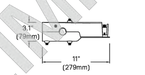


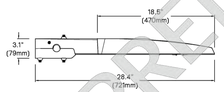
Standard Arm Mounting Hole Pattern

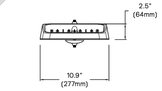


OptiForm Mast Arm
Weight: 12.6 lb (5.7 kg)

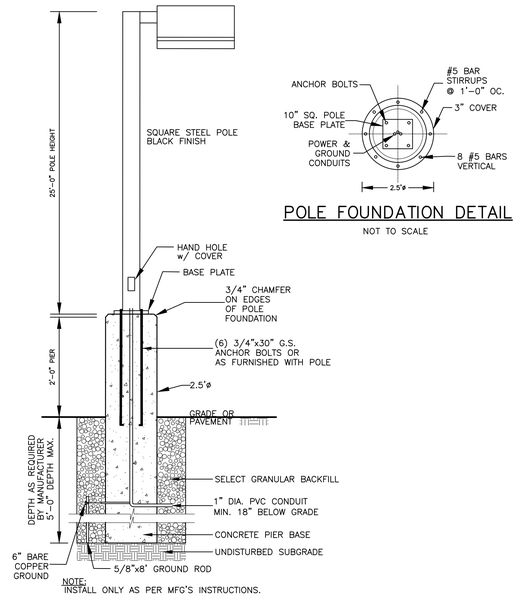








PRELIMINARY



POLE MOUNTED LIGHTING DETAIL

NOT TO SCALE

POLE FOUNDATION DETAIL

NOT TO SCALE

REVISION	BY	DATE	DESCRIPTION
1.	MM	06-21-23	PER PB COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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P.O. BOX 340 MONROE, N.Y.
TEL: (845) 782-8114 FAX: (845) 782-2946
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.

LIGHTING DETAILS

JOB#:	17-001
SCALE:	AS NOTED
DATE:	06-23-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	08 of 17

Dig Safely. New York Call 811 before you dig

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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


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Purple Lovegrass


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Little Blue Stem


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Grey Birch


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Ironwood

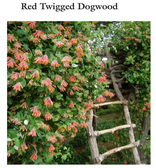

19 *Cercis cabadensis*
Redbud


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

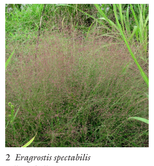
Conceptual Landscape Plan
June 26, 2023

152-158 Fishkill Avenue
City of Beacon, Dutchess County, New York

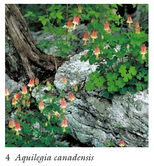


SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	Size	Quantity
T-Ar	Tree	Acer rubrum	Red Maple	3'	tbd
T-Bp	Tree	Betula populifolia	Grey Birch Single Stem	5-6'	tbd
T-Cc	Tree	Carpinus caroliniana	Ironwood	6-7'	tbd
T-Ccn	Tree	Cercis canadensis	Redbud	5-6'	tbd
T-Qr	Tree	Quercus rubra	Red Oak	3"	tbd
S-Am	Shrub	Aronia melanocarpa	Red Chokeberry	5 gal	tbd
S-Cs	Shrub	Cornus sericea	Red Twig Dogwood	3 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
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-Gm	Wildflower	Geranium maculatum	Geranium	pint	tbd
H-Ep	Wildflower	Erigeron pulchellus	Robin's Plantain	pint	tbd
H-Ps	Wildflower	Phlox stolonifera	Creeping Phlox	plugs	tbd
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


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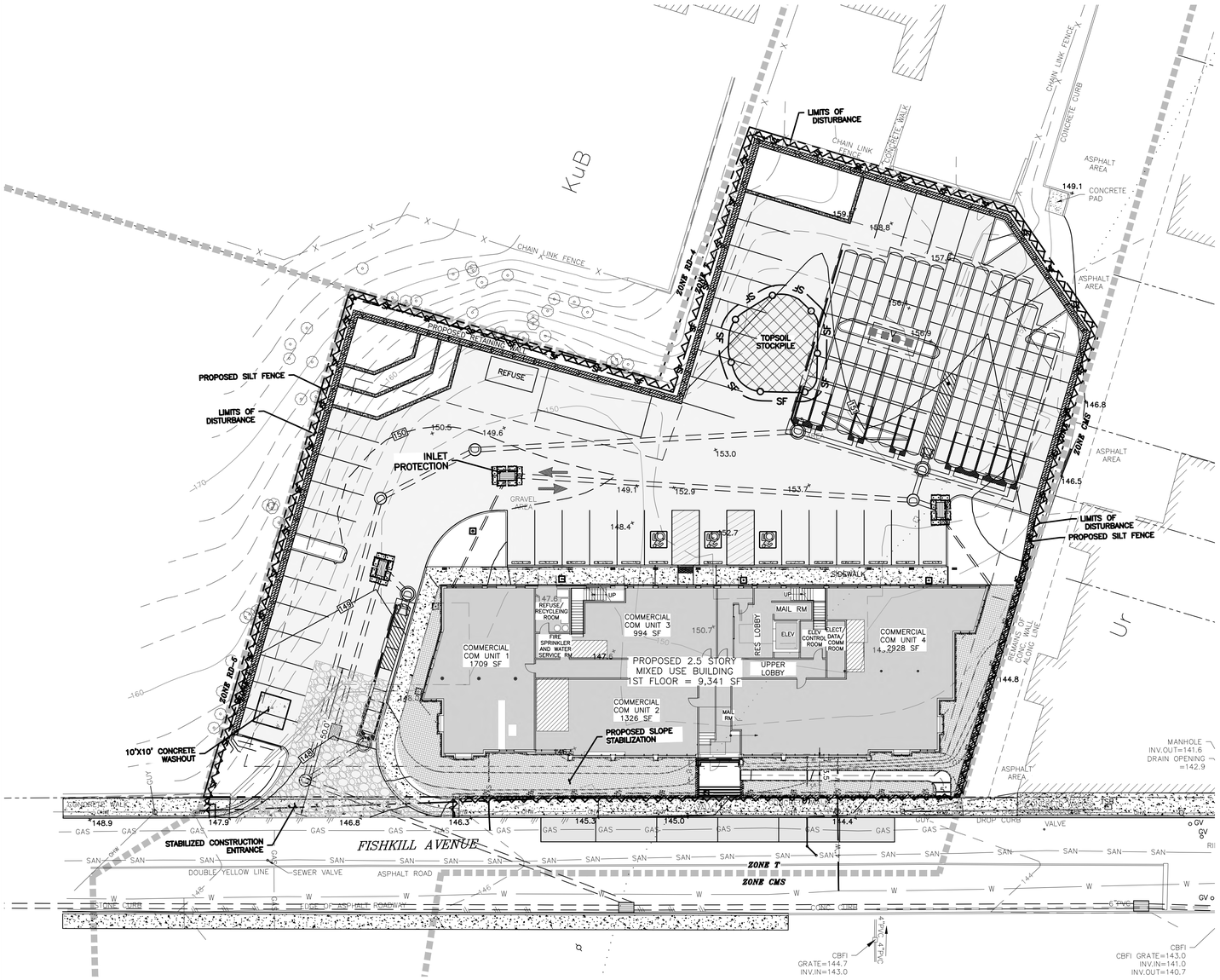

23 *Clematis virginiana*
Woodbine


24 *Lonicera sempervirens*
Honeysuckle

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914 645 8039
Landscape Restorations

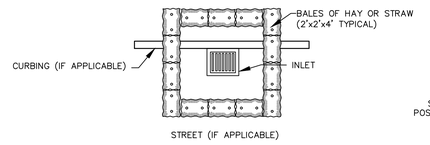
Conceptual Landscape Plan
June 26, 2023

152-158 Fishkill Avenue
City of Beacon, Dutchess County, New York



EROSION AND SEDIMENT CONTROL PLAN

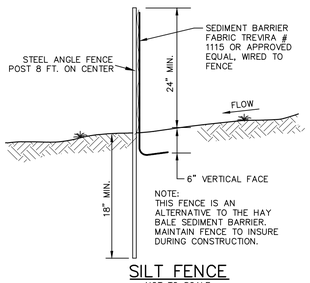
SCALE: 1"=20'



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

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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)

LIMITS OF DISTURBANCE:

LIMITS OF DISTURBANCE= 0.95 ACRES
A NYSDEC SWPPP IS NOT REQUIRED SINCE LESS THAN 1 ACRE OF SOIL DISTURBANCE IS PROPOSED.

NOTE:

CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

CONSTRUCTION SPECIFICATIONS

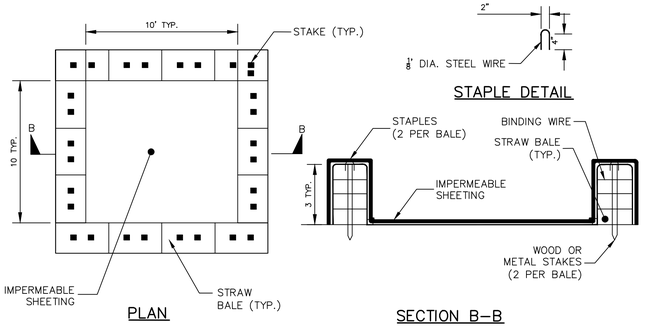
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.

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.

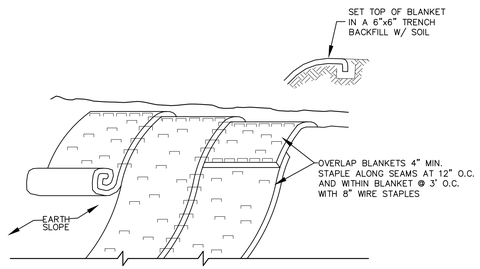
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.

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

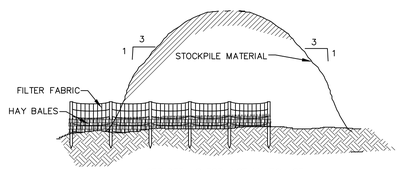


SLOPE STABILIZATION DETAIL

NOT TO SCALE

NOTES:

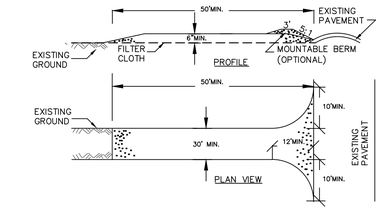
1. STABILIZE PREPARED EARTHEN SLOPE WITH A BIODEGRADABLE NATURAL FIBER NETTING APPROVED TYPES ARE AS FOLLOWS:
   – C350 –NORTH AMERICAN GREEN #1–800–772–2040
   – ECOCOIR 9000– EASTERN PRODUCTS, INC. #1–201–234–5050
   – ERO–MAT V125C– EROSION CONTROL TECH. #1–800–245–0551
   – ALL SLOPE RESTORATION 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.



SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAY BALES

TYPICAL STOCKPILE DETAIL

NOT TO SCALE



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')

SCALE
20 0 10 20 40
SCALE FEET

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REVISION	BY	DATE	DESCRIPTION
1.	MM	06–21–23	PER PB COMMENTS

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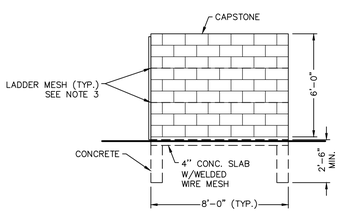
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STATE OF NEW YORK MICHAEL A. MORGANTE LICENSED PROFESSIONAL ENGINEER 078577
MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

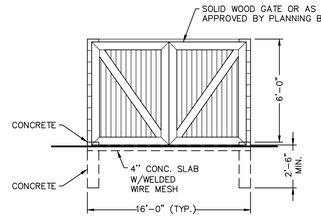
EROSION AND SEDIMENT CONTROL PLAN

JOB#:	17–001
SCALE:	AS NOTED
DATE:	06–23–23
DRAWN:	MM
CHECKED:	MM
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ENCLOSED SIDES

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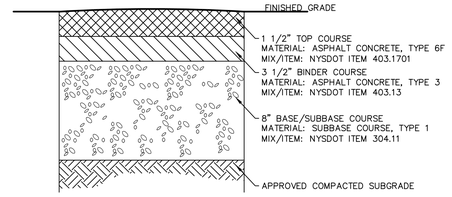
PICK-UP ENTRANCE

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

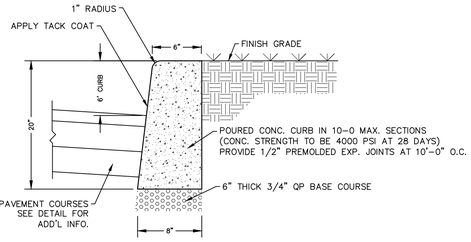
NOT TO SCALE



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 SPECIFICATIONS 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.

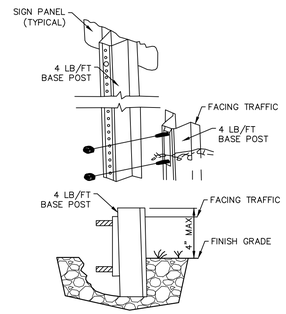
TYPICAL ASPHALT DETAIL FOR PARKING AREAS

NOT TO SCALE



STANDARD CONCRETE CURB DETAIL

NOT TO SCALE



ANCHOR POST ASSEMBLY SIGN SUPPORTS

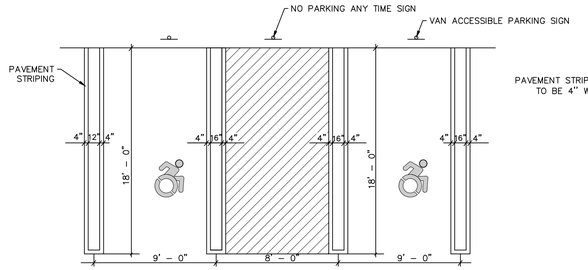
NOT TO SCALE

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:

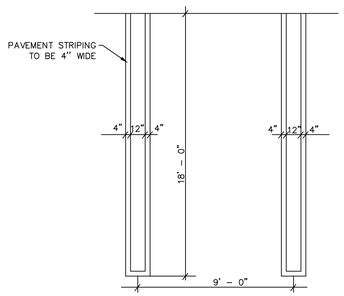
STOP SIGN: 30" X 30"; 3M OR EQUAL; HI DENSITY PRISMATIC GRADE
BASS POST: LENGTH 3'-6"; HOT DIPPED GALVANIZED; 4LB/FT STRENGTH (SHORT POST PROJECTION ABOVE FINISH GRADE IS TO BE NOT MORE THAN 4".)
SIGN POST: LENGTH 10'-0"; HOT DIPPED GALVANIZED; 4 LB/FT STRENGTH ATTACHED TO BASE POST IS (2) 3'-0" X 3" WIDE; RED HI DENSITY PRISMATIC GRADE
SIGN BOLTS: HOT DIPPED GALVANIZED GRADE 5
BREAKAWAY BOLTS: ALUMINUM.



ACCESSIBLE PARKING SPACE & STRIPING DETAIL

NOT TO SCALE

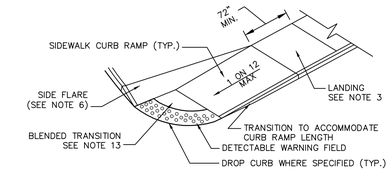
NOTES:
1. ALL SLOPES WITHIN THE HANDICAP PARKING AND LOADING AREAS SHALL BE 1:50 OR LESS.
2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE PARKING SHALL NOT EXCEED 1:20.
3. ACCESSIBLE AISLE STRIPING SPACED 2' O.C. AT A 45° ANGLE.
4. UTILIZE BLUE & WHITE EPOXY RESIN DYNAMIC SYMBOL OF ACCESSIBILITY.
5. STRIPED LOADING AND UNLOADING AREA: 60" MIN. OR 96" MIN. FOR VANS.



PARKING LOT STRIPING DETAIL

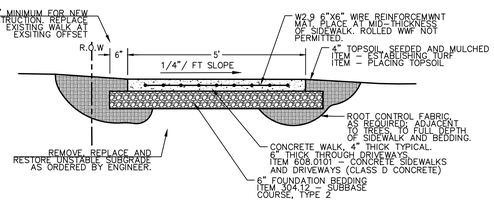
NOT TO SCALE

NOTE: ALL PARKING AREAS TO BE RESTRIPED YEARLY OR AS REQUIRED

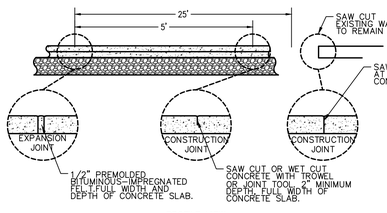


SIDEWALK CURB RAMP

NOT TO SCALE



CROSS - SECTIONAL VIEW

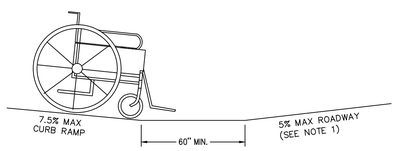


PROFILE VIEW

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

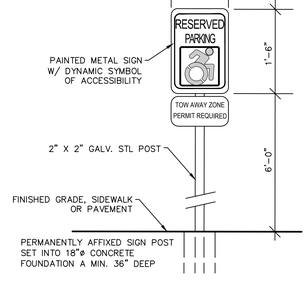
NOT TO SCALE



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%.

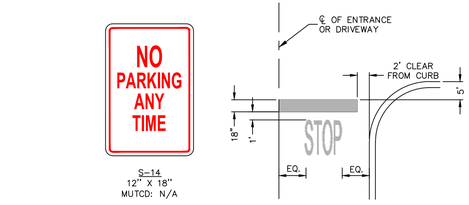
COUNTER SLOPE CONDITIONS

NOT TO SCALE



ACCESSIBLE PARKING SIGN

NOT TO SCALE



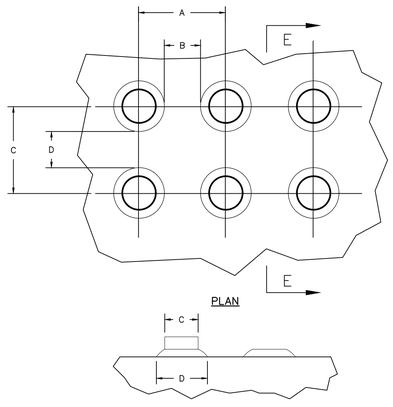
S-14
12" X 18"
MUTCD: N/A

SIGNS

NOT TO SCALE

STOP BAR DETAIL

NOT TO SCALE



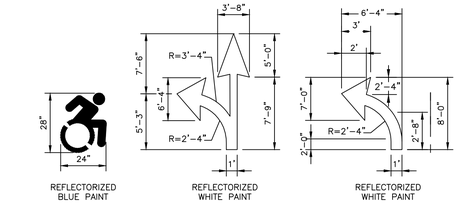
SECTION E-E

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS

NOT TO SCALE

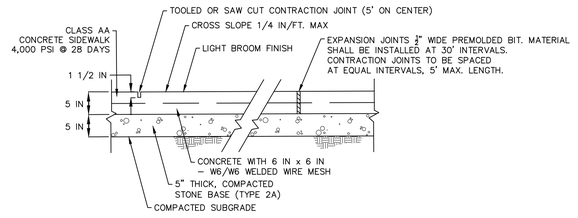
NOTES:
1. TRUNCATED DOME PATTERN.
2. ROWS OF TRUNCATED DOMES ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE CURB RAMP/LANDING AND THE STREET.
3. FULL WIDTH OF CURB RAMP/LANDING CONNECTION TO THE STREET.
4. DEPTH: 24-INCH MINIMUM.
5. INSTALLED AT BACK OF CURB.
6. CONTRASTS WITH BACKGROUND (LIGHT-ON-DARK 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"



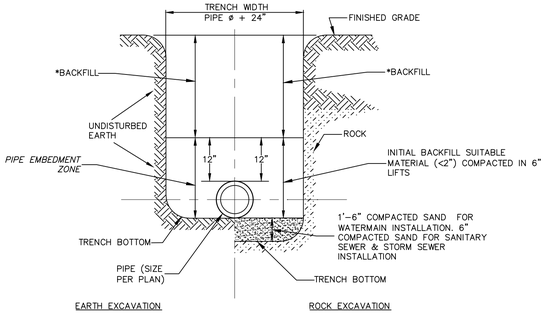
PAVEMENT STRIPING MARKING DETAIL

NOT TO SCALE



TYPICAL SIDEWALK SECTION

NOT TO SCALE



EARTH EXCAVATION ROCK EXCAVATION

* 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.

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REVISION	BY	DATE	DESCRIPTION

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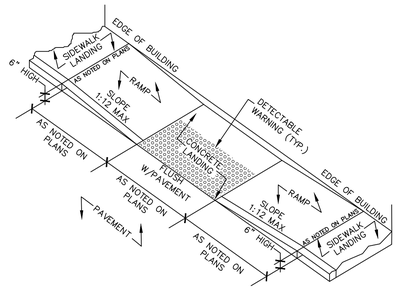
STATE OF NEW YORK · MICHAEL A. MORGANTE · LICENSED PROFESSIONAL ENGINEER · 078577

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

SITE CONSTRUCTION DETAILS 1

JOB#:	17-001
SCALE:	AS NOTED
DATE:	06-23-23
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CHECKED:	MM
SHEET NO.	13 of 17



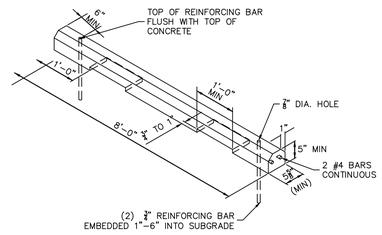
NOTES:
1. ALL CROSS-SLOPES SHALL BE 1:50 OR LESS.
2. ALL RUNNING SLOPES LEADING TO ACCESSIBLE LANDING SHALL NOT EXCEED 1:20.
3. SIDEWALK LANDINGS SHALL BE 5'x5' MIN.
4. ENTRANCE TO BUILDING SHALL HAVE A 5'x5' CLEAR AREA WHEN DOORS ARE OPEN.
5. DETECTABLE WARNING STRIP TO CONTRAST VISUALLY WITH ADJOINING 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.

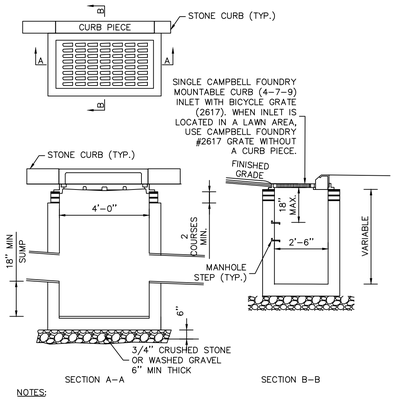
IN-LINE ACCESSIBLE RAMP
NOT TO SCALE

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.

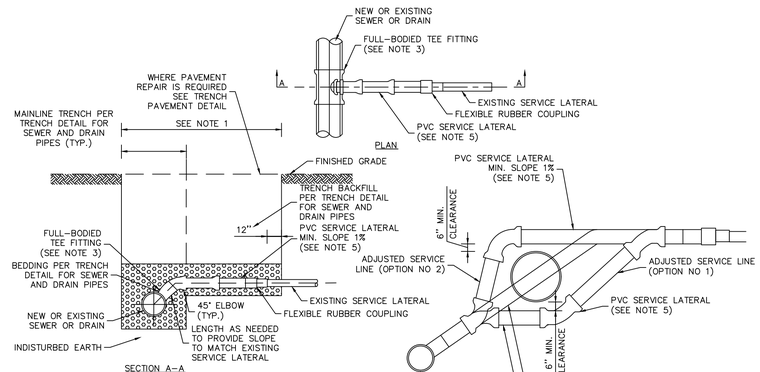


CONCRETE AUTO WHEEL STOP
NOT TO SCALE



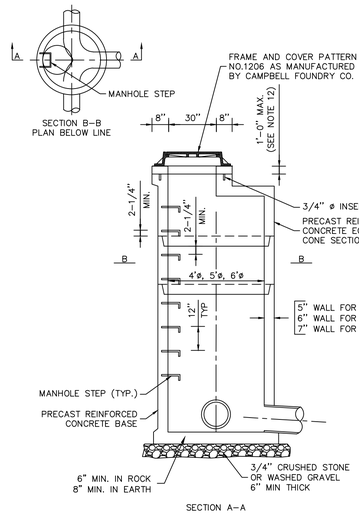
NOTES:
1. THE CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR EACH STRUCTURE FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C913 LATEST REVISION.
3. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
4. FOR STRUCTURES WITH PIPE DIAMETERS EXCEEDING MAXIMUMS, 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

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REVISION	BY	DATE	DESCRIPTION
3.	MM	06-21-23	PER PB COMMENTS
2.	MM	05-22-23	PER PB COMMENTS
1.	MM	04-21-23	PER PB COMMENTS

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MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

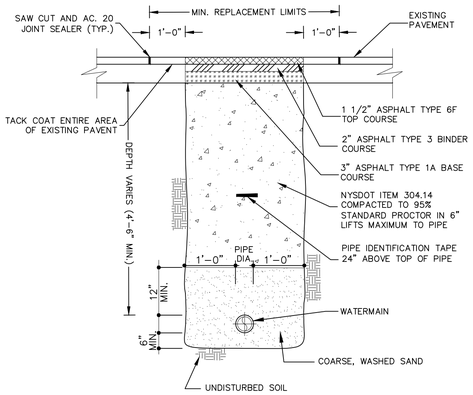
SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

SITE CONSTRUCTION DETAILS 2

JOB#: 17-001
SCALE: AS NOTED
DATE: 06-23-23
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CHECKED: MM
SHEET NO. ## of 17

WATER NOTES

1. ALL WATER SYSTEM INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BEACON, 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 BEACON 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 BEACON SHALL OPERATE ALL VALVES.
25. REFER TO DETAIL SHEET FOR STANDARD DETAILS.
26. THE CITY OF BEACON 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 BEACON 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.



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

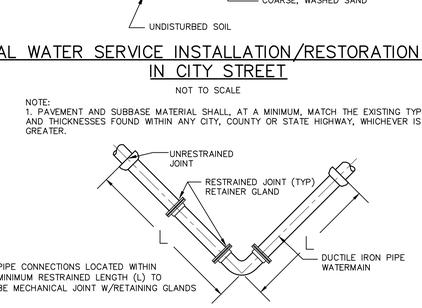
(*) LAYING CONDITION TYPE AS DESCRIBED IN STANDARD ANSI/AWWA C150/A21.50
(**) RESTRAINED LENGTH AS PER "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE", LATEST EDITION , DUCTILE IRON PIPE RESEARCH ASSOCIATION

WATER JOINT RESTRAINT DETAIL

NOT TO SCALE

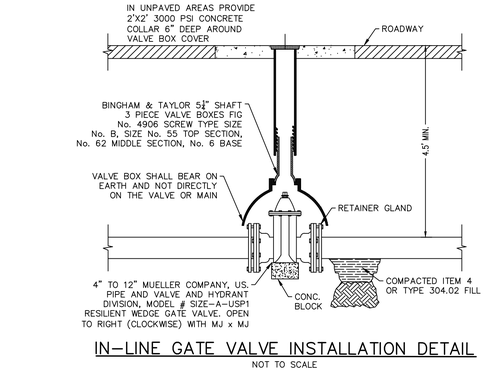
WET TAP DETAIL

NOT TO SCALE



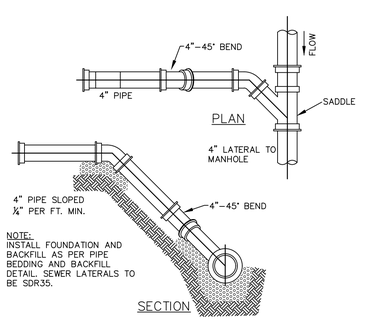
CLEANOUT DETAIL

NOT TO SCALE



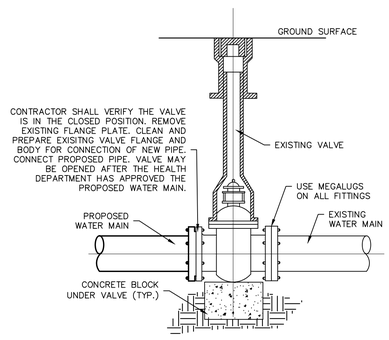
IN-LINE GATE VALVE INSTALLATION DETAIL

NOT TO SCALE



SANITARY SEWER WYE DETAIL

NOT TO SCALE

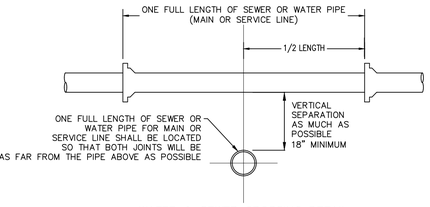


CONNECTION TO EXISTING WATER MAIN

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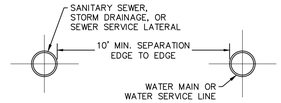
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WATER & SEWER CROSSING DETAIL

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.

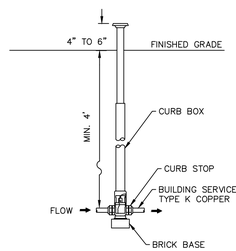
4. DEFLECT WATER MAIN IN AN ARC BENEATH THE SEWER/STORM LINE. DO NOT USE FITTINGS TO DEFLECT THE WATER MAIN.

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.



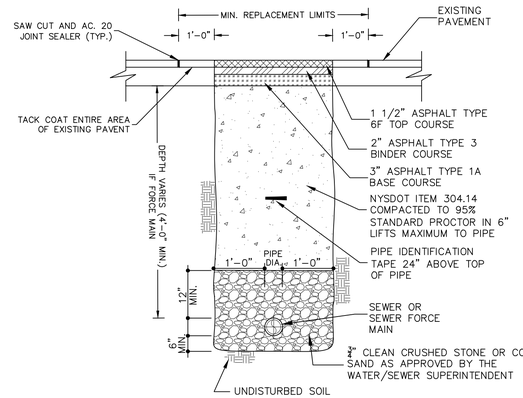
NOTES:
CURB STOP TO BE MUELLER H15200, OR EQUAL
CURB BOX TO BE MUELLER H10306 WITH ROD, OR EQUAL

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 LOCATION 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 EXCAVA1ONS 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 BEACON 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 BEACON 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
11. STRUCTURE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE DAMAGED PROPERTY AND CITY OF BEACON.
12. ALL STRUCTURES AND SURFACES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS PRE-CONSTRUCTION OR BETTER CONDITION.
13. 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.
14. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR STAGING AREAS FOR MATERIALS ANDEQUIPMENT. 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.
15. THE MORE STRICT OF ANY REQUIREMENT, CODE, RULE, REGULATION AND LAW ESTABLISHED BY THE CITY OF BEACON 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.
16. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THAT ARE APPROVED BY THE CITY OF BEACON. ANY DEVIATION FROM THE APPROVED PLANS AND/OR SPECIFICATIONS SHALL REQUIRE REVIEW AND APPROVAL BY THE CITY OF BEACON. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER AND THE CITY OF BEACON OF ANY PLANNED DEVIATION(S) FROM THE APPROVED PLANS AND/OR SPECIFICATIONS.
17. FITTINGS SHALL BE STANDARD LENGTH.
18. PIPE JOINTS SHALL BE STANDARD LENGTH.
19. 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

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SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON - DUTCHESS COUNTY, N.Y.

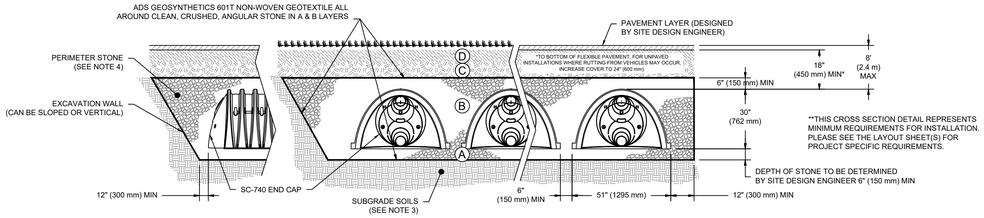
WATER SUPPLY & SEWAGE DISPOSAL DETAILS

JOB#: 17-001
SCALE: AS NOTED
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

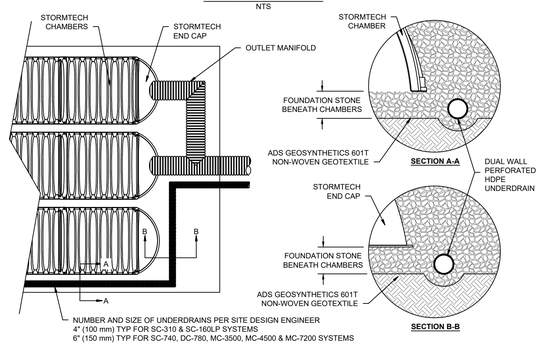
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



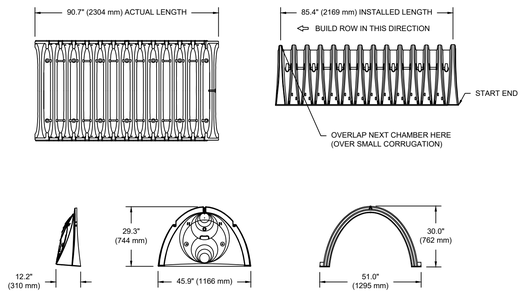
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

UNDERDRAIN DETAIL
NTS



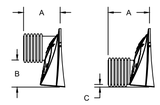
SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



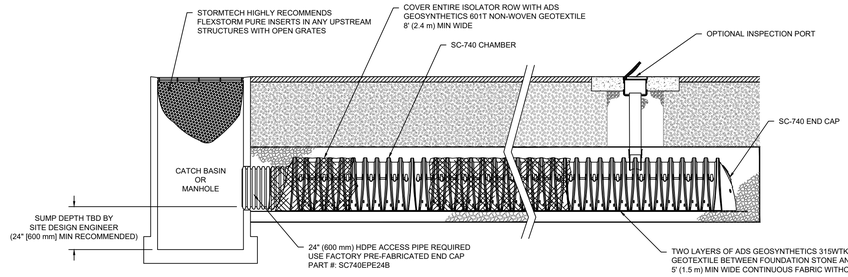
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

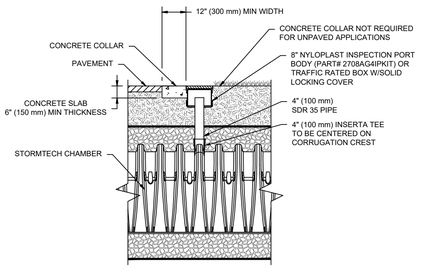
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

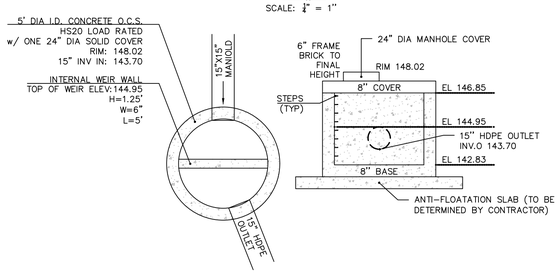
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

OUTLET STRUCTURE ELEVATIONS OS#1
SCALE: 1/4" = 1"



OUTLET STRUCTURE ELEVATIONS OS#2
SCALE: 1/4" = 1"

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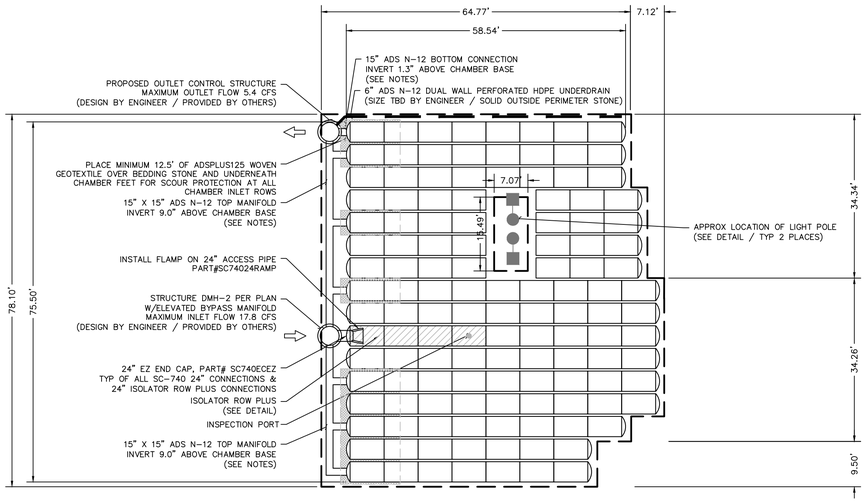
SITE PLAN & LOT MERGER FOR
152-158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

STORMWATER CONSTRUCTION DETAILS 01

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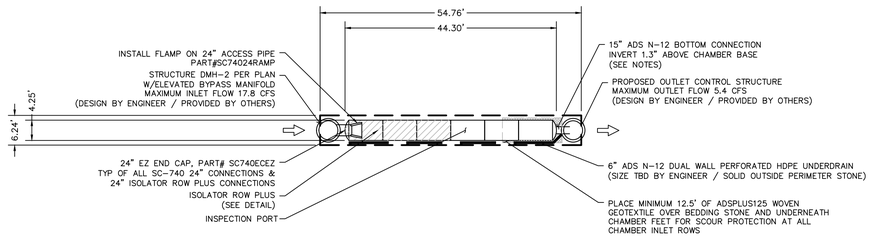
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ADS STORMTECH 1 SC-740 CHAMBER SYSTEM

NOT TO SCALE



ADS STORMTECH 2 SC-740 CHAMBER SYSTEM

NOT TO SCALE

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

   USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

   CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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SITE PLAN & LOT MERGER FOR

152-158 FISHKILL AVENUE

CITY OF BEACON - DUTCHESS COUNTY, N.Y.

STORMWATER CONSTRUCTION DETAILS
02

JOB#:	17-001
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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. PLACE 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 TAK

SITE PLAN & LOT MERGE
FOR 152-158 FISHKILL AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

STORMWATER MANAGEMENT PLAN

PREPARED FOR:

-152-158 FISHKILL AVENUE, LLC
-CITY OF BEACON

June 23, 2023

PREPARED BY:

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1. INTRODUCTION

1.0.1 Project Description

The site is located on 152-158 Fishkill Avenue, in the City of Beacon, Dutchess County, New York. Geographically, the site is located one block from the intersection of Fishkill Avenue and Main Street. The tax map designation for the parcel is Section 6054, Block 29, Lot 042814 and Section 6054, Block 29, Lot 041801.

The portion of the site that is proposed for development is characterized by a western sloping topography that descends from the easterly portion of the site. Topography on the site reflects the local surrounding topography. The highest elevations are found in the easterly portion of the site, with an elevation of approximately 172.0. The lowest elevation in the western portion of the site is elevation 145.0. The soils on the Property were identified using the soil classifications of the USDA Soil Conservation Service (SCS)and the Soil Survey of Dutchess County, New York. The site is underlain primarily by Knickerbocker (KuB) and Urban land (Ur). The distribution of the soil types on the site is shown on the attached Pre & Post Development Maps.

The project consists of a mixed use office and residential building that will be served by municipal water and sewer. There will also be parking, driveway and refuse locations. Stormwater facilities are also proposed to attenuate post-development stormwater flows and provide water quality treatment.

1.0.2 Existing Drainage Patterns

Generally, the pre-development site conditions are best described as existing impervious surfaces associated with the current multi-family residential use, grass lawns and a small amount of wooded area.

The pre-development site runoff within the watershed drains to the design point located in the central western portion of the site along Fishkill Avenue. One watershed has been shown on the attached Pre-Development Analysis Map. The first 67 feet of runoff within the watershed is classified as sheet flow while the remaining distance the runoff travels has been classified as shallow concentrated flow.

1.0.3 Proposed Drainage Patterns

The proposed development was divided into two major watersheds as shown on the Post Development Analysis Map. Most of the proposed impervious surface associated with the project will drain into the proposed stormwater management facilities and recharge the local groundwater.

2. STORMWATER MANAGEMENT

2.0.1 General

The applicant has provided this stormwater report as part of the SEQRA process for the City of Beacon. Implementation of the proposed action results in an increase of approximately 0.80 acres of impervious surface. In general, increased imperviousness can change the volume and rate of runoff as well as the amount of suspended or dissolved substances entering local streams along with runoff. In some cases, a change in the quantity of impervious surface can change the distribution of water in each area, affecting local water bodies, wetlands and associated fauna and flora.

The development of the site will create an increase in runoff volume and the potential for pollutant loading. However, the project design includes measures to reduce the level of pollutants in post-development runoff. This will be achieved using an infiltration practice combined with isolator chambers to separate solids from the runoff. The post development runoff will be captured, treated, recharged, and attenuated.

2.0.2 Stormwater Quantity

A drainage analysis has been performed and a drainage report has been prepared to analyze the impact of stormwater runoff at the major Design Point on the property. This report is intended to address the drainage impacts as they only relate to the portions of the site where new construction is proposed. The impacts of the proposed development on existing drainage patterns were evaluated for both the pre and post development conditions, and areas where stormwater treatment, attenuation and recharge are provided have been analyzed.

Information and data to prepare this report was obtained from the following sources:

- Boundary & topographic information from Heritage Land Surveying, P.C.
- Site Plan Map as prepared by Arden Consulting Engineers
- The site soil information from Dutchess County Soil Conservation Service
- Site evaluations as carried out by personnel of Arden Consulting Engineers

The Soil Conservation Service TR-55 method was used to determine the pre-development and post-development runoff rates at the various design points identified on the property, which is illustrated on the attached drawings entitled Pre Development Stormwater Analysis and Post Development Stormwater Analysis.

The drainage summary shown on the following tables outline the runoff rates & volumes from the 1-, 10- and 100-year storm events in the pre-development without retention, and post-development with retention conditions, using a Type III storm distribution. The 24-hour rainfall values used for each storm occurrence are as follows:

1 year storm = 2.7 in.
10-year storm = 4.75 in.
100-year storm = 9.00 in.

Detail sheets for the engineered drainage system have been provided within the project site drawings. The Pre and Post Development Analysis Plan(s) have been prepared to illustrate existing drainage areas and how their configuration would change following construction on the site.

It is the overall goal of the stormwater management plan to provide proper drainage control on a quantity and quality basis. The plan has been prepared so there will be no negative effect on downstream properties with respect to quantity and quality issues.

Following the identification of the design points, analysis of the site runoff characteristics was performed. The hydrologic characteristics of the pre-development site conditions were modeled using HydroCAD computer software. The model analyzes watershed conditions and provides hydrograph generation and routing based on the Natural Resources Conservation Service (NRCS) Technical Release 55 (TR-55) procedures. These procedures consider the land cover and use on site, the underlying soils, the general topography and local rainfall distribution to model stormwater runoff volumes and flow rates resulting from the site.

As discussed earlier, the maximum future impervious surface on the site will increase and this increase will result in less infiltration and groundwater recharge and an increase in the rate and volume of runoff reaching the design points. The hydrologic characteristics of the post-development site conditions were modeled using HydroCAD, similar to the analysis for pre-development conditions. This model incorporated the proposed construction as found in the Project Description and drainage patterns resulting primarily from the construction of the proposed building and parking area.

2.0.3 Increase in Stormwater Runoff Rates

In general, development creates impervious surfaces and can also result in wooded areas that are cleared and replaced by lawn. This increases downstream stormwater runoff rates and volumes when attenuation of stormwater flows is not provided on-site.

The difference in the pre- & post-development rate of runoff is attenuated by the proposed ADS Stormtech Chambers , and the post-construction runoff rate from the site will be less than the pre-construction condition.

Tables 1 & 2 that follow summarize the pre versus post development HydroCad modeling results for the design points noted below where runoff leaves the site.

Table 1
Pre-vs. Post-Development Runoff Rates (cfs)

Storm Frequency	Design Point Pre	**Design Point Post**
1 year	0.10	**0.09**
10 year	1.20	**0.77**
100 year	4.81	**2.03**

3. STORMWATER QUALITY

3.1.1 Impervious Surfaces

As described above, the watersheds have been analyzed for the purpose of pre & post-development conditions. The impervious cover used in these calculations represents the land use as described and shown on the project plans.

The proposed ADS Stormtech Chambers will provide Water Quality Volume and Runoff Reduction Volume although the project is not subject to NYSDEC SWPPP requirements.

Without the use of stormwater quality management practices, the proposed development would result in an increase in the loadings of various chemical constituents to the receiving waters, potentially impairing the quality of those waters.

Runoff from impervious surfaces related to roadways and parking lots poses a potential increase in road and vehicle-related contaminants in the stormwater diverted to treatment basin. These include hydrocarbons derived primarily from crankcase oil drippings and un-combusted exhaust hydrocarbons. Furthermore, roadway runoff typically contains detectable levels of heavy and trace metal contaminants such as lead, zinc, copper, chromium, and nickel. These types of potential impacts require appropriate mitigation measures to limit impacts to existing water quality.

The stormwater management system for the proposed site is based on design criteria required to meet applicable standards through the incorporation of pretreatment chambers prior to conveyance into the subsurface retention/recharge facility. This report and the attached plans demonstrate that adequate area and conditions are available for the proper reduction of stormwater runoff volume and treatment of stormwater runoff. The stormwater will be conveyed to the stormwater facilities for pretreatment and ultimate recharge to groundwater.

3.1.2 Sources of Pollutants

There are several potential pollutants and their sources to be considered during site design. Nutrients, sediment, bacteria, and various other components can potentially contribute to the reduction of water quality and impacts to downstream receiving waters and habitat for water dependent species.

Many of these constituents, i.e., nitrogen, phosphorus, bacteria, and others, are expected to be accounted for in the capture and treatment of the water quality volume. If the runoff from a 90% storm event from impervious surfaces is treated, the water quality goals of the State are met. A primary source of nutrients, i.e., the use of fertilizers, is discussed below.

Sediments are typically associated with runoff from un-stabilized sites or are the result of erosion in watercourses that cannot handle the velocity of stormwater flows. They can also result from the sanding of impervious surfaces during winter storm events. Un-stabilized sediments can be transported via storm flows to receiving wetlands and watercourses, altering the soil-water-air interface in wetlands, and burying established vegetation. The current proposal will utilize sedimentation basins for pretreatment. Stormwater flow is then conveyed to infiltration basins for retention/recharge to achieve water quality goals.

Trash and debris can be a nuisance associated with any site development. The stormwater flows will enter grated catch basins to minimize trash and debris entering the facility. Well maintained sites that receive approval and are monitored on a regular basis are not typically the source of significant amounts of trash and debris.

3.1.3 De-icing Materials

The Applicant proposes the use of salt as the primary winter road safety agent on proposed parking lot and sidewalks. Due to the potential for accumulation of sand in the stormwater management system, which will significantly reduce its ability to operate properly, traction sand is not a feasible alternative. Salt application rates will be dictated by the need to provide safe traveling conditions for the public and emergency vehicles, and by access drive and parking lot conditions. The application of salt will be minimized to the extent necessary to ensure that public safety is not compromised.

3.1.4 Design Guidance

The Applicant proposes Stormtach SC-740 Chamber to provide water quality and quantity attenuation . The paragraphs below discuss the design guidance requirements associated with this technology.

<u>Stormtech SC-740 Chambers</u>

The StormTech subsurface chamber that allows the storage of large volumes of stormwater at reasonably shallow depths. The calculations shown in the Appendix include the volume within the chambers and stone voids (StormTech assumes a porosity of 40%). The systems were designed to treat the increase in impervious surface associated with the proposed development.

The chambers are hydraulically connected via the stone that is placed between all the chambers so that as each unit/row fills with runoff, the adjacent unit/row fills also. To provide pretreatment, the StormTech SC-740 Isolator Row has been proposed and is depicted as the hatched row in the project drawings. The isolator row is a single chamber row, wrapped in non-woven geo-synthetic fabric which filters out sediment, oils, and other impurities typically found in the runoff of initial stages of a rain event. ADS recommends that inspection ports only serve a purpose if they are installed on Isolator Rows, since the system is designed such that the majority of sediment should be trapped and stored in the Isolator Row until regular maintenance is performed. Since non-Isolator Rows do not experience

sedimentation, there is no need for inspection ports.

This stormwater management system will provide water quality treatment and control peak discharges by providing storage for attenuation of the 1, 10, and 100-year storms.

4. EROSION & SEDIMENT CONTROL

4.0.1 General

An Erosion and Sediment Control Plan has been developed for the project. This plan has been provided as part of the project drawings and will be available at the project site during the time of construction. The plan will also comply with current regulations, including construction sequence, both short- and long-term maintenance of facilities, storage of materials and temporary and permanent structures.

The following temporary and permanent erosion control practices are proposed for use during construction and for long-term protection:

A. Stabilized Construction Entrance:

A stabilized pad of aggregate underlain with geotextile located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, sidewalk, or parking area. The purpose of stabilized construction entrance is to reduce or eliminate the tracking of sediment onto public rights-of-way or streets. Stabilized construction entrances will be placed as shown on the Erosion and Sediment Control Plans.

B. Siltation Fence:

A temporary barrier of geotextile fabric installed on the contours across a slope used to intercept sediment laden runoff from small drainage areas of disturbed soil. The purpose of a silt fence is to reduce runoff velocity and effect deposition of transported sediment loads. Limits imposed by ultraviolet stability of the fabric will dictate the maximum period the silt fence may be used (approximately one year). Silt fence will be placed as shown on the Erosion and Sediment Control Plans.

C. Storm Drain Inlet Protection:

A temporary, somewhat permeable barrier, installed around inlets in the form of a fence, berm, or excavation around an opening, trapping water and thereby reducing the sediment content of sediment laden water by settling. The purpose is to prevent heavily sediment laden water from entering a storm drain system through inlets. Inlet protection will only be used in road areas before pavement is placed. Locations of inlet protection are shown on the Erosion and Sediment Control Plans.

D. Slope Stabilization Matting

Matting made synthetic or natural fibers that is placed on steep slopes to allow newly planted vegetation to take root and protect the slope from erosion before vegetation is fully established. Locations of slope stabilization matting are shown on the Erosion and Sediment Control Plans.

4.0.2 Implementation Schedule & Maintenance

A. Schedule

As part of the development of the Erosion and Sediment Control Plans for the project, preparation of construction sequencing was completed to ensure water quality discharges are maintained during

construction. The following construction schedule for implementing stormwater management during construction is proposed. Please refer to the project drawings for specific sequencing and scheduling.
General Notes:

1. The owner or operator shall have a qualified inspector conduct at least one (1) site inspection every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed.

2. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased.

3. Temporary Stabilization means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats.
4.
5. Final Stabilization means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

4.0.3 Construction Sequence:

1. Pre-construction meeting: Before construction activities an evaluation of the site will be performed with the site contractor, City personnel and the site design engineer to discuss general construction procedures and sequencing.

2. Protect existing buffers: Place erosion control devices (silt fencing, diversion berms, etc.) upstream of any existing watercourse within or outside of construction areas, prior to the start of any construction.

3. Construction entrances/siltation controls: A temporary construction entrance will be installed at the site entrances as shown on the project drawings. In addition, any other siltation control devices, as shown on the erosion control plan are to be installed adjacent to the temporary entrance and staging area.

4. Construction of temporary sediment traps/basins: Construction of the temporary sediment traps prior to the start of any major earthwork movement or site construction.

5. Strip topsoil: Topsoil will be stripped and stockpiled for later reuse.

6. Land grading: Bulk soil grading will commence. At this time, temporary stockpile areas should be utilized.

7. Retaining walls: Begin construction of on-site retaining walls. Walls to be installed concurrently with land grading.

8. Construction of buildings and driveway grading and subbase will begin upon completion of grading.

9. Utility installation: Install sanitary sewer, water, and stormwater. Inlet protection will be installed at all stormwater catch basins.

10. Stormwater installation: Install infiltration stormwater facilities when all contributing areas have been stabilized. Protect areas during and after construction until pavement is installed.

11. Pavement construction: Construct paved driveways, parking and access roads.

12. Upon completion of grading and retaining walls, construction of buildings and walkways will commence.

13. Landscaping and final stabilization: All open areas to be stabilized with topsoil and seeded as per the seeding schedule specified on the erosion and sediment control plans. Removal of all temporary measures, flushing/cleaning of all catch basins and pipe, and removal and disposal of all trapped sediment on site shall be completed.

14. Final site inspection and certification: At the end of construction a site evaluation of the site will be performed with the site contractor, City personnel, and the site engineer to ensure that all stormwater facilities were constructed as per the design plans and that the site has been stabilized.

Please refer to the Erosion and Sediment Control Plans within the project drawings for construction notes and seeding schedule for disturbance and final stabilization.

4.0.4 Pollution Prevention Measures:

All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that conforms to all applicable Federal and State regulations that does not cause contamination of stormwater. Good housekeeping and preventive measures will be taken to ensure that the site will be kept clean, well-organized, and free of debris. If required, BMPs to be implemented to control specific sources of pollutants are discussed below.

Vehicles, construction equipment, and/or petroleum product storage/dispensing:

1. All vehicles, equipment, and petroleum product storage/dispensing areas will be observed regularly during site observations to detect any leaks or spills, and to identify maintenance needs to prevent leaks or spills.

2. On-site fueling tanks and petroleum product storage containers shall include secondary containment.

3. Spill prevention measures, such as drip pans, will be used when conducting maintenance and repair of vehicles or equipment.

4. To perform emergency repairs on site, temporary plastic will be placed beneath and, if raining, over the vehicle.

5. Contaminated surfaces shall be cleaned immediately following any discharge or spill incident. Contaminated soil shall be removed from site and disposed of in accordance with all current Federal and State Regulations.

Chemical storage:

1. Any chemicals stored in the construction areas will conform to the appropriate manufacturer's recommendations and or the appropriate State/Federal Regulations. All chemicals shall have cover, containment, and protection provided on site, per all Federal and NYSDEC regulations.

2. Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Manufacturers' recommendations for application procedures and rates shall be followed.

Demolition:

1. Dust released from demolished sidewalks, buildings, structures or on-site grading operations will be controlled using Dust Control measures as specified in the N.Y.S. Erosion and Sediment Control Specification Manual.

2. Storm drain inlets vulnerable to stormwater discharge carrying dust, soil, or debris will be protected using Storm Drain Inlet Protection.

3. Process water and slurry resulting from saw cutting and surfacing operations will be prevented from entering the waters of the State by implementing Saw cutting and Surfacing Pollution Prevention measures.

Concrete and grout:

1. Process water and slurry resulting from concrete work will be prevented from entering bodies of water by implementing Concrete Handling measures.

Sanitary wastewater:

1. Portable sanitation facilities will be firmly secured, regularly maintained, and emptied when necessary.

Solid Waste:

1. Solid waste will be stored in secure, clearly marked containers.

Litter/Trash:

1. Litter and Trash shall be cleaned and disposed of in secure clearly marked dumpsters or trash receptacles.

2. Site is to be cleaned daily of debris and debris shall be disposed of daily.

Other:

Other BMPs will be administered as necessary to address any other additional pollutant sources on site.

4.0.5 OPERATION & MAINTENANCE (CONSTRUCTION/LONG-TERM)

The Contractor will be responsible for the maintenance and operation of all site related stormwater management facilities during construction and the property owner will be responsible for long-term maintenance and operation. A Stormwater Management Agreement can be found in Appendix G.

1. Construction and long-term maintenance shall be carried out in accordance with the following notes:

    a. Roadway Pavements: Roadway pavements shall be swept on a regular basis to remove accumulated sediment. Collected sediment shall be removed, which will not allow the reentrance of silt into the storm water drainage system.

    b. Catch Basins: Catch basins shall be flushed and cleaned of any collected sediment within the bottom of the basin approximately every 4-5 years. Collected sediment shall be removed, which will not allow the reentrance of silt into the storm water drainage system.

c. Vegetative Stabilization:

(1) All vegetative planting on areas that have been disturbed and are finish graded shall be inspected monthly during the first growing season and annually thereafter. Planting (or seeding) shall be maintained in viable conditions to stabilize the soil and to prevent soil erosion. Restore all site planting and/or seeding which has been damaged to a viable condition.

(2) If vegetative stabilization has been damaged from storm water erosion, correct upstream conditions that caused the erosion. Check dams may be required in drainage ways and stone outfall aprons may be required to be repaired on storm water outfall sites.

d. Temporary erosion and sediment control maintenance:

(1) All erosion and sediment control practices will be checked for stability and operation following every runoff-producing rainfall, but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed and installed for the appropriate phase of the project.

(2) Sediment will be removed from the sediment trap and inlet protection device when storage capacity has been approximately 50% filled.

5. SUMMARY

5.0.1 General

Drainage from the proposed impervious surfaces will be collected by sheet and pipe flow and conveyed to the stormwater management facility. The Soil Conservation Service TR-55 method has been utilized to evaluate the changes in stormwater runoff volume because of development of the site. The storm drainage system has been designed to collect and convey stormwater in a manner that would provide no increase in stormwater runoff rates downstream from the property. On-site retention and recharge of stormwater is necessary and has been provided to mitigate the increases in stormwater runoff rates and pollutants that would otherwise impact downstream conditions.

The construction activity on the site will therefore not alter existing drainage patterns. The proposed erosion and sediment practices will prevent the erosion and sediment deposits to downstream properties.

APPENDIX A



Map Scale: 1:483 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 19, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KuB	Knickerbocker-Urban land complex, undulating	0.5	77.4%
Ur	Urban land	0.2	22.6%
Totals for Area of Interest		**0.7**	**100.0%**

Table 8: Soil hydrologic groups for New York soils.

HG = hydrologic group. For soils with a hydrologic group that consists of more than one letter (e.g. "A/B", "B/C", "C/D"), its hydrologic group is determined by the presence or absence of adequate artificial drainage. If the field is artificially drained the hydrologic group moves to the first of the two classes. If the field is inadequately drained or not drained at all, the second of the two classes is assigned.

Soil Type	HG
Acton	C
Adams	A
Adirondack	D
Adjidaumo	D
Adrian	A/D
Agawam	B
Albia	C
Albrights	C
Alden	D
Allagash	B
Allard	B
Allendale	D
Allis	D
Alluvial Land	C
Almond	C
Alps	C
Altmar	B
Alton	A
Amboy	C
Amenia	B
Angola	C
Appleton	C
Arkport	B
Armagh	D
Arnot	C/D
Ashville	D
Atherton	B
Atkins	D
Atsion	C
Au Gres	B
Aurelie	D
Aurora	C

Soil Type	HG
Barbour	B
Barcelona	C
Barre	D
Bash	C
Basher	B
Bath	C
Becket	C
Becraft	B
Belgrade	B
Benson	D
Berkshire	B
Bernardston	C
Berrien	C
Berryland	B
Beseman	A
Bice	B
Biddeford	D
Birdsall	D
Blasdell	A
Bombay	B
Bonaparte	A
Bono	D
Boots	A
Borosaprists	A/D
Boynton	D
Braceville	C
Brayton	C
Bridge-hampton	B
Bridport	D
Briggs	A
Brinkerton	D

Soil Type	HG
Broadalbin	C
Brockport	D
Brookfield	B
Buckland	C
Bucksport	D
Budd	B
Burdett	C
Burnham	D
Busti	C
Buxton	C
Cambria	D
Cambridge	C
Camillus	B
Camroden	C
Canaan	C
Canaan-Rock Outcrop	C
Canadice	D
Canandaigua	D
Canaseraga	C
Canastota	C
Caneadea	D
Canfield	C
Canton	B
Carbondale	A
Carlisle	A/D
Carrollton	C
Carver	A
Carver-Plymouth	A
Castile	B
Cathro	A

Soil Type	HG
Cathro-Greenwood	A
Cattaraugus	C
Cavode	C
Cayuga	C
Cazenovia	B
Ceresco	B
Chadakoin	B
Chagrin	B
Champlain	A
Charles	C
Charlton	B
Chatfield (E)	B
Chatfield (WE)	B
Chaumont	D
Chautauqua	C
Cheektowaga	D
Chenango	A
Cheshire	B
Chippeny	D
Chippewa	D
Churchville	D
Cicero	C
Clarkson	B
Claverack	C
Clymer	B
Cohoctah	B
Collamer	C
Colonie	A
Colosse	A
Colrain	A
Colton	A

Soil Type	HG
Colwood	D
Conesus	B
Conotton	A
Constable	A
Cook	D
Copake	B
Cornish	C
Cosad	C
Cossayuna	C
Covert	A
Coveytown	C
Covington	D
Crary	C
Croghan	B
Culvers	C
Dalbo	C
Dalton	C
Danley	C
Dannemora	D
Darien	C
Dawson	A
Deerfield	B
Deford	A
Dekalb	A
Depeyster	C
Deposit	B
Derb	C
Dixmont	C
Dorval	A
Dover	B
Duane	B
Dunkirk	B
Dutchess	B
Duxbury	A
Edwards	B
Eel	B
Eelweir	C
Elka	C
Ellery	D
Elmridge	C
Elmwood	C
Elnora	B

Soil Type	HG
Empeyville	C
Enfield	B
Ensley	B
Erie	C
Ernest	C
Essex	C
Fahey	B
Farmington	C
Farnham	C
Fernlake	A
Flackville	C
Fonda	D
Franklinville	B
Fredon	C
Freetown	D
Fremont	C
Frenchtown	D
Frewsburg	C
Fryeburg	B
Fulton	D
Gage	D
Galen	B
Galestown	A
Galoo	C
Galoo-Rock Outcrop	C
Galway	B
Genesee	B
Georgia	C
Getzville	D
Gilpen	C
Gilpin	C
Glebe	C
Glebe-Saddleback	C
Glendora	A/D
Glenfield	B
Gloucester	A
Glover	D
Gougeville	A
Granby	A/D
Grattan	A

Soil Type	HG
Greene	C
Greenwood	A
Grenville	B
Gretor	C
Groton	A
Groveton	A
Guff	D
Guffin	D
Gulf	B
Hadley	B
Haights	B
Haights-Gulf	B
Hailesboro	C
Halcott	C/D
Halsey	C/D
Hamlin	B
Hamplain	B
Hannawa	D
Hartland	B
Haven	B
Hawksnest	C/D
Hempstead	B
Henrietta	B
Herkimer	B
Hermon	A
Hero	B
Heuvelton	C
Hilton	B
Hinckley	A
Hinesburg	C
Hogansburg	B
Hogback	C
Hogback-Ricker	C
Holderton	B
Hollis	C
Holly	C/D
Holyoke	C
Holyoke-Rock Outcrop	C
Homer	B
Honeoye	B

Soil Type	HG
Hoosic	A
Hornell	D
Hornellsville	D
Houghtonville	C
Houghtonville-Rawson	C
Houseville	C
Howard	A
Hudson	C
Hulberton	C
Ilion	D
Insula	B
Ipswich	D
Ira	C
Ischua	B
Ivory	C
Jebavy	A
Joliet	D
Junius	C
Kalurah	B
Kanona	D
Kars	A
Kearsarge	B
Kendaia	C
Kibbie	B
Kingsbury	D
Kinzua	B
Knicker-bocker	A
Lackawanna	C
Lagross	A
Lagross-Haights	A
Lairdsville	D
Lakemont	D
Lakewood	A
Lamson	B/D
Lanesboro	C
Langford	C
Lansing	B
Leck Kill	B
Leicester	C

Soil Type	HG
Leon	C
Lewbath	C
Lewbeach	C
Leyden	C
Lima	B
Limerick	C
Linden	B
Linlithgo	B
Livingston	D
Lobdell	B
Lockport	D
Lorain	D
Lordstown	C
Lovewell	B
Lowville	B
Loxley	A
Lucas	C
Ludlow	C
Lupton	A
Lyman	C
Lyman-Becket-Berkshire	C
Lyme	C
Lyons	D
Machias	B
Macomber	C
Macomber-Taconic	C
Madalin	D
Madawaska	B
Madrid	B
Malone	C
Manahawkin	D
Mandy	C
Manheim	C
Manhoning	D
Manlius	C
Mansfield	D
Maplecrest	B
Marcy	D
Mardin	C

Soil Type	HG
Marilla	C
Markey	A/D
Marlow	C
Martisco	B
Massena	C
Matoon	D
Matunuck	D
Medihemists	A/D
Medina	B
Medomak	D
Melrose	C
Menlo	D
Mentor	B
Merrimac	A
Middlebrook	C
Middlebrook-Mongaup	C
Middlebury	B
Millis	C
Millsite	C
Mineola	A
Miner	D
Mino	C
Minoa	C
Mohawk	B
Moira	C
Monadnock	B
Monarda	D
Mongaup	C
Montauk	C
Mooers	B
Morocco	C
Morris	C
Mosherville	C
Muck	D
Muck-Peat	D
Mundal	C
Mundalite	C
Mundalite-Rawsonville	C
Munson	D
Munuscong	B

Soil Type	HG
Muskego	A/C
Muskellunge	D
Napoleon	A
Napoli	C
Nassau	C
Naumburg	C
Nehasne	B
Nellis	B
Neversink	D
Newfane	B
Newstead	C
Newton	A/D
Niagara	C
Nicholville	C
Ninigret	B
Norchip	D
Norwell	C
Norwich	D
Nunda	C
Oakville	A
Occum	B
Odessa	D
Ogdensburg	C
Olean	B
Ondawa	B
Oneida	C
Onoville	C
Ontario	B
Onteora	C
Ontusia	C
Oquaga	C
Oramel	C
Organic	A/D
Orpark	C
Orwell	D
Ossipee	D
Otego	B
Otisville	A
Ottawa	A
Ovid	C
Palatine	B
Palms	A/D

Soil Type	HG
Palmyra	B
Panton	D
Papakating	D
Parishville	C
Parsippany	D
Patchin	D
Pawcatuck	D
Pawling	B
Paxton	C
Peacham	D
Peat	A/D
Peat-Muck	A/D
Peru	C
Petoskey	A
Phelps	B
Philo	B
Pillsbury	C
Pinckney	C
Pipestone	B
Pittsfield	B
Pittstown	C
Plainbo	A
Plainfield	A
Plessis	D
Plymouth	A
Podunk	B
Poland	B
Pompton	B
Pootatuck	B
Pope	B
Potsdam	C
Poygan	D
Punsit	C
Pyrities	B
Quetico	D
Quetico-Rock Outcrop	D
Raquette	B
Rawsonville	C
Rawsonville-Beseman-Rayne	C
	B

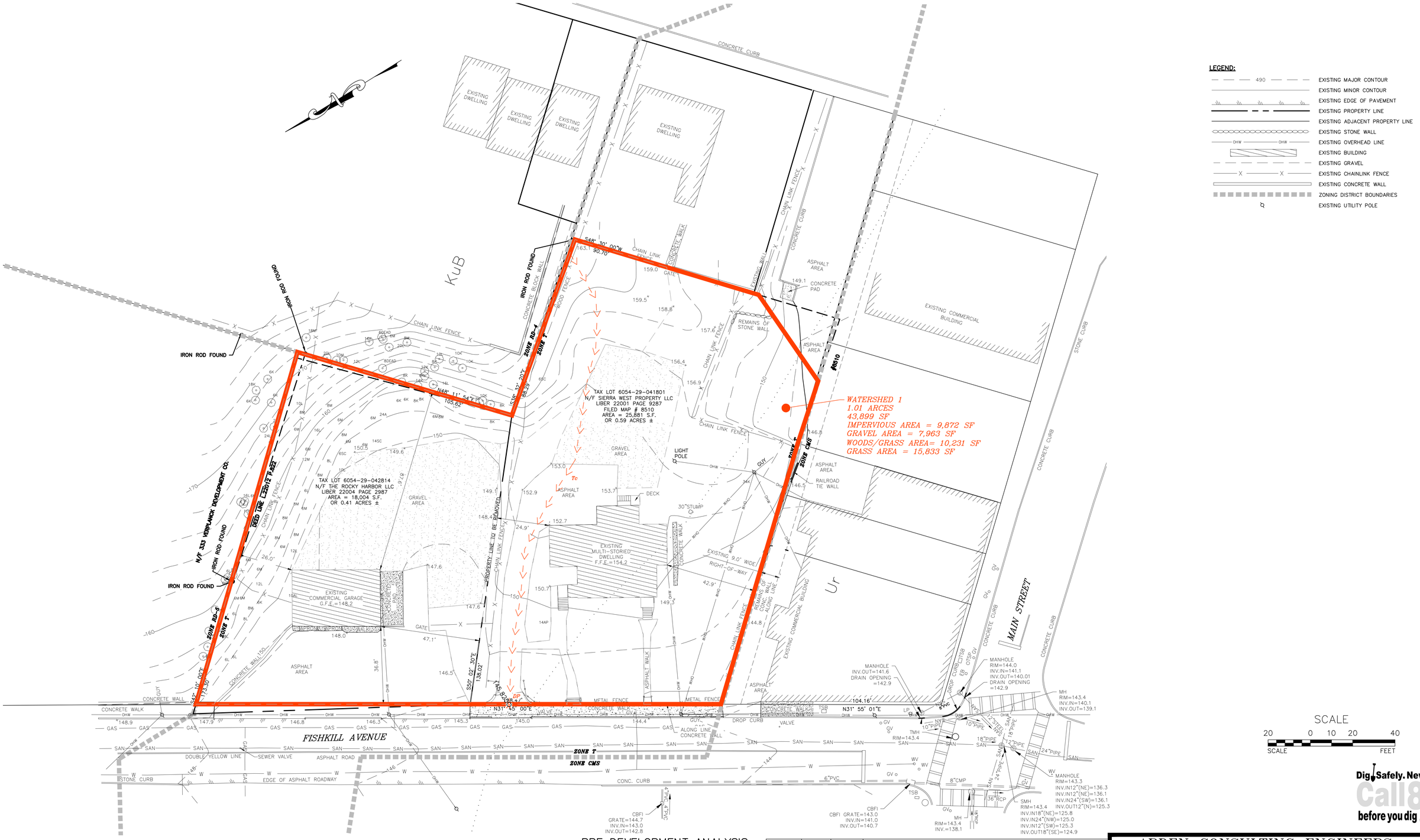
Soil Type	HG
Raynham	C
Raypol	C
Red Hook	C
Redwater	B
Remsen	D
Retsof	C
Rexford	C
Rhinebeck	D
Ricker	A
Ricker-Lyman	A
Ridgebury	C
Rifle	A
Riga	D
Rippowam	C
Riverhead	B
Rockaway	C
Romulus	D
Ross	B
Roundabout	C
Rumney	C
Runeberg	C
Ruse	D
Rushford	B
Saco	D
Salamanca	B
Salmon	B
Saprists	A/D
Saugatuck	C
Scantic	D
Scarboro	D
Schoharie	C
Schroon	B
Schuyler	B
Scio	B
Scituate	B
Scriba	C
Searsport	D
Shaker	C
Shoreham	D

Soil Type	HG
Sisk	C
Skerry	C
Sloan	B
Sodus	C
Somerset	C
St Johns	D
Staatsburg	C
Stafford	C
Steamburg	B
Stetson	B
Stissing	C
Stockbridge	C
Stockholm	C
Stowe	B
Sudbury	B
Suffield	B
Summerville	D
Sun	D
Sunapee	B
Suncook	A
Suny	D
Surplus	C
Surplus-Sisk	C
Sutton	B
Swanton	C
Swartswood	C
Swormville	C
Taconic	C
Taconic-Macomber	C
Tawas	A
Teel	B
Tioga	B
Toledo	D
Tonawanda	D
Tor	D
Torull	D
Towerville	B
Trestle	B

Soil Type	HG
Trout River	A
Troy	C
Trumbull	D
Tughill	D
Tuller	D
Tunbridge	C
Tunbridge-Adirondack	C
Tunkhannock	A
Turin	C
Tuscarora	C
Unadilla	B
Valois	B
Varick	D
Varysburg	B
Venango	C
Vergennes	C
Vly	C
Volusia	C
Waddington	A
Wainola	B
Wakeland	C
Wakeville	B
Wallace	B
Wallington	C
Wallkill	C
Walpole	C
Walton	C
Wampsville	B
Wappinger	B
Wareham	C
Warners	C
Wassaic	B
Watchaug	B
Waumbeck	B
Wayland	C/D
Weaver	C
Wegatchie	D
Wellsboro	C

Soil Type	HG
Wenonah	C
Westbury	B
Westland	C
Wethersfield	C
Wharton	C
Whately	D
Whippany	C
Whitelaw	B
Whitman	D
Wilbraham	C
Willdin	C
Willette	A
Williamson	C
Willowemoc	C
Wilmington	D
Wilpoint	D
Windsor	A
Winooski	B
Wolcottsburg	D
Wonsqueak	D
Woodbridge	C
Woodlawn	B
Woodstock	D
Woodstock-Rock Outcrop	D
Wooster	C
Woostern	C
Woostern-Bath-Valois	C
Worden	C
Worth	C
Wurtsboro	C
Wyalusing	D
Yalesville	C
Yorkshire	C

APPENDIX B



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
- ZONING DISTRICT BOUNDARIES
- EXISTING UTILITY POLE

SCALE
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PRE DEVELOPMENT ANALYSIS

SCALE: 1"=20'

REVISION	BY	DATE	DESCRIPTION

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MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

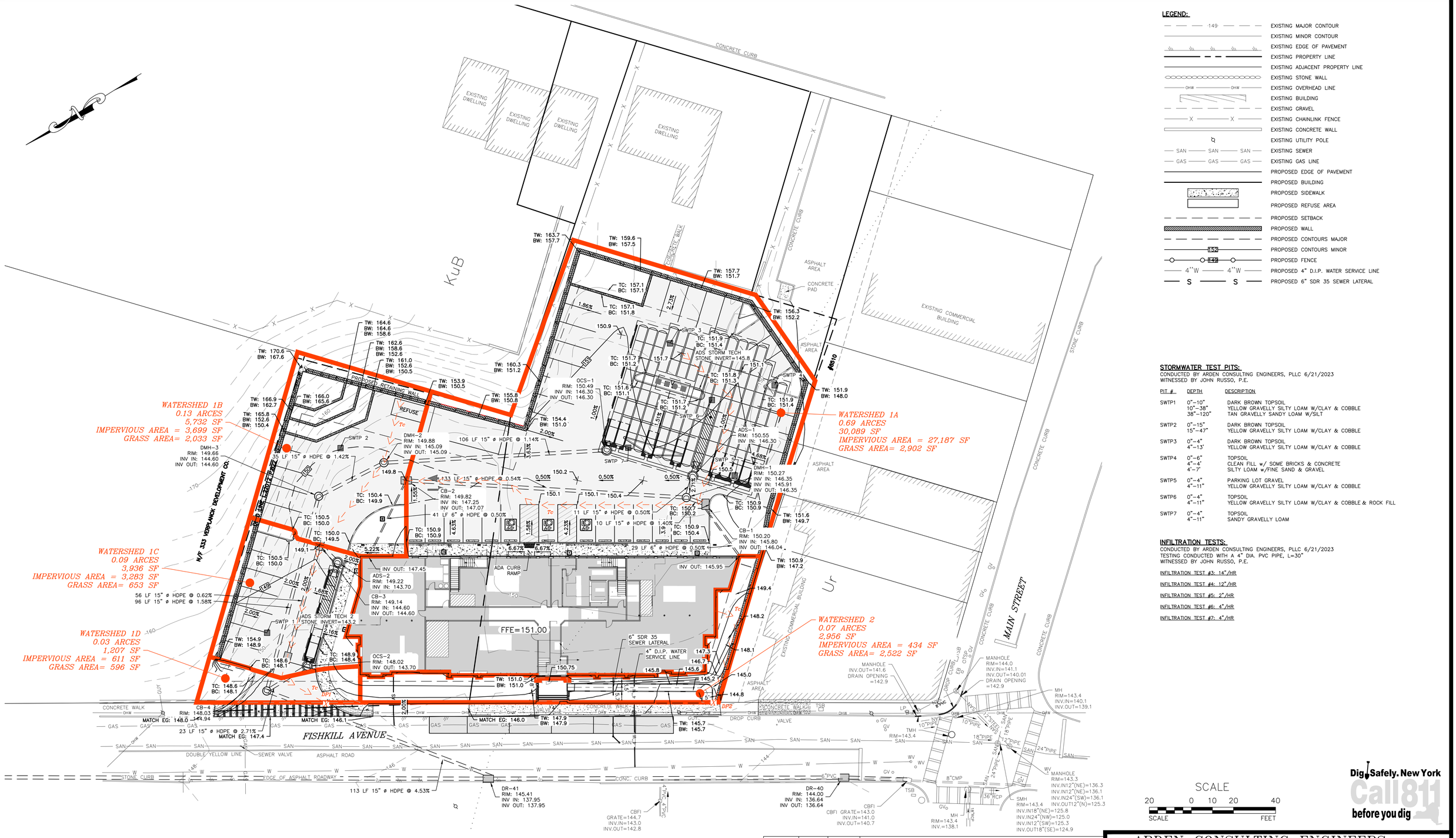
SITE PLAN & LOT MERGER FOR

152–158 FISHKILL AVENUE

CITY OF BEACON – DUTCHESS COUNTY, N.Y.

PRE DEVELOPMENT ANALYSIS

JOB#:	17–001
SCALE:	AS NOTED
DATE:	06–23–23
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SHEET NO.	01 of 02



POST DEVELOPMENT ANALYSIS

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
- 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

STORMWATER TEST PITS:

CONDUCTED BY ARDEN CONSULTING ENGINEERS, PLLC 6/21/2023
WITNESSED BY JOHN RUSSO, P.E.

PIT #	DEPTH	DESCRIPTION
SWTP1	0"–10" 10"–38" 38"–120"	DARK BROWN TOPSOIL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE TAN GRAVELLY SANDY LOAM W/SILT
SWTP2	0"–15" 15"–47"	DARK BROWN TOPSOIL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE
SWTP3	0"–4" 4"–13"	DARK BROWN TOPSOIL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE
SWTP4	0"–6" 4"–4' 4'–7'	TOPSOIL CLEAN FILL w/ SOME BRICKS & CONCRETE SILTY LOAM w/FINE SAND & GRAVEL
SWTP5	0"–4" 4"–11"	PARKING LOT GRAVEL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE
SWTP6	0"–4" 4"–11"	TOPSOIL YELLOW GRAVELLY SILTY LOAM W/CLAY & COBBLE & ROCK FILL
SWTP7	0"–4" 4"–11"	TOPSOIL SANDY GRAVELLY LOAM

INFILTRATION TESTS:

CONDUCTED BY ARDEN CONSULTING ENGINEERS, PLLC 6/21/2023
TESTING CONDUCTED WITH A 4" DIA. PVC PIPE, L=30"
WITNESSED BY JOHN RUSSO, P.E.

INFILTRATION TEST #3: 14"/HR

INFILTRATION TEST #4: 12"/HR

INFILTRATION TEST #5: 2"/HR

INFILTRATION TEST #6: 4"/HR

INFILTRATION TEST #7: 4"/HR

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SCALE FEET

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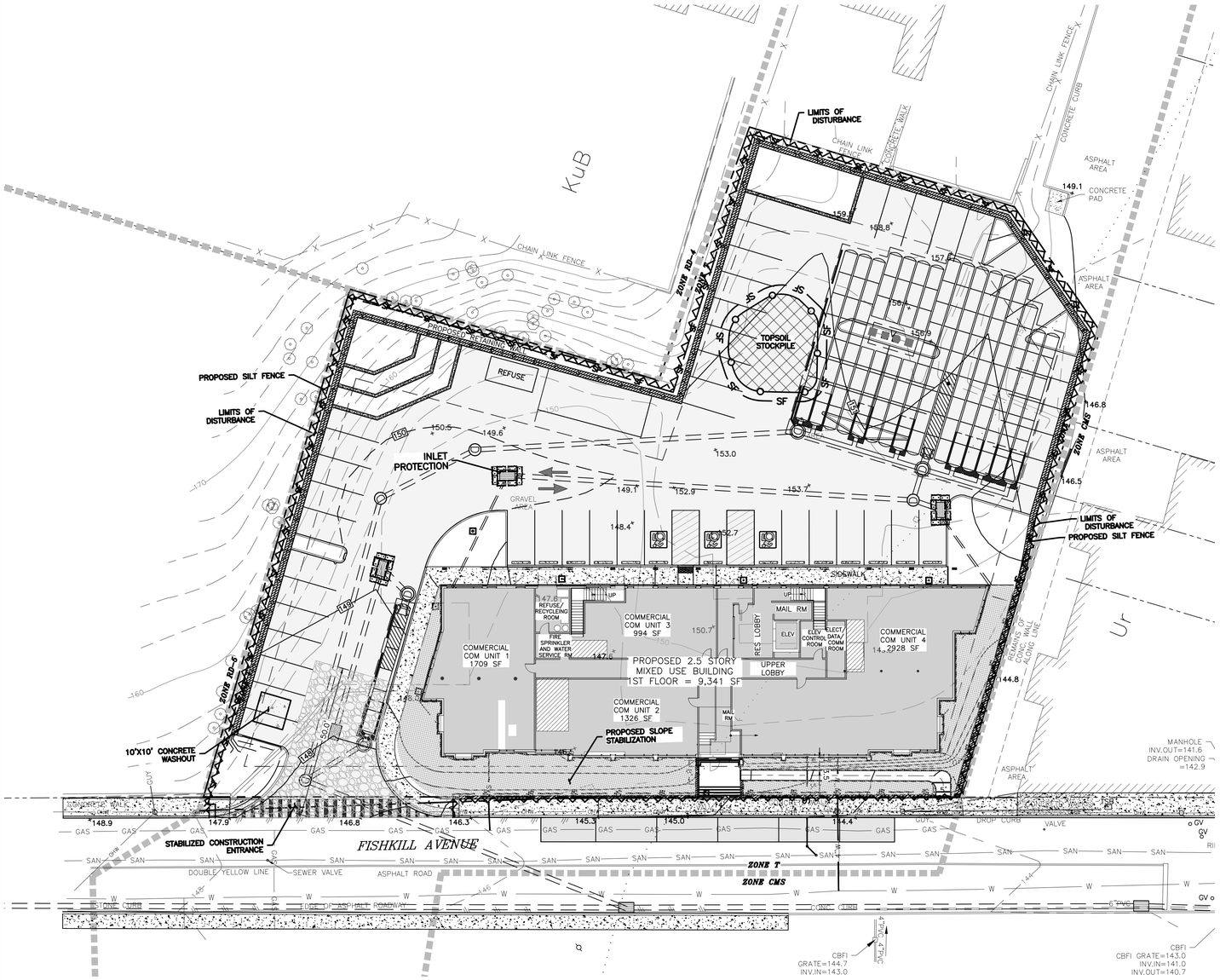
STATE OF NEW YORK · MICHAEL A. MORGANTE · LICENSED PROFESSIONAL ENGINEER · 078577

MICHAEL A. MORGANTE, P.E.
LIC. NO. 78577

SITE PLAN & LOT MERGER FOR
152–158 FISHKILL AVENUE
CITY OF BEACON – DUTCHESS COUNTY, N.Y.

POST DEVELOPMENT ANALYSIS

JOB#:	17–001
SCALE:	AS NOTED
DATE:	06–23–23
DRAWN:	MM
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SHEET NO.	02 of 02



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

NOTE:

CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

CONSTRUCTION SPECIFICATIONS

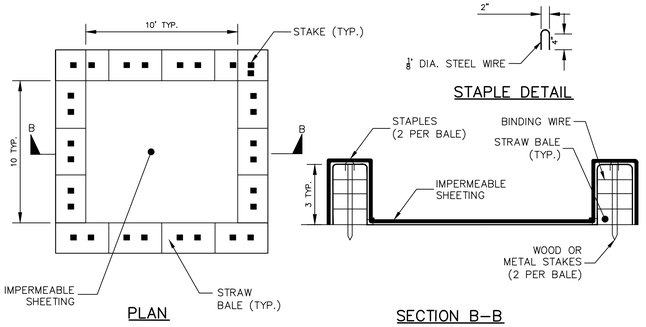
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.

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.

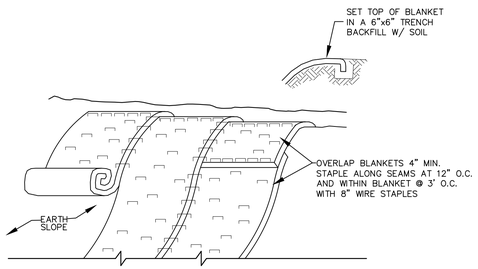
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.

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

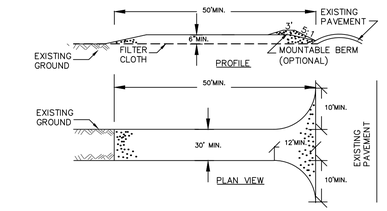


SLOPE STABILIZATION DETAIL

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 9000– 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

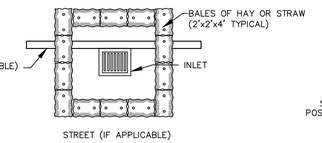
NOT TO SCALE

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:

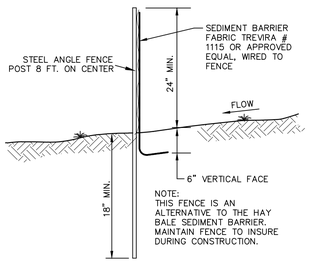
- EXISTING MAJOR CONTOUR (149)
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STONE WALL
- EXISTING OVERHEAD LINE (OHW)
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING CHAINLINK FENCE (X)
- EXISTING CONCRETE WALL
- EXISTING UTILITY POLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED REFUSE AREA
- PROPOSED SETBACK
- PROPOSED WALL
- PROPOSED CONTOURS MAJOR (152)
- PROPOSED CONTOURS MINOR (149)
- PROPOSED FENCE
- PROPOSED 4" D.I.P. WATER SERVICE LINE (4"W)
- PROPOSED 6" SDR 35 SEWER LATERAL
- PROPOSED LIGHTING
- PROPOSED SILT FENCE (SF)
- 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.

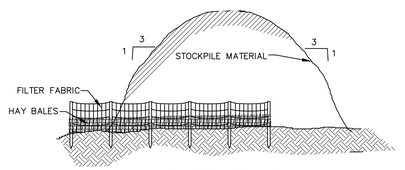
SPECIES	APPLICATION RATE
RYEGRASS (ANNUAL OR PERENNIAL) (USE WINTER RYE IF SEEDING IN OCT./NOV.)	30 LBS./ACRE (0.7 LBS./1,000 SF)

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.

LIMITS OF DISTURBANCE:

LIMITS OF DISTURBANCE= 0.95 ACRES
A NYSDEC SWPPP IS 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
1.	MM	06-21-23	PER PB COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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LIC. NO. 78577

SITE PLAN & LOT MERGER FOR

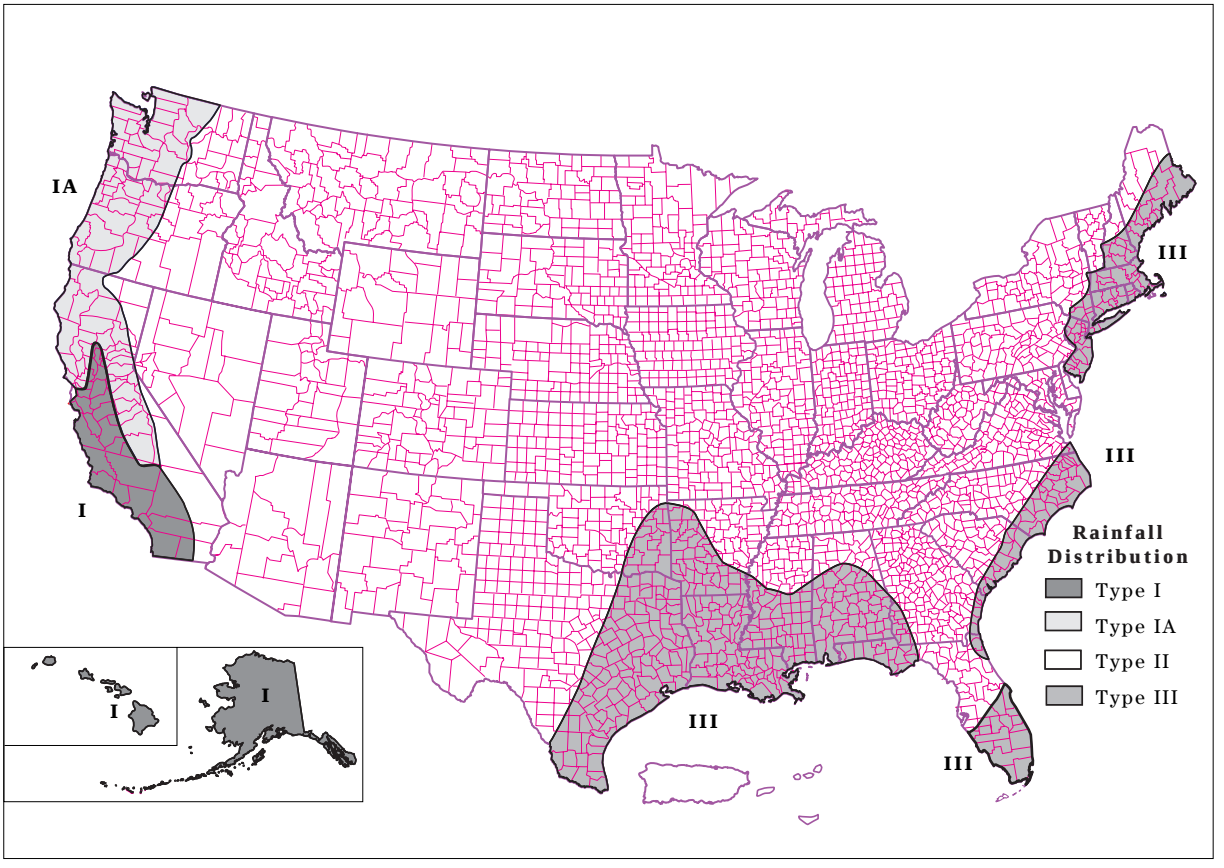
152-158 FISHKILL AVENUE

CITY OF BEACON – DUTCHESS COUNTY, N.Y.

EROSION AND SEDIMENT CONTROL PLAN

JOB#:	17-001
SCALE:	AS NOTED
DATE:	06-23-23
DRAWN:	MM
CHECKED:	MM
SHEET NO.	11 of 17

Figure B-2 Approximate geographic boundaries for NRCS (SCS) rainfall distributions



Rainfall data sources

This section lists the most current 24-hour rainfall data published by the National Weather Service (NWS) for various parts of the country. Because NWS Technical Paper 40 (TP-40) is out of print, the 24-hour rainfall maps for areas east of the 105th meridian are included here as figures B-3 through B-8. For the area generally west of the 105th meridian, TP-40 has been superseded by NOAA Atlas 2, the Precipitation-Frequency Atlas of the Western United States, published by the National Ocean and Atmospheric Administration.

East of 105th meridian

Hershfield, D.M. 1961. Rainfall frequency atlas of the United States for durations from 30 minutes to 24 hours and return periods from 1 to 100 years. U.S. Dept. Commerce, Weather Bur. Tech. Pap. No. 40. Washington, DC. 155 p.

West of 105th meridian

Miller, J.F., R.H. Frederick, and R.J. Tracey. 1973. Precipitation-frequency atlas of the Western United States. Vol. I Montana; Vol. II, Wyoming; Vol III, Colorado; Vol. IV, New Mexico; Vol V, Idaho; Vol. VI, Utah; Vol. VII, Nevada; Vol. VIII, Arizona; Vol. IX, Washington; Vol. X, Oregon; Vol. XI, California. U.S. Dept. of Commerce, National Weather Service, NOAA Atlas 2. Silver Spring, MD.

Alaska

Miller, John F. 1963. Probable maximum precipitation and rainfall-frequency data for Alaska for areas to 400 square miles, durations to 24 hours and return periods from 1 to 100 years. U.S. Dept. of Commerce, Weather Bur. Tech. Pap. No. 47. Washington, DC. 69 p.

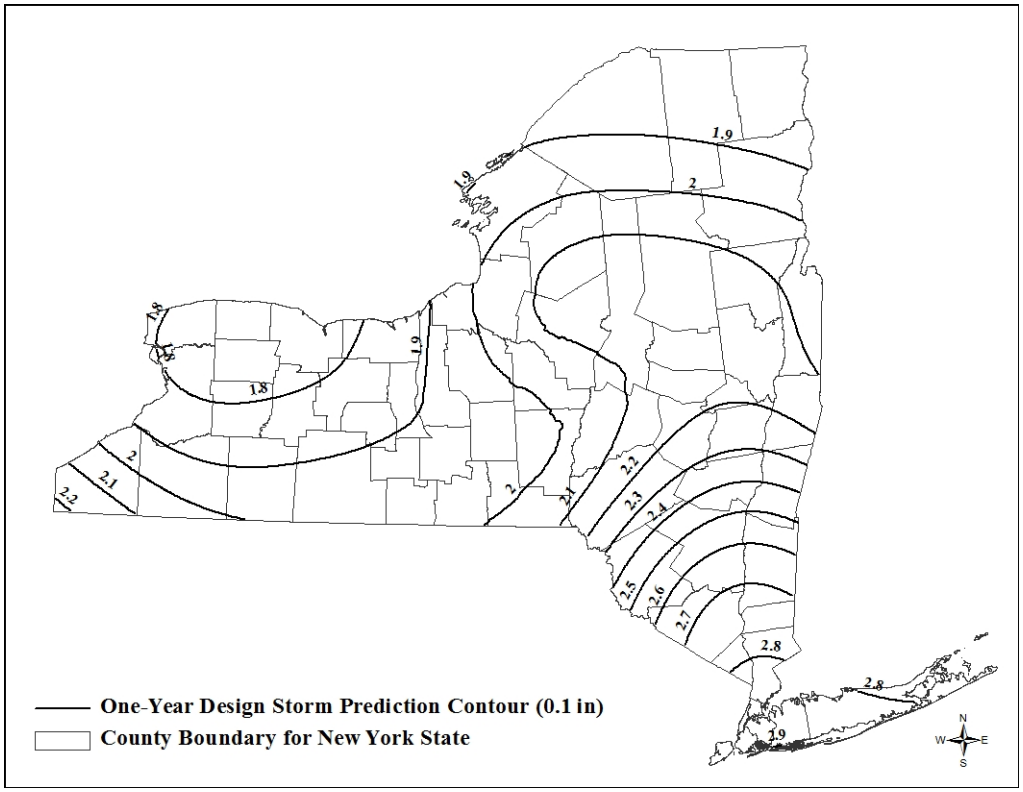
Hawaii

Weather Bureau. 1962. Rainfall-frequency atlas of the Hawaiian Islands for areas to 200 square miles, durations to 24 hours and return periods from 1 to 100 years. U.S. Dept. Commerce, Weather Bur. Tech. Pap. No. 43. Washington, DC. 60 p.

Puerto Rico and Virgin Islands

Weather Bureau. 1961. Generalized estimates of probable maximum precipitation and rainfall-frequency data for Puerto Rico and Virgin Islands for areas to 400 square miles, durations to 24 hours, and return periods from 1 to 100 years. U.S. Dept. Commerce, Weather Bur. Tech. Pap. No. 42. Washington, DC. 94 P.

Figure 4.2: One-Year Design Storm in New York State (NYSDEC, 2013)



Section 4.5 Overbank Flood Control Criteria (Q_p)

The primary purpose of the overbank flood control sizing criterion is to prevent an increase in the frequency and magnitude of out-of-bank flooding generated by urban development (i.e., flow events that exceed the bankfull capacity of the channel, and therefore must spill over into the floodplain).

Overbank control requires storage to attenuate the post development 10-year, 24-hour peak discharge rate (Q_p) to predevelopment rates.

The overbank flood control requirement (Q_p) does not apply in certain conditions, including:

- The site discharges directly tidal waters or fifth order (fifth downstream) or larger streams. Refer to Section 4.3 for instructions.
- A downstream analysis reveals that overbank control is not needed (see section 4.10).

Basis for Design of Overbank Flood Control

When addressing the overbank flooding design criteria, the following represent the minimum basis for design:

- TR-55 and TR-20 (or approved equivalent) will be used to determine peak discharge rates.

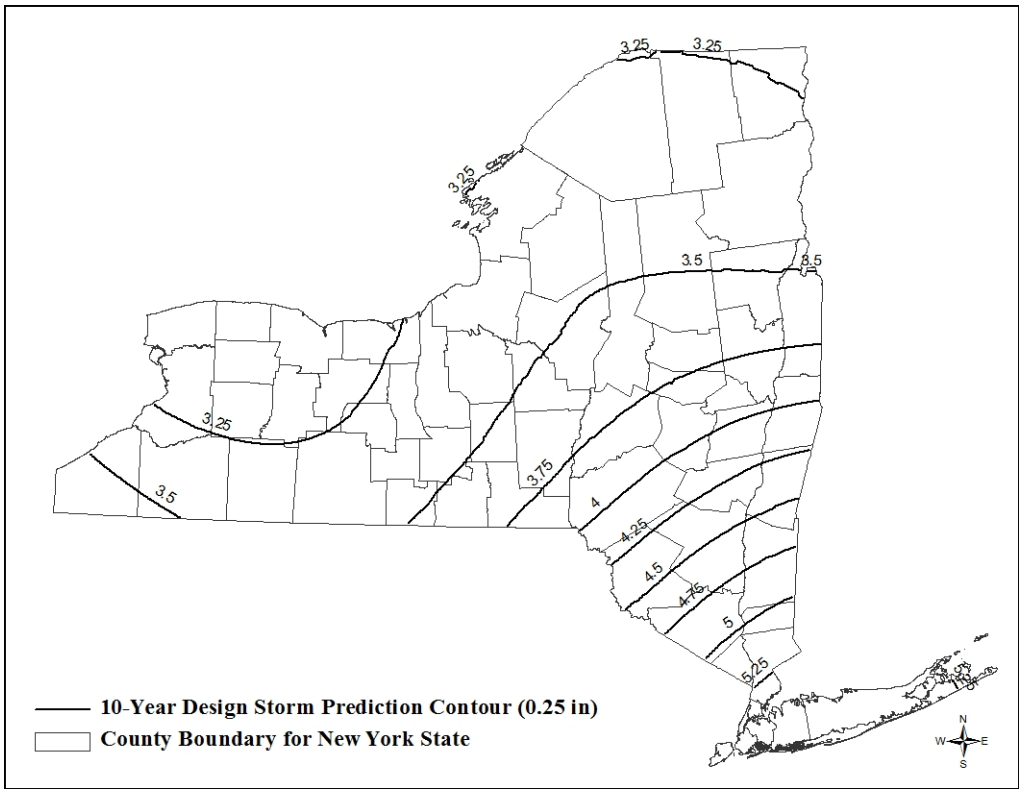
- When the predevelopment land use is agriculture, the curve number for the pre-developed condition shall be “taken as meadow”.

- Off-site areas should be modeled as "present condition" for the 10-year storm event.

- Figure 4.3 indicates the depth of rainfall (24 hour) associated with the 10-year storm event throughout the State of New York.

- The length of overland flow used in t_c calculations is limited to no more than 150 feet for predevelopment conditions and 100 feet for post development conditions. On areas of extremely flat terrain (<1% average slope), this maximum distance is extended to 250 feet for predevelopment conditions and 150 feet for post development conditions.

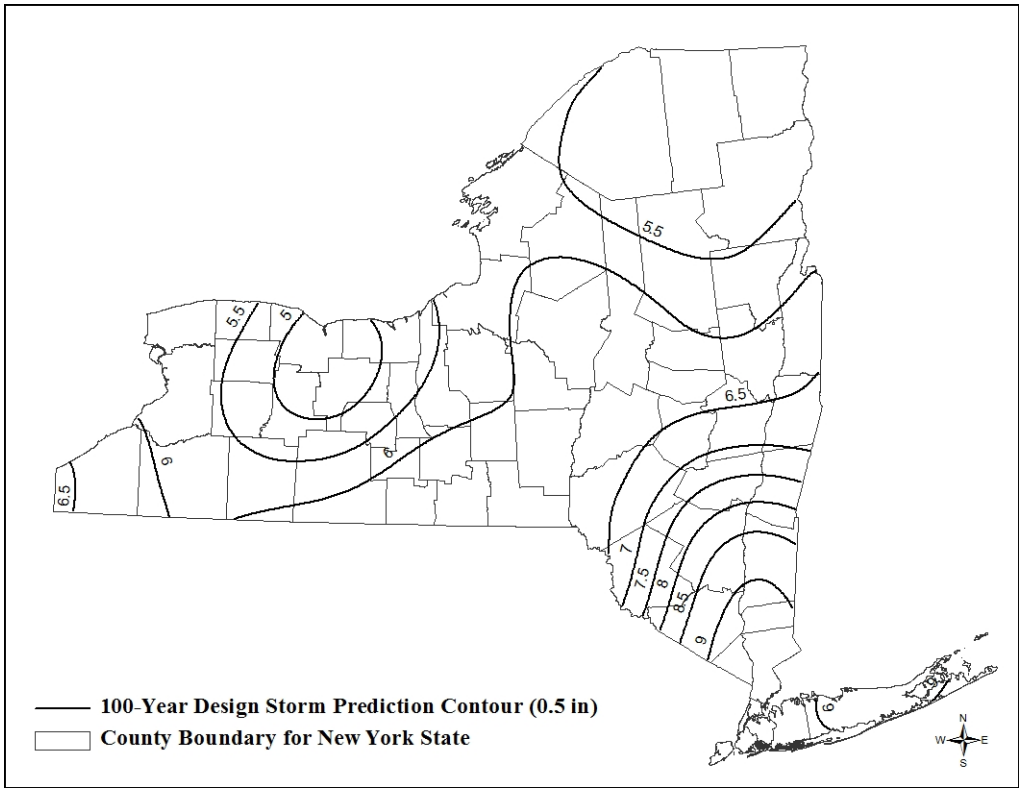
Figure 4.3: Ten-Year Design Storm in New York State (NYSDEC, 2013)



- When determining the storage required to reduce 100-year flood peaks, model off-site areas under current conditions.

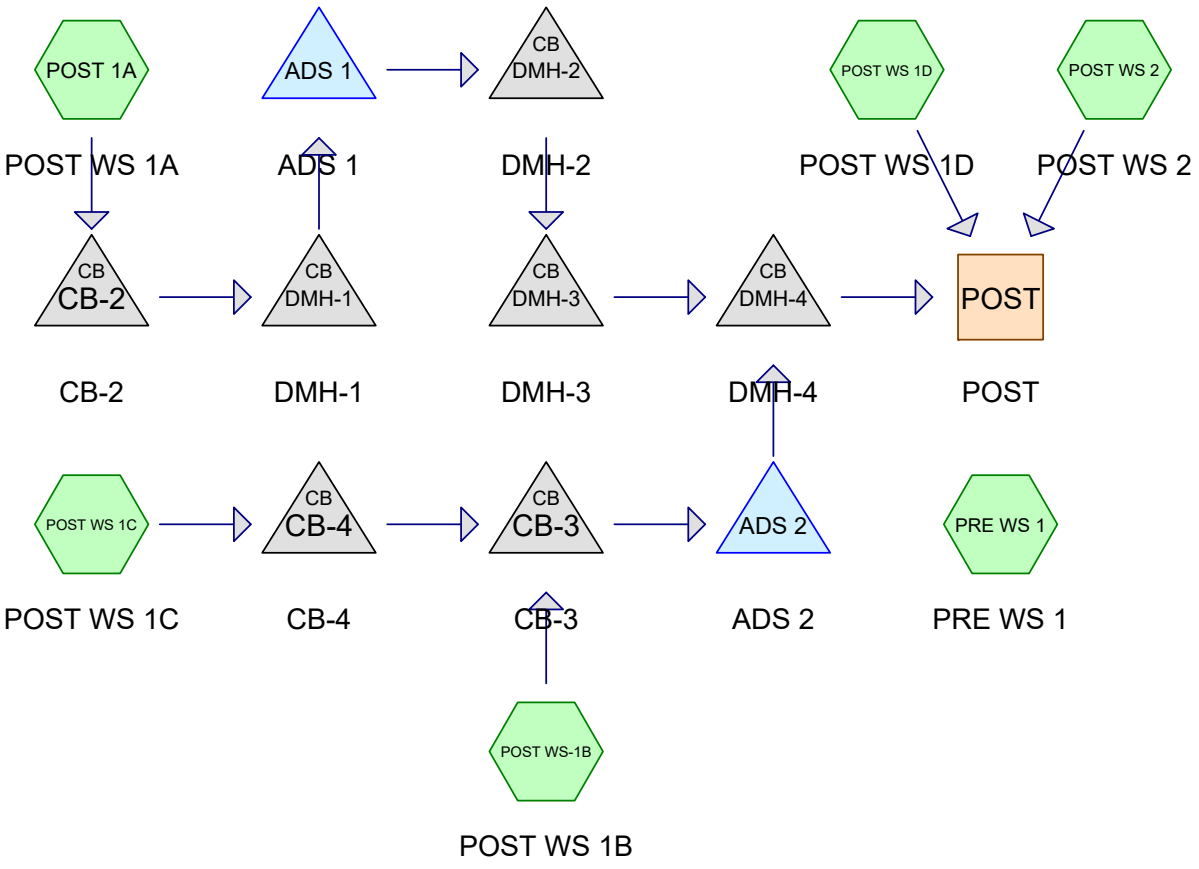
- When determining storage required to safely pass the 100-year flood, model off-site areas under ultimate conditions.

Figure 4.4: One Hundred-Year Design Storm in New York State (NYSDEC, 2013)



Section 4.7 Alternative Method

New development causes changes to runoff volume, flow rates, timing of runoff and, most importantly, habitat destruction and degradation of the physical and chemical quality of the receiving waterbody. Traditionally, event based design storms are used for evaluation of hydrology and sizing of stormwater management practices. With an increasing need for assessment of the long term effects of development and maintenance of pre-development hydrology, the necessity of continuous simulation modeling as an effective tool for analysis and evaluation of flow-duration, downstream quality, quantity, biological, and hydro-habitat sustainability has been acknowledged.



Subcat Reach Pond Link

Routing Diagram for BEACON LIGHT PRE & POST 23-06-25 A2ZCE
Prepared by Arden Consulting Engineers PLLC, Printed 6/26/2023
HydroCAD® 10.20-2g s/n 04164 © 2022 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.363	49	50-75% Grass cover, Fair, HSG A (PRE WS 1)
0.200	39	>75% Grass cover, Good, HSG A (POST 1A, POST WS 1C, POST WS 1D, POST WS 2, POST WS-1B)
0.183	96	Gravel surface, HSG A (PRE WS 1)
0.808	98	Paved parking, HSG A (POST 1A, POST WS 1C, POST WS 1D, POST WS 2, POST WS-1B)
0.227	98	Unconnected roofs, HSG A (PRE WS 1)
0.235	32	Woods/grass comb., Good, HSG A (PRE WS 1)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
2.016	HSG A	POST 1A, POST WS 1C, POST WS 1D, POST WS 2, POST WS-1B, PRE WS 1
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.363	0.000	0.000	0.000	0.000	0.363	50-75% Grass cover, Fair	PRE WS 1
0.200	0.000	0.000	0.000	0.000	0.200	>75% Grass cover, Good	POST 1A, POST WS 1C, POST WS 1D, POST WS 2, POST WS-1B
0.183	0.000	0.000	0.000	0.000	0.183	Gravel surface	PRE WS 1
0.808	0.000	0.000	0.000	0.000	0.808	Paved parking	POST 1A, POST WS 1C, POST WS 1D, POST WS 2, POST WS-1B
0.227	0.000	0.000	0.000	0.000	0.227	Unconnected roofs	PRE WS 1
0.235	0.000	0.000	0.000	0.000	0.235	Woods/grass comb., Good	PRE WS 1

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	ADS 1	146.30	145.09	105.0	0.0115	0.013	0.0	15.0	0.0
2	ADS 2	143.70	137.95	85.0	0.0676	0.013	0.0	15.0	0.0
3	CB-2	147.07	145.91	133.0	0.0087	0.012	0.0	15.0	0.0
4	CB-3	144.60	143.70	12.0	0.0750	0.012	0.0	15.0	0.0
5	CB-4	144.94	144.60	69.0	0.0049	0.012	0.0	15.0	0.0
6	DMH-1	145.91	145.80	11.0	0.0100	0.012	0.0	15.0	0.0
7	DMH-2	145.09	144.60	34.8	0.0141	0.012	0.0	15.0	0.0
8	DMH-3	144.60	143.09	96.0	0.0157	0.012	0.0	15.0	0.0
9	DMH-4	143.09	137.95	113.0	0.0455	0.012	0.0	18.0	0.0

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST 1A: POST WS 1A Runoff Area=30,089 sf 90.36% Impervious Runoff Depth>1.88"
Flow Length=229' Tc=6.0 min CN=92 Runoff=1.50 cfs 0.108 af

Subcatchment POST WS 1C: POST WS 1C Runoff Area=3,936 sf 83.41% Impervious Runoff Depth>1.55"
Flow Length=69' Slope=0.0200 '/' Tc=6.0 min CN=88 Runoff=0.16 cfs 0.012 af

Subcatchment POST WS 1D: POST WS 1D Runoff Area=1,207 sf 50.62% Impervious Runoff Depth>0.51"
Flow Length=16' Slope=0.0225 '/' Tc=6.0 min CN=69 Runoff=0.01 cfs 0.001 af

Subcatchment POST WS 2: POST WS 2 Runoff Area=2,956 sf 14.68% Impervious Runoff Depth>0.02"
Flow Length=52' Slope=0.1000 '/' Tc=6.0 min CN=48 Runoff=0.00 cfs 0.000 af

Subcatchment POST WS-1B: POST WS 1B Runoff Area=5,732 sf 64.53% Impervious Runoff Depth>0.87"
Flow Length=55' Slope=0.0127 '/' Tc=6.0 min CN=77 Runoff=0.13 cfs 0.010 af

Subcatchment PRE WS 1: PRE WS 1 Runoff Area=43,899 sf 22.49% Impervious Runoff Depth>0.23"
Flow Length=307' Tc=6.0 min UI Adjusted CN=60 Runoff=0.10 cfs 0.019 af

Reach POST: POST Inflow=0.09 cfs 0.003 af
Outflow=0.09 cfs 0.003 af

Pond ADS 1: ADS 1 Peak Elev=146.41' Storage=1,379 cf Inflow=1.50 cfs 0.108 af
Discarded=0.24 cfs 0.108 af Primary=0.00 cfs 0.000 af Outflow=0.24 cfs 0.108 af

Pond ADS 2: ADS 2 Peak Elev=144.98' Storage=318 cf Inflow=0.29 cfs 0.021 af
Discarded=0.02 cfs 0.019 af Primary=0.08 cfs 0.002 af Outflow=0.10 cfs 0.021 af

Pond CB-2: CB-2 Peak Elev=147.68' Inflow=1.50 cfs 0.108 af
15.0" Round Culvert n=0.012 L=133.0' S=0.0087 '/' Outflow=1.50 cfs 0.108 af

Pond CB-3: CB-3 Peak Elev=144.99' Inflow=0.29 cfs 0.021 af
15.0" Round Culvert n=0.012 L=12.0' S=0.0750 '/' Outflow=0.29 cfs 0.021 af

Pond CB-4: CB-4 Peak Elev=145.16' Inflow=0.16 cfs 0.012 af
15.0" Round Culvert n=0.012 L=69.0' S=0.0049 '/' Outflow=0.16 cfs 0.012 af

Pond DMH-1: DMH-1 Peak Elev=146.59' Inflow=1.50 cfs 0.108 af
15.0" Round Culvert n=0.012 L=11.0' S=0.0100 '/' Outflow=1.50 cfs 0.108 af

Pond DMH-2: DMH-2 Peak Elev=145.09' Inflow=0.00 cfs 0.000 af
15.0" Round Culvert n=0.012 L=34.8' S=0.0141 '/' Outflow=0.00 cfs 0.000 af

Pond DMH-3: DMH-3 Peak Elev=144.60' Inflow=0.00 cfs 0.000 af
15.0" Round Culvert n=0.012 L=96.0' S=0.0157 '/' Outflow=0.00 cfs 0.000 af

Pond DMH-4: DMH-4 Peak Elev=143.21' Inflow=0.08 cfs 0.002 af
18.0" Round Culvert n=0.012 L=113.0' S=0.0455 '/' Outflow=0.08 cfs 0.002 af

Summary for Subcatchment POST 1A: POST WS 1A

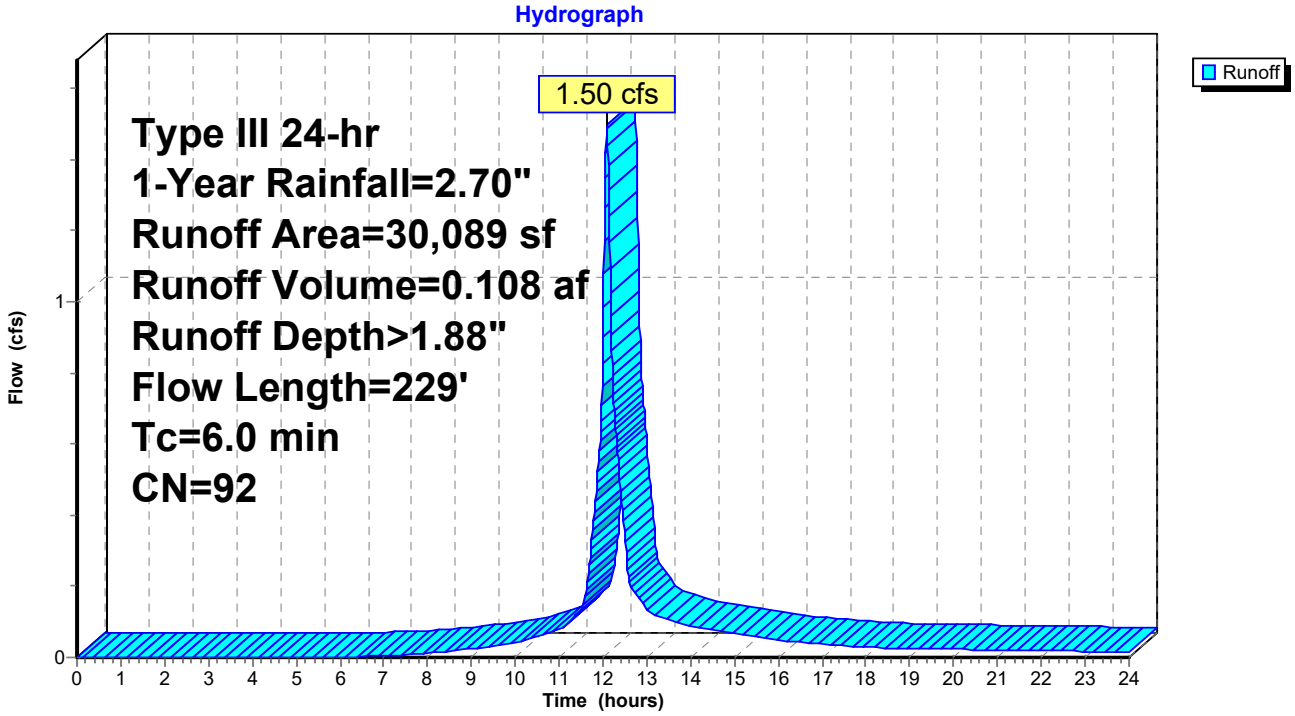
Runoff = 1.50 cfs @ 12.09 hrs, Volume= 0.108 af, Depth> 1.88"
Routed to Pond CB-2 : CB-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.70"

Area (sf)	CN	Description
27,187	98	Paved parking, HSG A
2,902	39	>75% Grass cover, Good, HSG A
30,089	92	Weighted Average
2,902		9.64% Pervious Area
27,187		90.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	100	0.0100	1.01		**Sheet Flow, Parking lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
1.5	129	0.0050	1.44		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
3.2	229	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST 1A: POST WS 1A



Summary for Subcatchment POST WS 1C: POST WS 1C

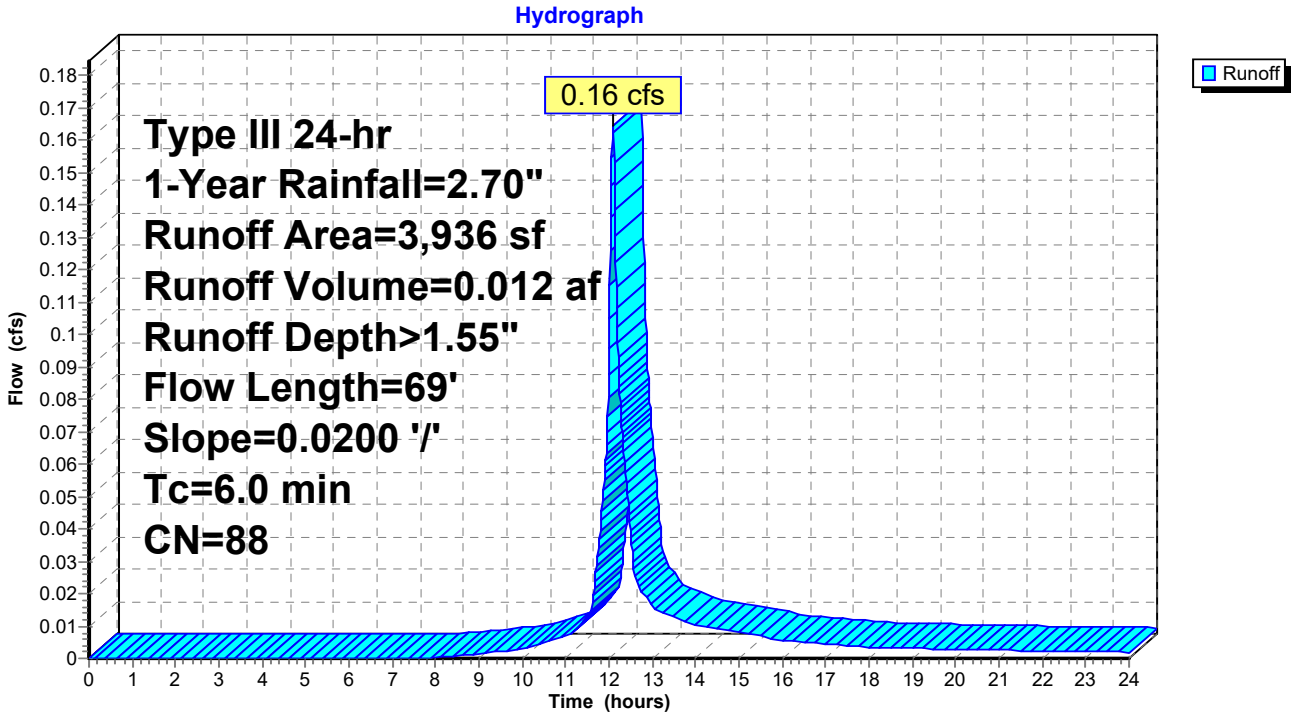
Runoff = 0.16 cfs @ 12.09 hrs, Volume= 0.012 af, Depth> 1.55"
Routed to Pond CB-4 : CB-4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.70"

Area (sf)	CN	Description
3,283	98	Paved parking, HSG A
653	39	>75% Grass cover, Good, HSG A
3,936	88	Weighted Average
653		16.59% Pervious Area
3,283		83.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	69	0.0200	1.24		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.9	69	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 1C: POST WS 1C



Summary for Subcatchment POST WS 1D: POST WS 1D

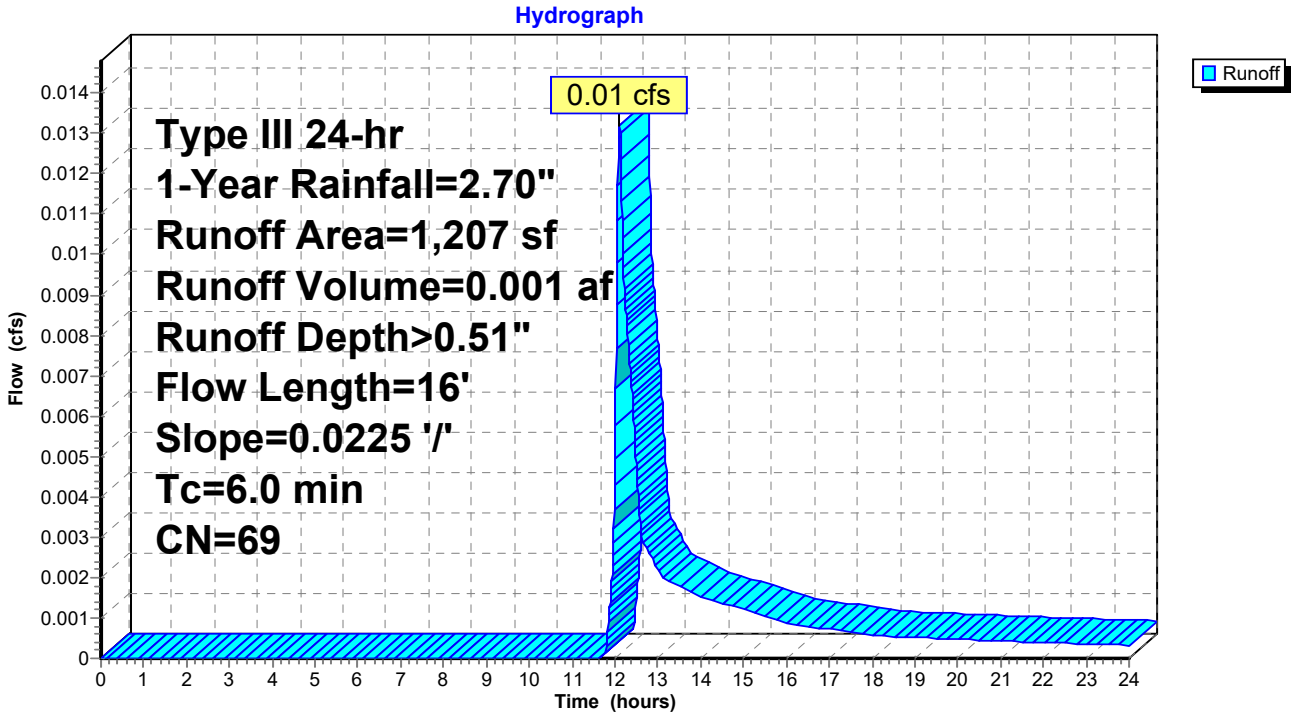
Runoff = 0.01 cfs @ 12.11 hrs, Volume= 0.001 af, Depth> 0.51"
Routed to Reach POST : POST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.70"

Area (sf)	CN	Description
611	98	Paved parking, HSG A
596	39	>75% Grass cover, Good, HSG A
1,207	69	Weighted Average
596		49.38% Pervious Area
611		50.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	16	0.0225	0.97		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.3	16	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 1D: POST WS 1D



Summary for Subcatchment POST WS 2: POST WS 2

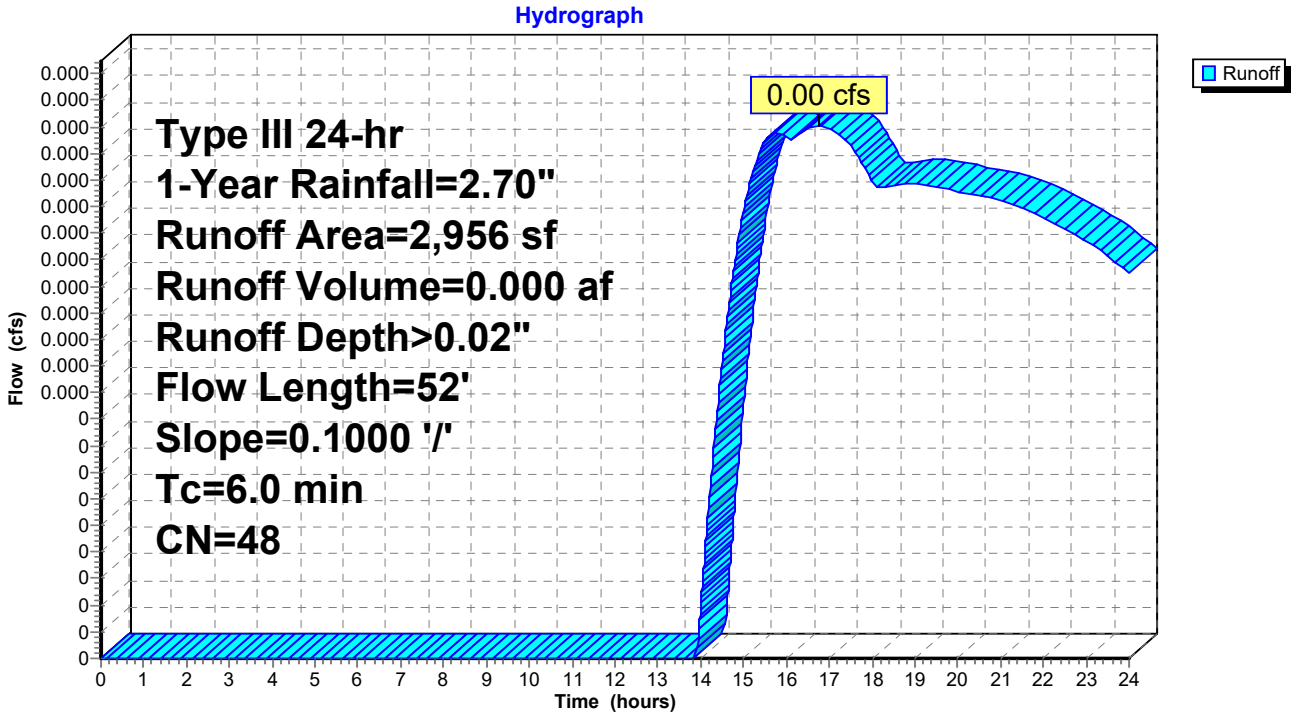
Runoff = 0.00 cfs @ 16.74 hrs, Volume= 0.000 af, Depth> 0.02"
Routed to Reach POST : POST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.70"

Area (sf)	CN	Description
434	98	Paved parking, HSG A
2,522	39	>75% Grass cover, Good, HSG A
2,956	48	Weighted Average
2,522		85.32% Pervious Area
434		14.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	52	0.1000	0.19		**Sheet Flow, Sheet Flow to Fishkill Ave.** Grass: Dense n= 0.240 P2= 3.00"
4.6	52	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 2: POST WS 2



Summary for Subcatchment POST WS-1B: POST WS 1B

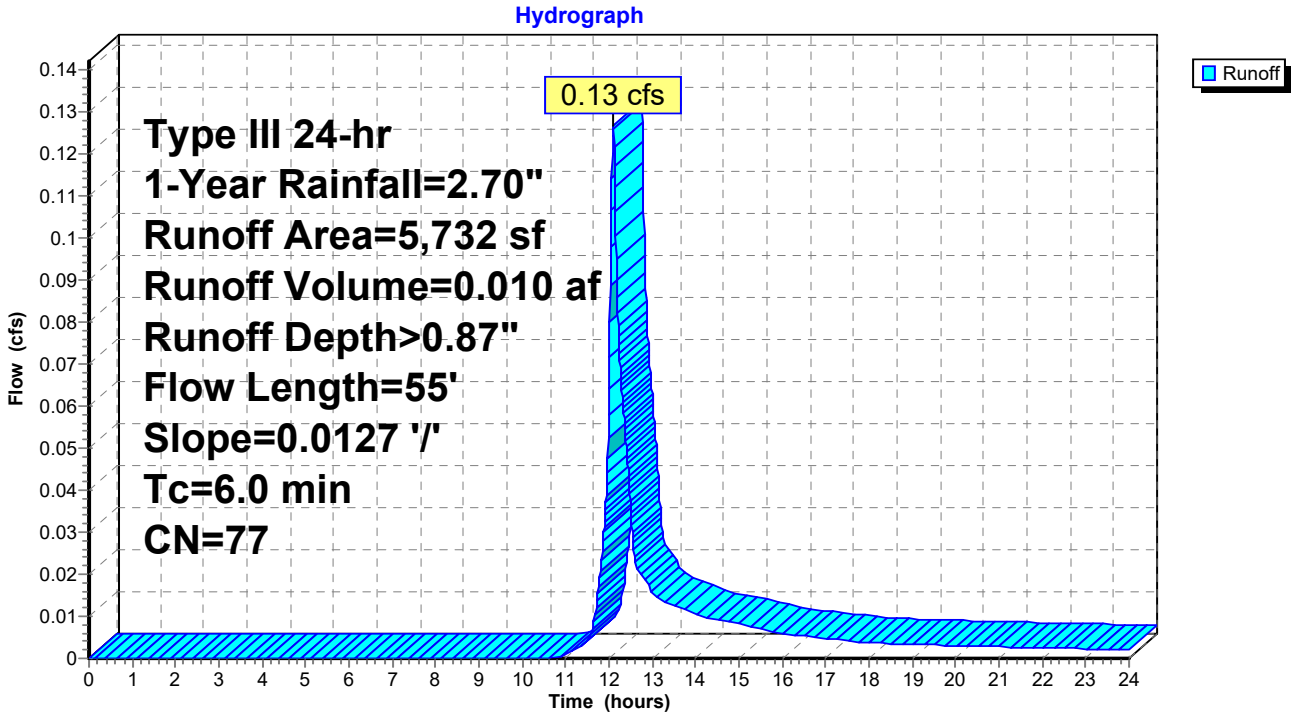
Runoff = 0.13 cfs @ 12.10 hrs, Volume= 0.010 af, Depth> 0.87"
Routed to Pond CB-3 : CB-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.70"

Area (sf)	CN	Description
3,699	98	Paved parking, HSG A
2,033	39	>75% Grass cover, Good, HSG A
5,732	77	Weighted Average
2,033		35.47% Pervious Area
3,699		64.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	55	0.0127	0.99		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.9	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS-1B: POST WS 1B



Summary for Subcatchment PRE WS 1: PRE WS 1

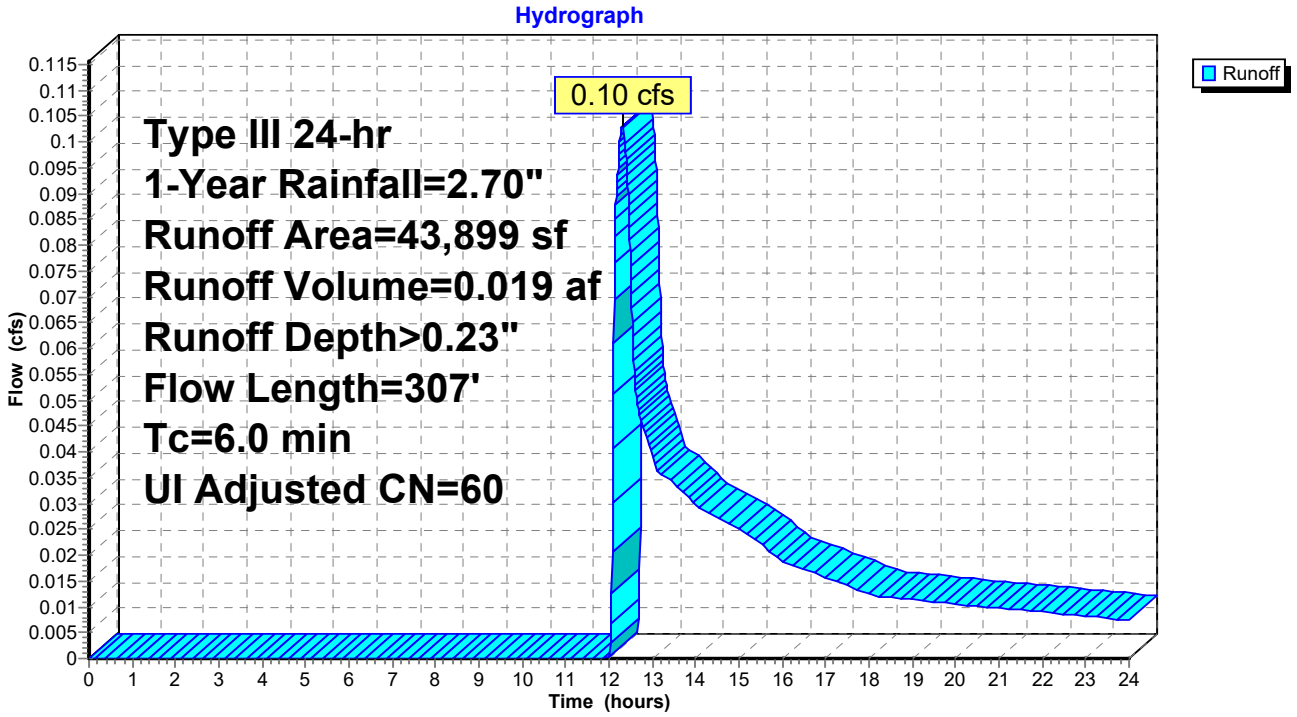
Runoff = 0.10 cfs @ 12.31 hrs, Volume= 0.019 af, Depth> 0.23"
Routed to nonexistent node PRE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.70"

Area (sf)	CN	Adj	Description
9,872	98		Unconnected roofs, HSG A
7,963	96		Gravel surface, HSG A
15,833	49		50-75% Grass cover, Fair, HSG A
10,231	32		Woods/grass comb., Good, HSG A
43,899	65	60	Weighted Average, UI Adjusted
34,027			77.51% Pervious Area
9,872			22.49% Impervious Area
9,872			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	67	0.1480	0.34		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.00"
0.5	120	0.0620	4.01		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
0.4	120	0.0600	4.97		**Shallow Concentrated Flow, Driveway** Paved Kv= 20.3 fps
4.2	307	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PRE WS 1: PRE WS 1

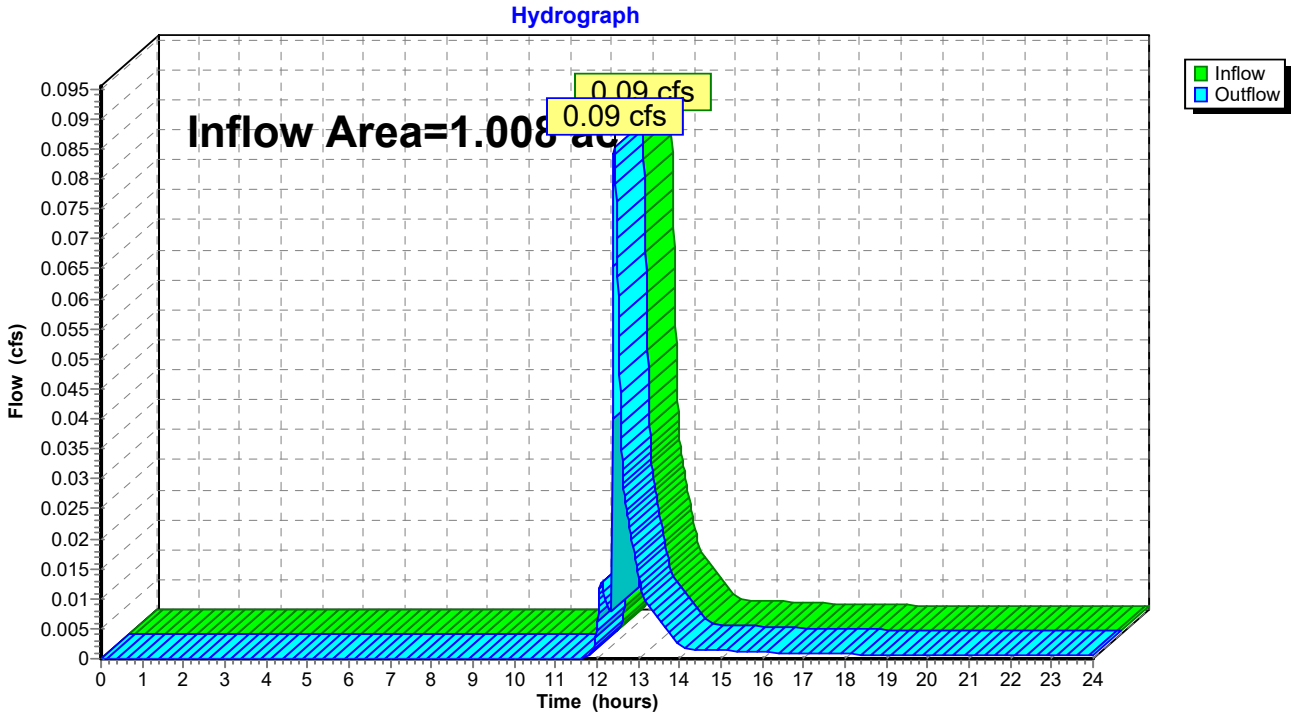


Summary for Reach POST: POST

Inflow Area = 1.008 ac, 80.18% Impervious, Inflow Depth > 0.04" for 1-Year event
Inflow = 0.09 cfs @ 12.42 hrs, Volume= 0.003 af
Outflow = 0.09 cfs @ 12.42 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3

Reach POST: POST



Summary for Pond ADS 1: ADS 1

Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 1.88" for 1-Year event
Inflow = 1.50 cfs @ 12.09 hrs, Volume= 0.108 af
Outflow = 0.24 cfs @ 12.57 hrs, Volume= 0.108 af, Atten= 84%, Lag= 29.0 min
Discarded = 0.24 cfs @ 12.57 hrs, Volume= 0.108 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-2 : DMH-2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 146.41' @ 12.57 hrs Surf.Area= 4,695 sf Storage= 1,379 cf
Flood Elev= 148.80' Surf.Area= 4,695 sf Storage= 9,162 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 36.6 min (840.0 - 803.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	145.80'	4,220 cf	**77.50'W x 60.58'L x 3.50'H Field A** 16,431 cf Overall - 5,880 cf Embedded = 10,551 cf x 40.0% Voids
#2A	146.30'	5,880 cf	**ADS_StormTech SC-740 +Cap** x 128 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 128 Chambers in 16 Rows
		10,101 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	146.30'	**15.0" Round Culvert** L= 105.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 146.30' / 145.09' S= 0.0115 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	148.50'	**5.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Device 1	147.80'	**6.0" Vert. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads
#4	Discarded	145.80'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 140.00'

Discarded OutFlow Max=0.24 cfs @ 12.57 hrs HW=146.41' (Free Discharge)
└**4=Exfiltration** (Controls 0.24 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=145.80' TW=145.09' (Dynamic Tailwater)
└**1=Culvert** (Controls 0.00 cfs)
  └**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Pond ADS 1: ADS 1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

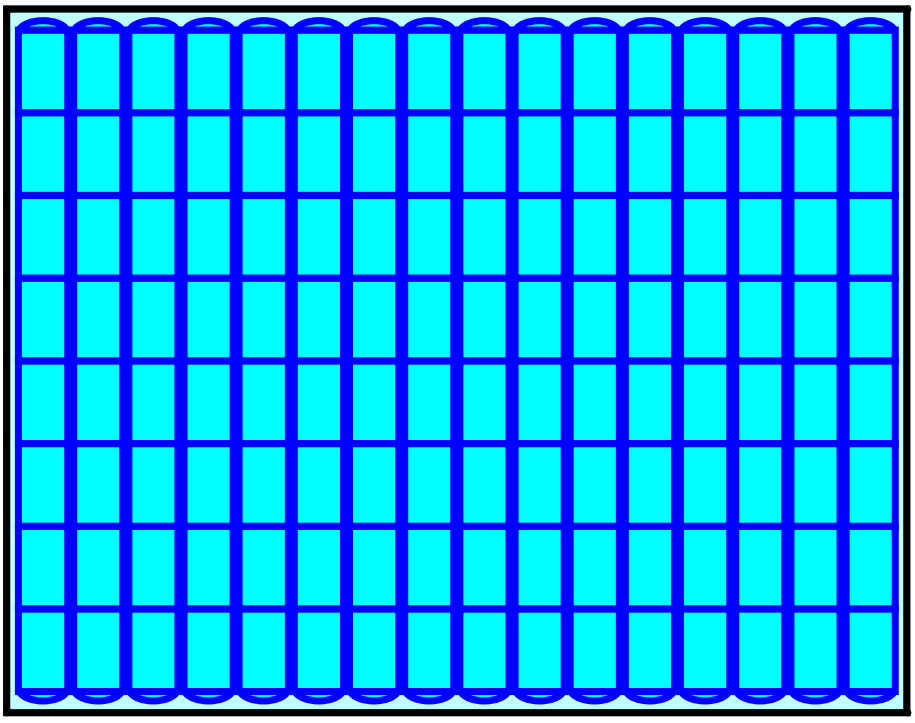
8 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 58.58' Row Length +12.0" End Stone x 2 = 60.58' Base Length
16 Rows x 51.0" Wide + 6.0" Spacing x 15 + 12.0" Side Stone x 2 = 77.50' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

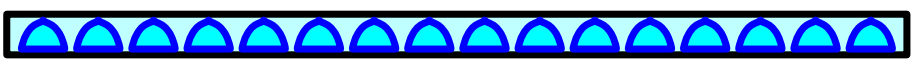
128 Chambers x 45.9 cf = 5,880.3 cf Chamber Storage

16,431.4 cf Field - 5,880.3 cf Chambers = 10,551.1 cf Stone x 40.0% Voids = 4,220.4 cf Stone Storage

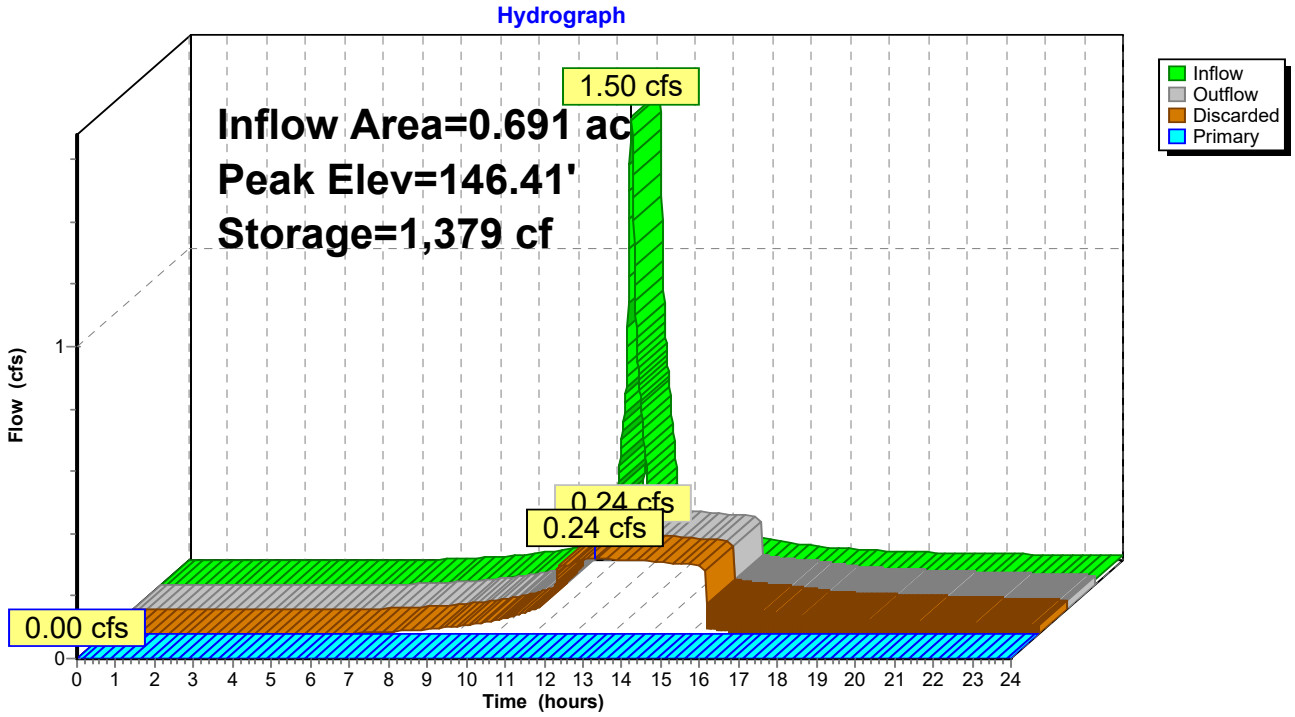
Chamber Storage + Stone Storage = 10,100.8 cf = 0.232 af
Overall Storage Efficiency = 61.5%
Overall System Size = 60.58' x 77.50' x 3.50'

128 Chambers
608.6 cy Field
390.8 cy Stone

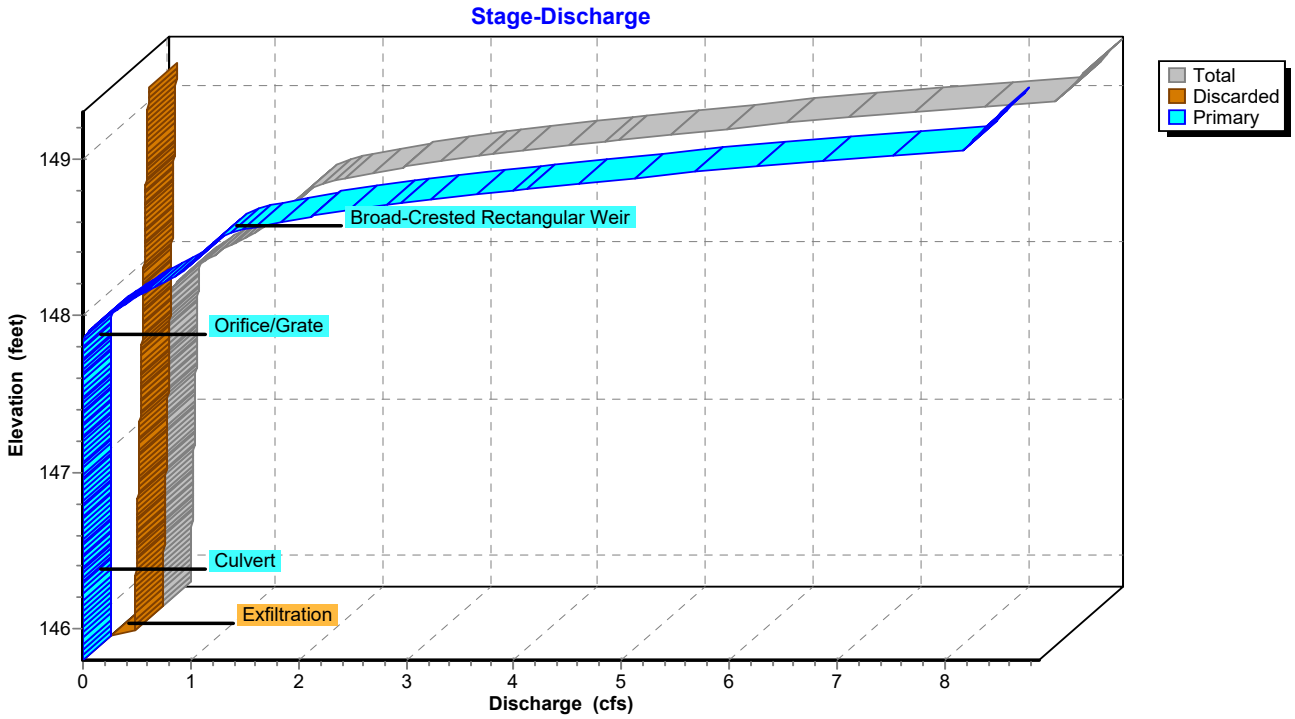




Pond ADS 1: ADS 1



Pond ADS 1: ADS 1



Summary for Pond ADS 2: ADS 2

Inflow Area = 0.222 ac, 72.22% Impervious, Inflow Depth > 1.15" for 1-Year event
Inflow = 0.29 cfs @ 12.09 hrs, Volume= 0.021 af
Outflow = 0.10 cfs @ 12.42 hrs, Volume= 0.021 af, Atten= 66%, Lag= 19.7 min
Discarded = 0.02 cfs @ 12.42 hrs, Volume= 0.019 af
Primary = 0.08 cfs @ 12.42 hrs, Volume= 0.002 af
Routed to Pond DMH-4 : DMH-4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 144.98' @ 12.42 hrs Surf.Area= 290 sf Storage= 318 cf
Flood Elev= 146.20' Surf.Area= 290 sf Storage= 513 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 145.4 min (984.9 - 839.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	143.20'	295 cf	**6.25'W x 46.34'L x 3.50'H Field A** 1,014 cf Overall - 276 cf Embedded = 738 cf x 40.0% Voids
#2A	143.70'	276 cf	**ADS_StormTech SC-740 +Cap** x 6 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap
		571 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	143.70'	**15.0" Round Culvert** L= 85.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 143.70' / 137.95' S= 0.0676 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	144.95'	**5.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Discarded	143.20'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 140.00'

Discarded OutFlow Max=0.02 cfs @ 12.42 hrs HW=144.98' (Free Discharge)
↑—**3=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.08 cfs @ 12.42 hrs HW=144.98' TW=143.21' (Dynamic Tailwater)
↑—**1=Culvert** (Passes 0.08 cfs of 4.79 cfs potential flow)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.08 cfs @ 0.50 fps)

Pond ADS 2: ADS 2 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

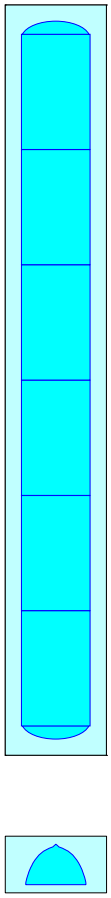
6 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 44.34' Row Length +12.0" End Stone x 2 = 46.34' Base Length
1 Rows x 51.0" Wide + 12.0" Side Stone x 2 = 6.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

6 Chambers x 45.9 cf = 275.6 cf Chamber Storage

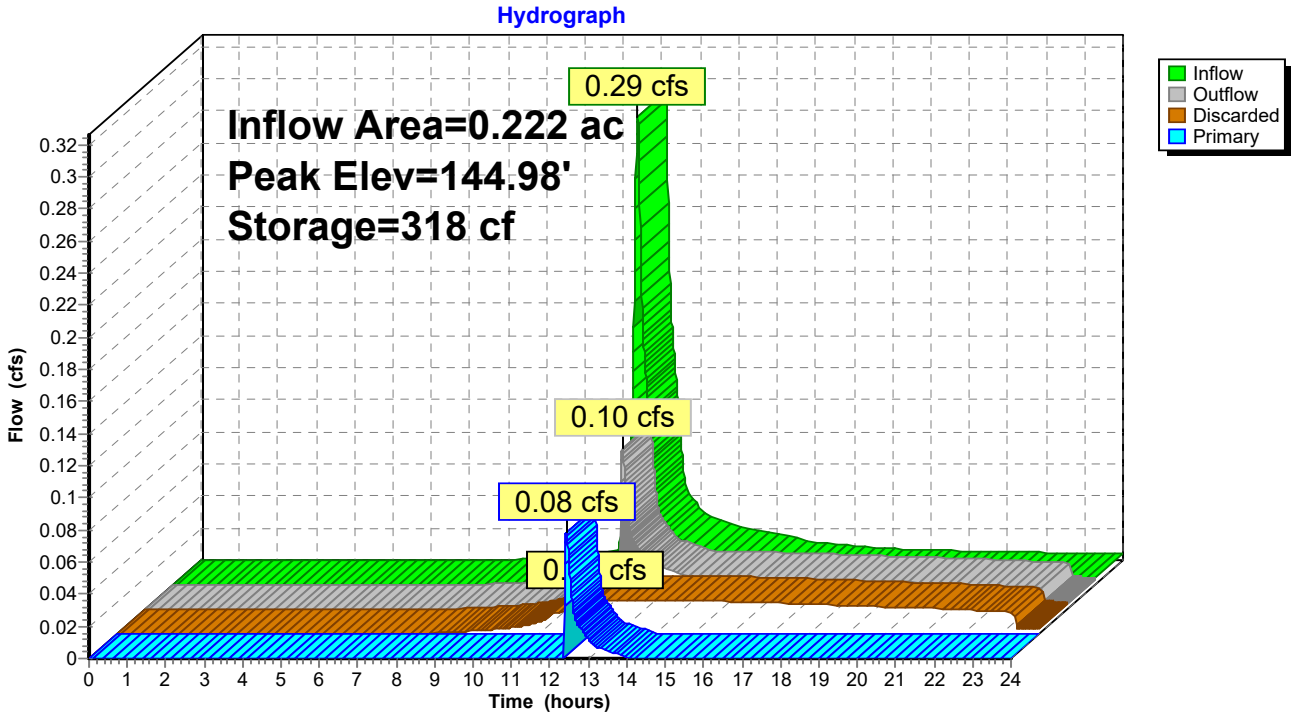
1,013.6 cf Field - 275.6 cf Chambers = 738.0 cf Stone x 40.0% Voids = 295.2 cf Stone Storage

Chamber Storage + Stone Storage = 570.8 cf = 0.013 af
Overall Storage Efficiency = 56.3%
Overall System Size = 46.34' x 6.25' x 3.50'

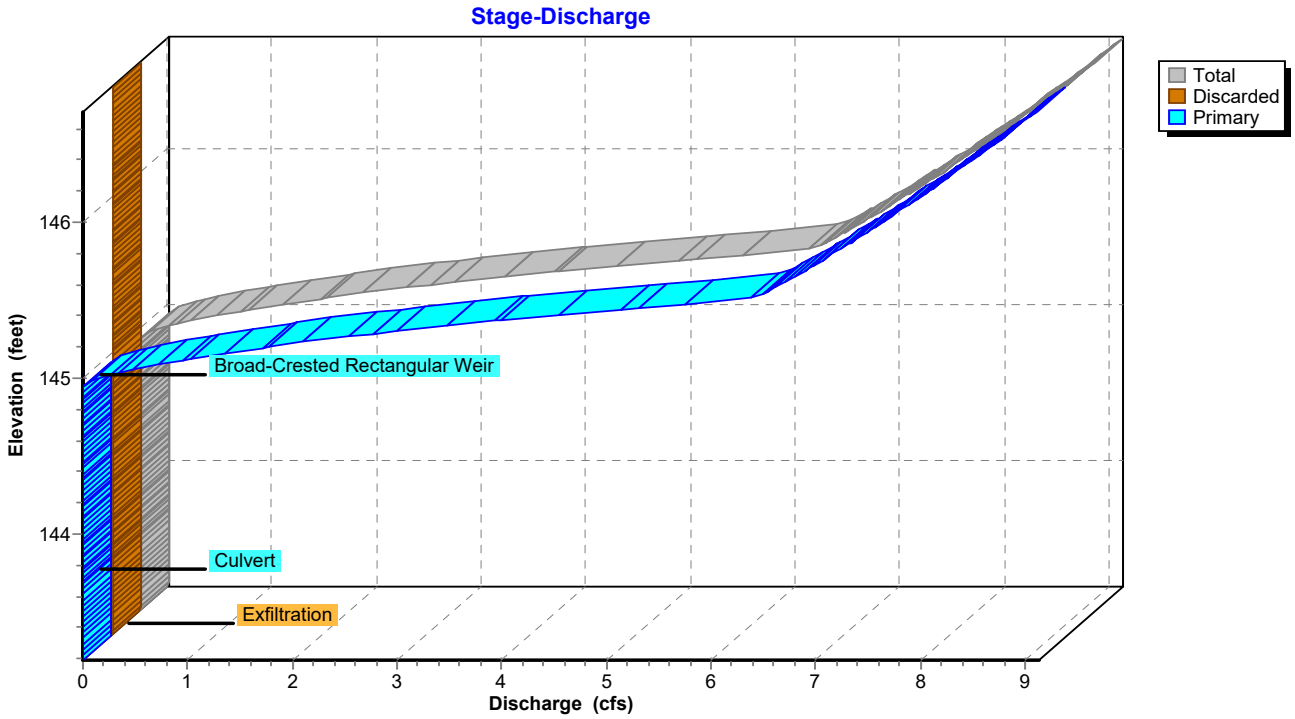
6 Chambers
37.5 cy Field
27.3 cy Stone



Pond ADS 2: ADS 2



Pond ADS 2: ADS 2



Summary for Pond CB-2: CB-2

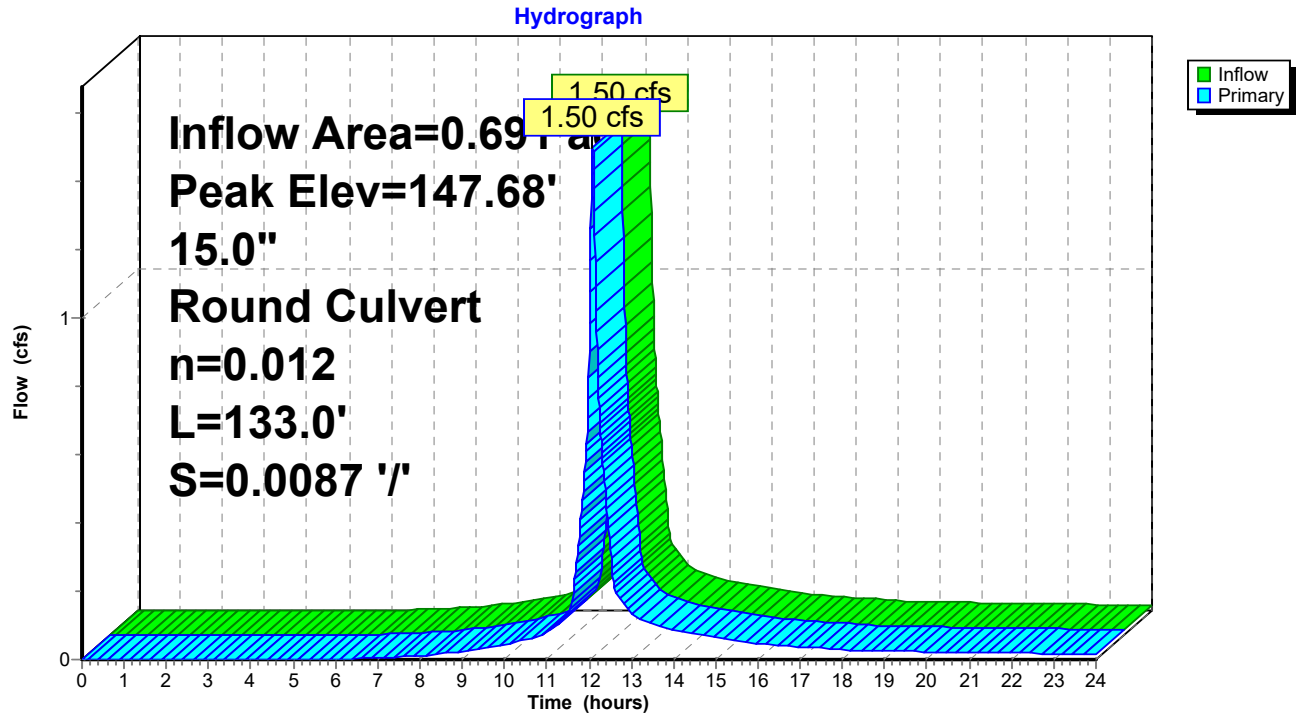
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 1.88" for 1-Year event
Inflow = 1.50 cfs @ 12.09 hrs, Volume= 0.108 af
Outflow = 1.50 cfs @ 12.09 hrs, Volume= 0.108 af, Atten= 0%, Lag= 0.0 min
Primary = 1.50 cfs @ 12.09 hrs, Volume= 0.108 af
Routed to Pond DMH-1 : DMH-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 147.68' @ 12.09 hrs
Flood Elev= 149.80'

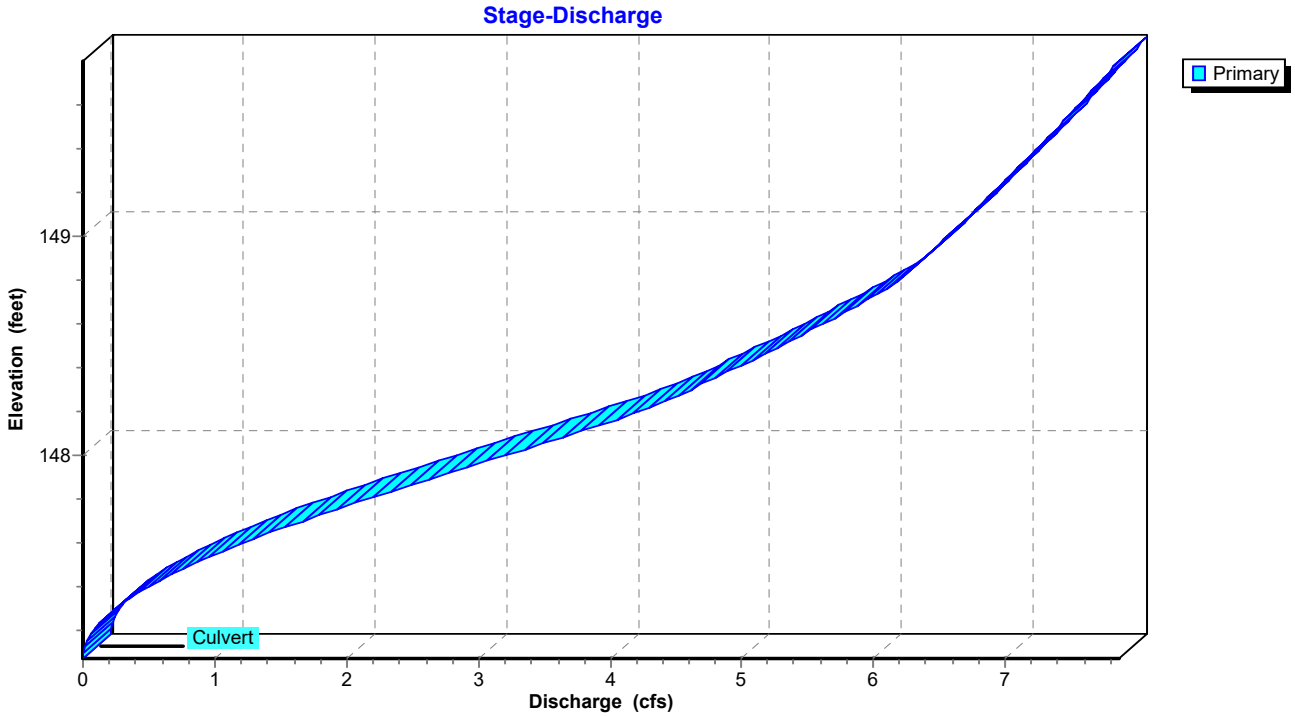
Device	Routing	Invert	Outlet Devices
#1	Primary	147.07'	**15.0" Round Culvert** L= 133.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 147.07' / 145.91' S= 0.0087 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=1.50 cfs @ 12.09 hrs HW=147.68' TW=146.59' (Dynamic Tailwater)
1=Culvert (Outlet Controls 1.50 cfs @ 3.72 fps)

Pond CB-2: CB-2



Pond CB-2: CB-2


Stage-Discharge
Primary
149
148
Elevation (feet)
Culvert
0
1
2
3
4
5
6
7
Discharge (cfs)

Summary for Pond CB-3: CB-3

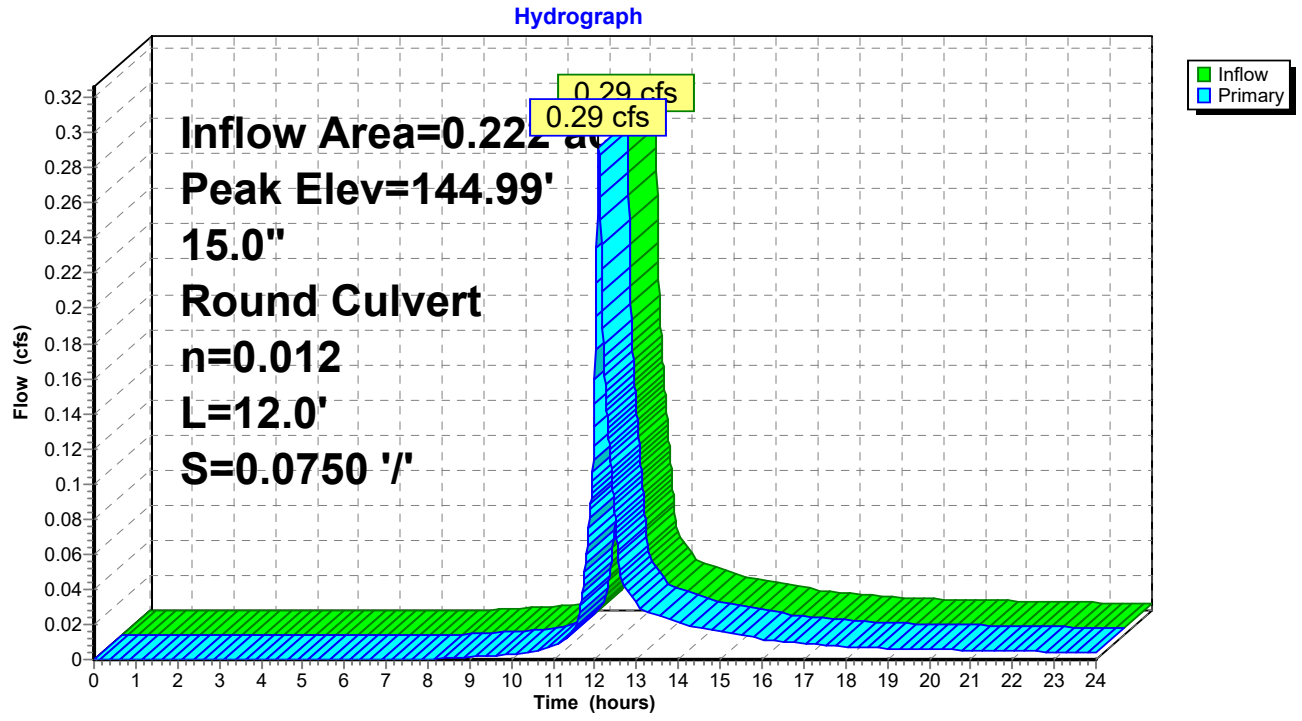
Inflow Area = 0.222 ac, 72.22% Impervious, Inflow Depth > 1.15" for 1-Year event
Inflow = 0.29 cfs @ 12.09 hrs, Volume= 0.021 af
Outflow = 0.29 cfs @ 12.09 hrs, Volume= 0.021 af, Atten= 0%, Lag= 0.0 min
Primary = 0.29 cfs @ 12.09 hrs, Volume= 0.021 af
Routed to Pond ADS 2 : ADS 2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 144.99' @ 12.41 hrs
Flood Elev= 149.14'

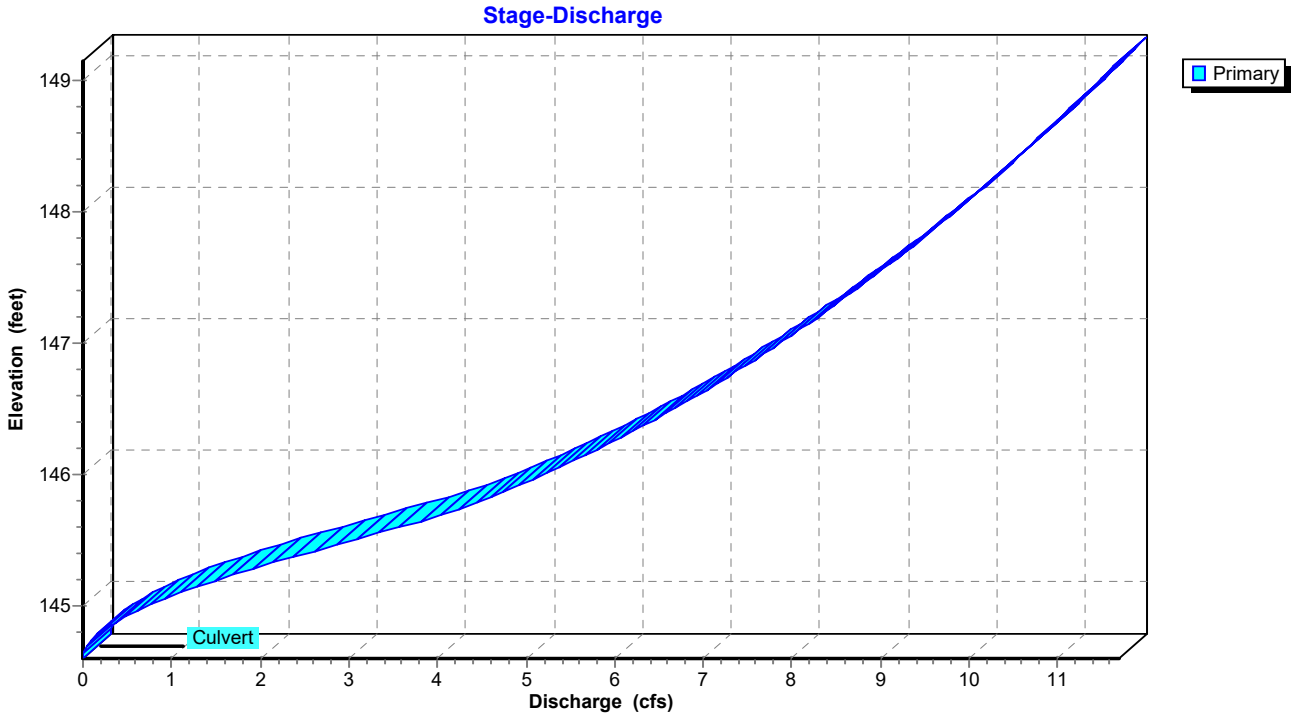
Device	Routing	Invert	Outlet Devices
#1	Primary	144.60'	**15.0" Round Culvert** L= 12.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.60' / 143.70' S= 0.0750 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.29 cfs @ 12.09 hrs HW=144.85' TW=144.15' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.29 cfs @ 1.69 fps)

Pond CB-3: CB-3



Pond CB-3: CB-3


Stage-Discharge
Primary
Elevation (feet)
149
148
147
146
145
Culvert
0
1
2
3
4
5
6
7
8
9
10
11
Discharge (cfs)

Summary for Pond CB-4: CB-4

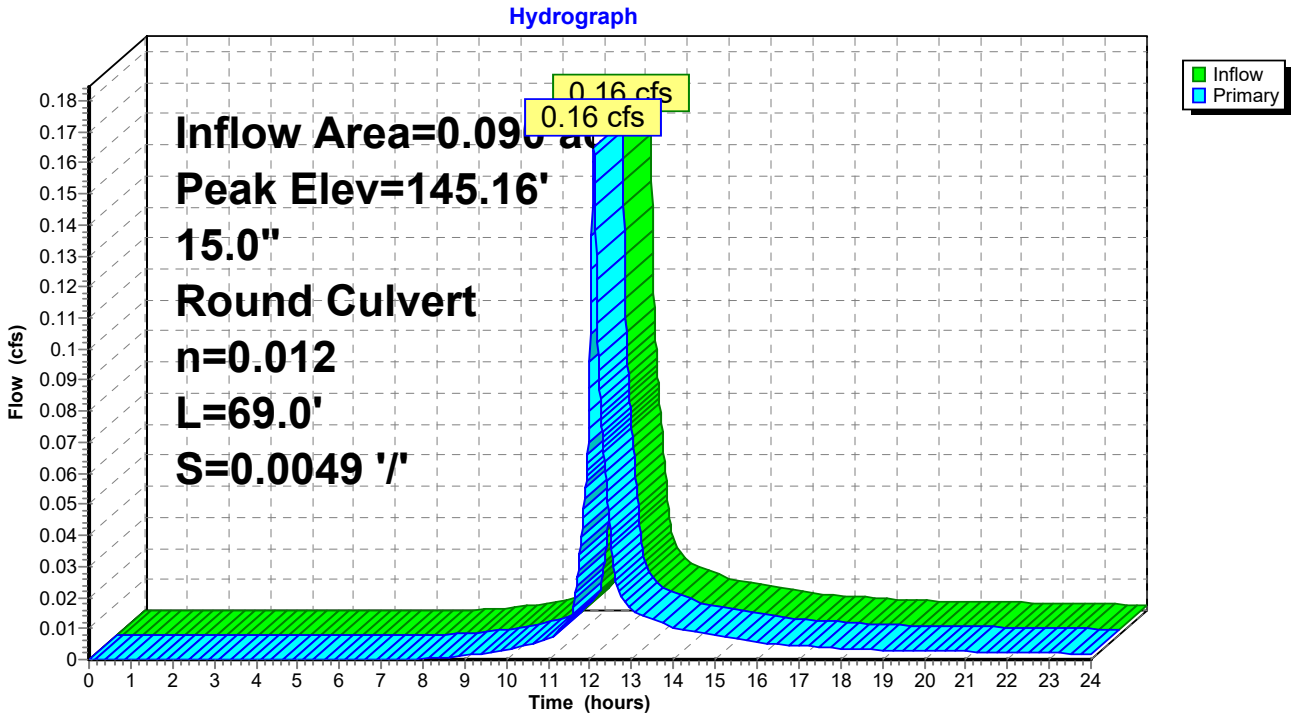
Inflow Area = 0.090 ac, 83.41% Impervious, Inflow Depth > 1.55" for 1-Year event
Inflow = 0.16 cfs @ 12.09 hrs, Volume= 0.012 af
Outflow = 0.16 cfs @ 12.09 hrs, Volume= 0.012 af, Atten= 0%, Lag= 0.0 min
Primary = 0.16 cfs @ 12.09 hrs, Volume= 0.012 af
Routed to Pond CB-3 : CB-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.16' @ 12.09 hrs
Flood Elev= 147.76'

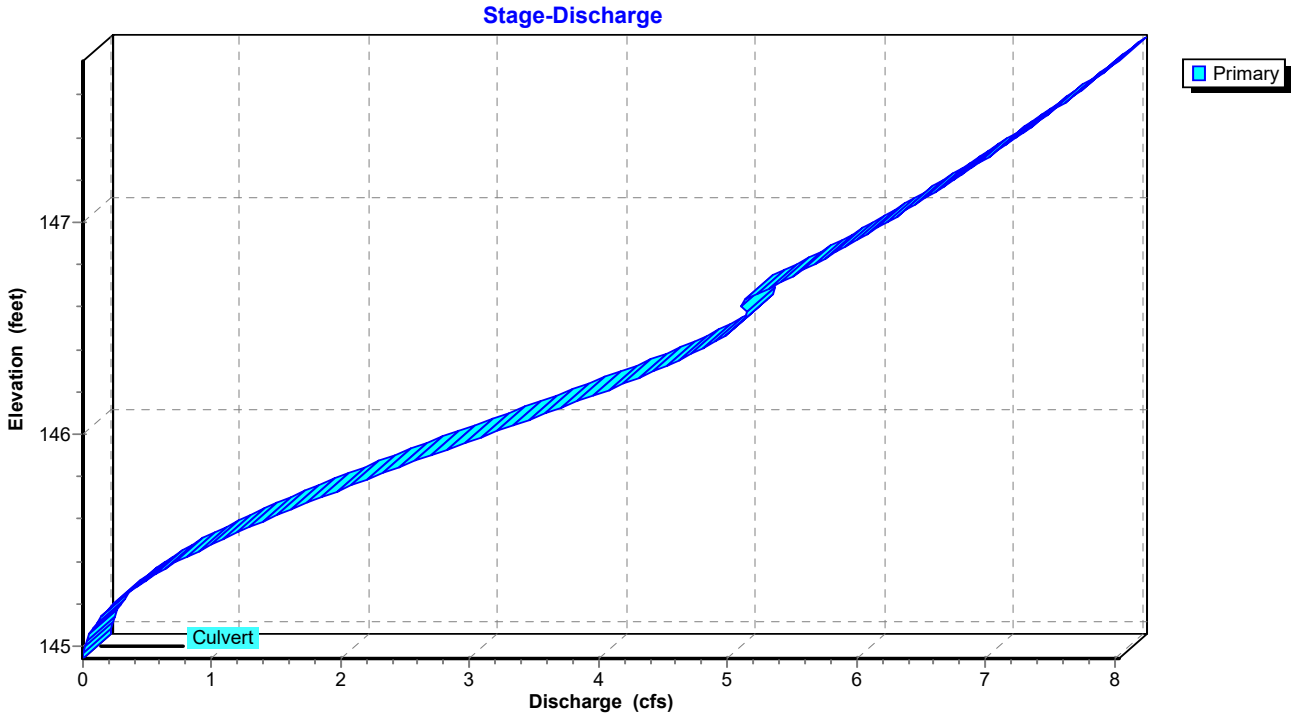
Device	Routing	Invert	Outlet Devices
#1	Primary	144.94'	**15.0" Round Culvert** L= 69.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.94' / 144.60' S= 0.0049 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.16 cfs @ 12.09 hrs HW=145.16' TW=144.85' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.16 cfs @ 1.67 fps)

Pond CB-4: CB-4



Pond CB-4: CB-4


Stage-Discharge
Primary
Elevation (feet)
147
146
145
Culvert
0
1
2
3
4
5
6
7
8
Discharge (cfs)

Summary for Pond DMH-1: DMH-1

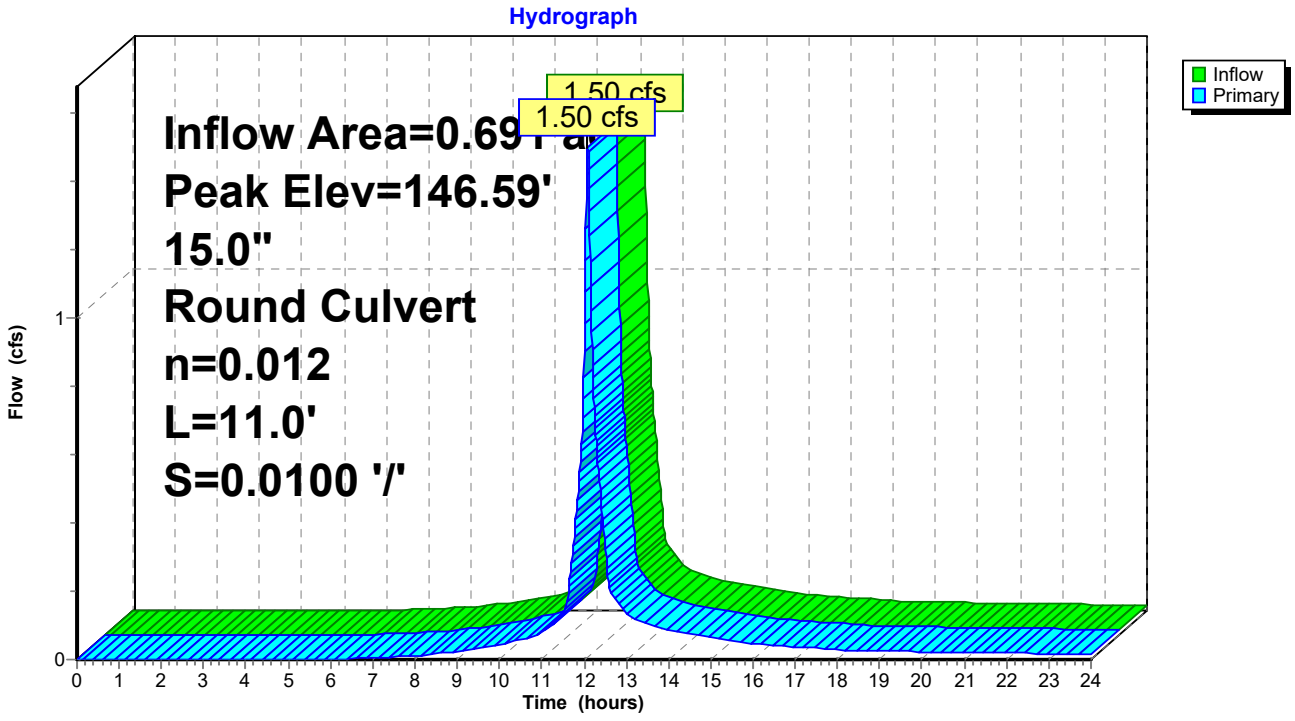
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 1.88" for 1-Year event
Inflow = 1.50 cfs @ 12.09 hrs, Volume= 0.108 af
Outflow = 1.50 cfs @ 12.09 hrs, Volume= 0.108 af, Atten= 0%, Lag= 0.0 min
Primary = 1.50 cfs @ 12.09 hrs, Volume= 0.108 af
Routed to Pond ADS 1 : ADS 1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 146.59' @ 12.09 hrs
Flood Elev= 150.35'

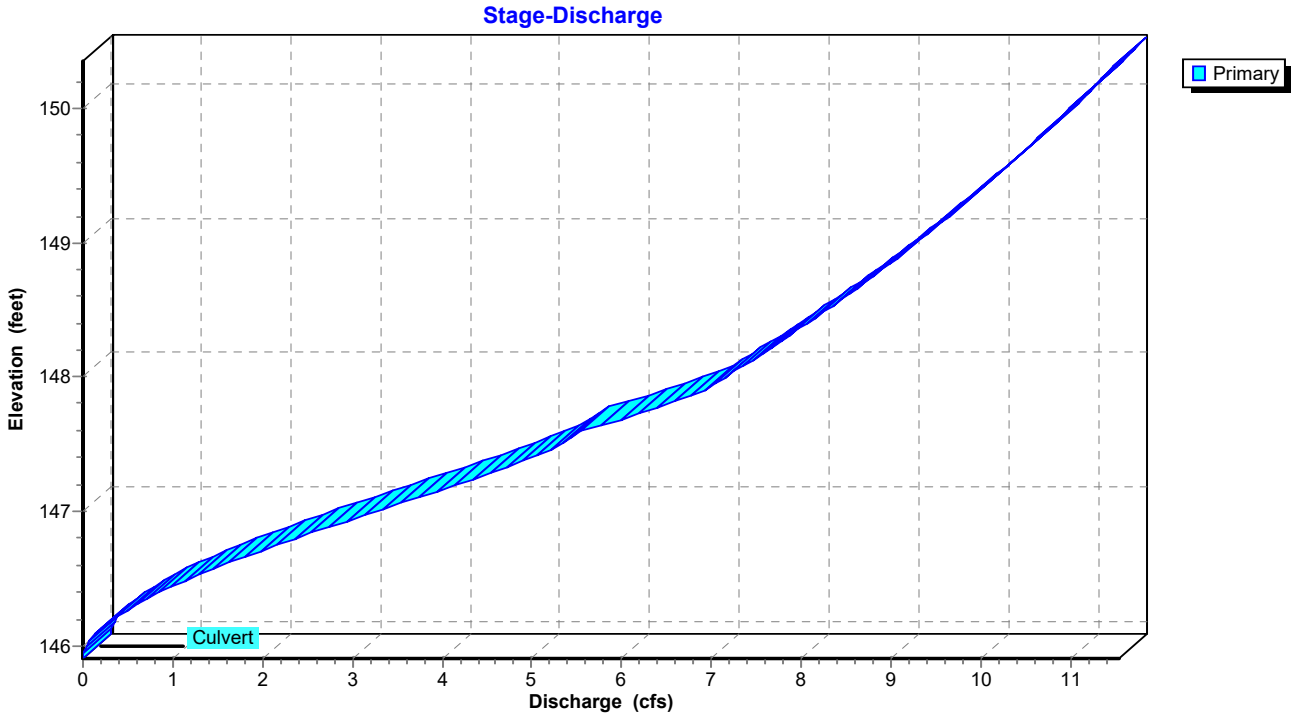
Device	Routing	Invert	Outlet Devices
#1	Primary	145.91'	**15.0" Round Culvert** L= 11.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 145.91' / 145.80' S= 0.0100 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=1.50 cfs @ 12.09 hrs HW=146.59' TW=146.13' (Dynamic Tailwater)
1=Culvert (Barrel Controls 1.50 cfs @ 3.19 fps)

Pond DMH-1: DMH-1



Pond DMH-1: DMH-1



Summary for Pond DMH-2: DMH-2

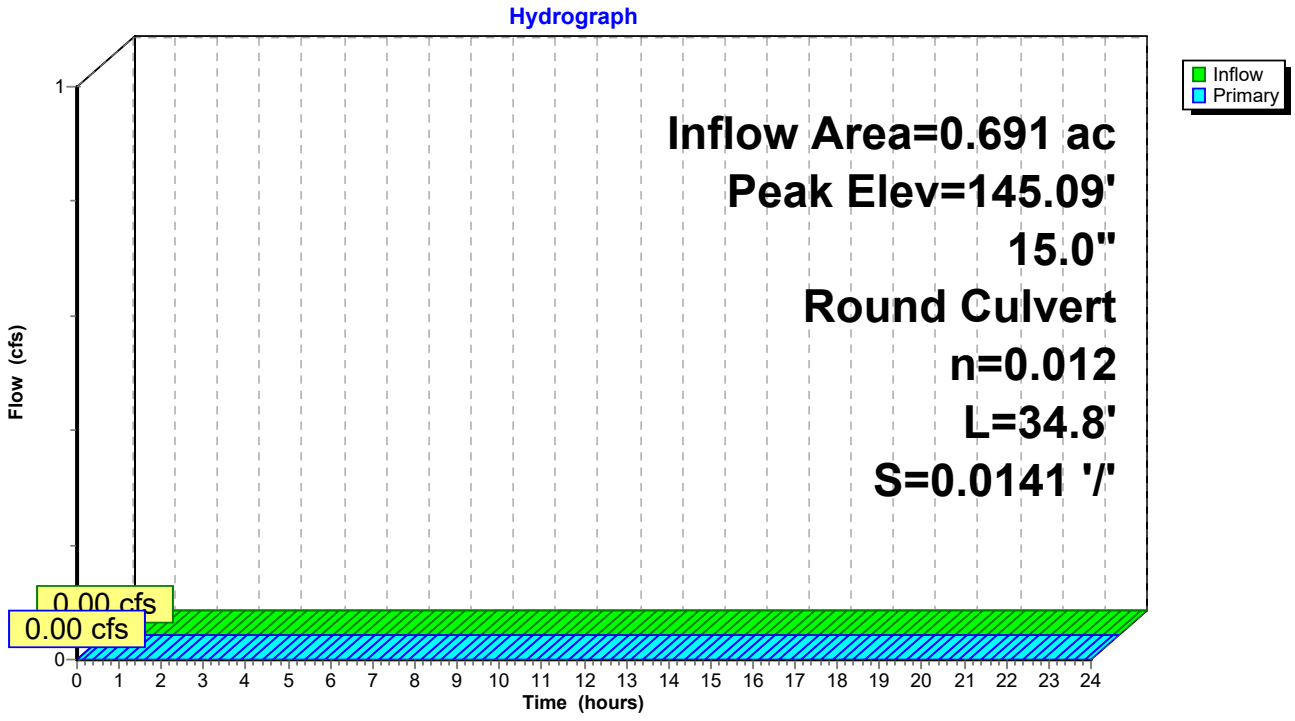
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth = 0.00" for 1-Year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-3 : DMH-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.09' @ 0.00 hrs
Flood Elev= 149.88'

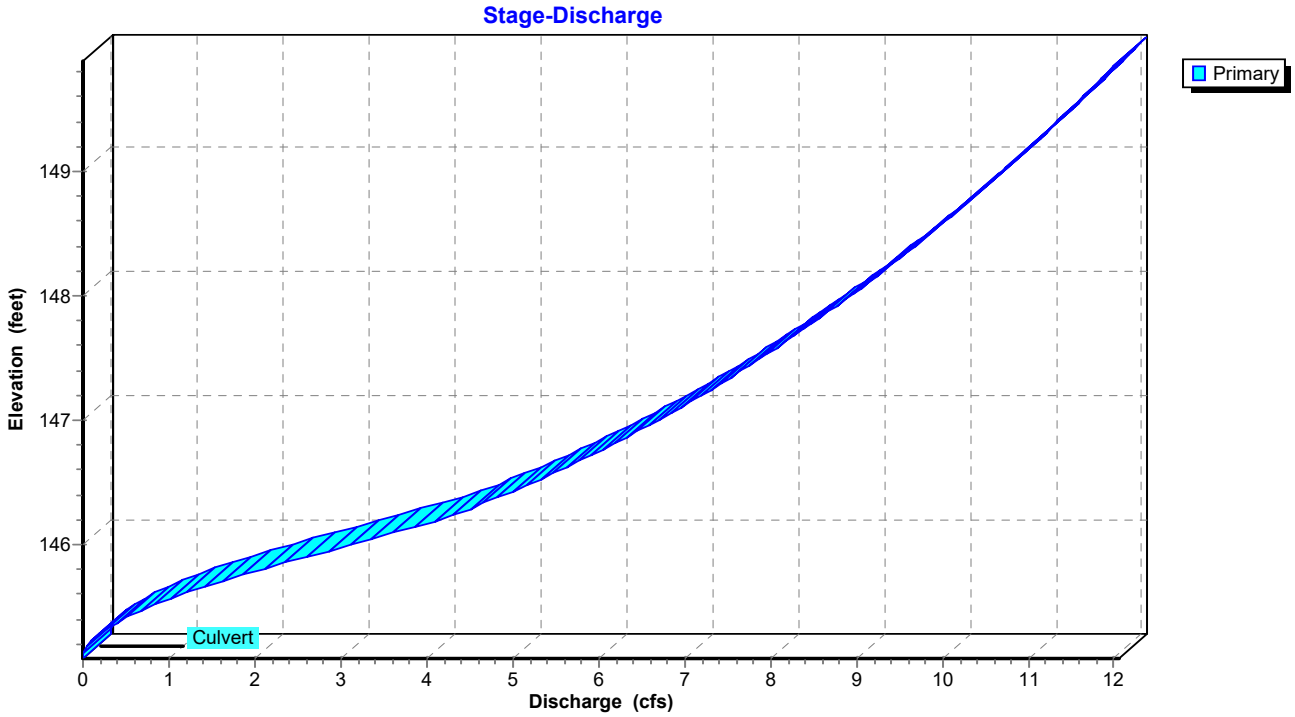
Device	Routing	Invert	Outlet Devices
#1	Primary	145.09'	**15.0" Round Culvert** L= 34.8' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 145.09' / 144.60' S= 0.0141 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=145.09' TW=144.60' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Pond DMH-2: DMH-2



Pond DMH-2: DMH-2



Summary for Pond DMH-3: DMH-3

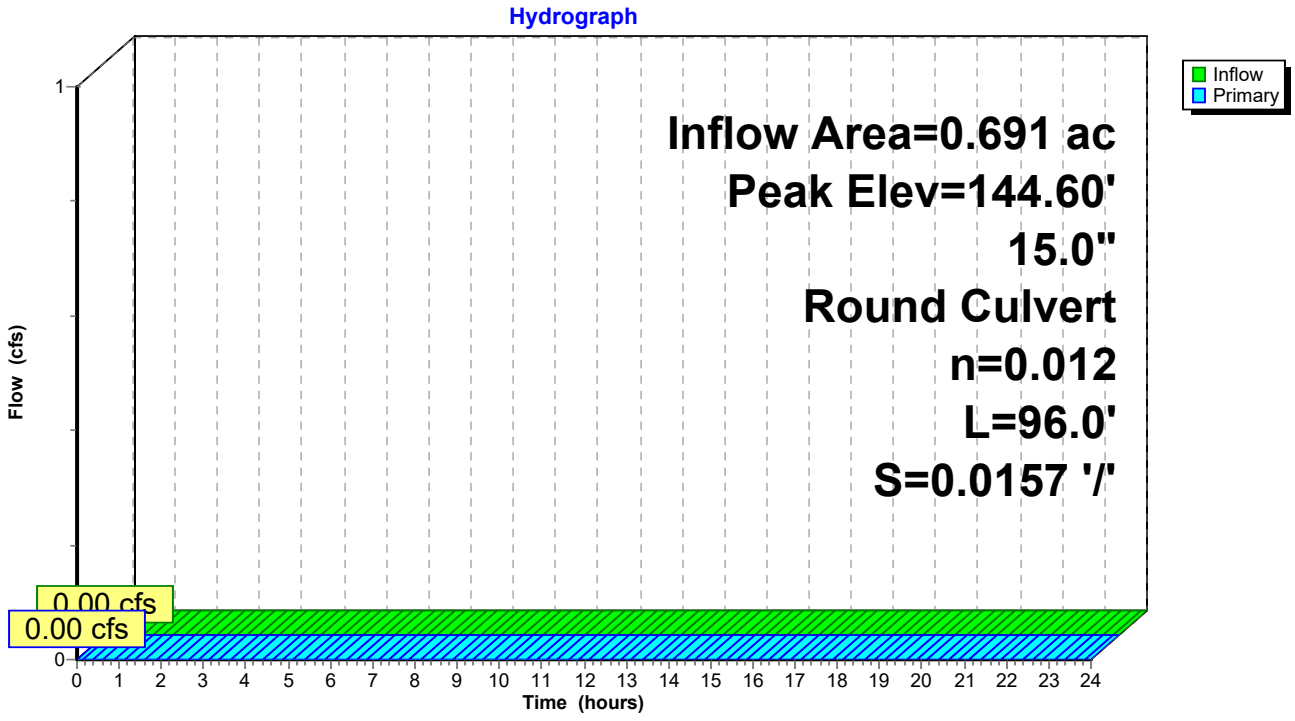
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth = 0.00" for 1-Year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-4 : DMH-4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 144.60' @ 0.00 hrs
Flood Elev= 149.87'

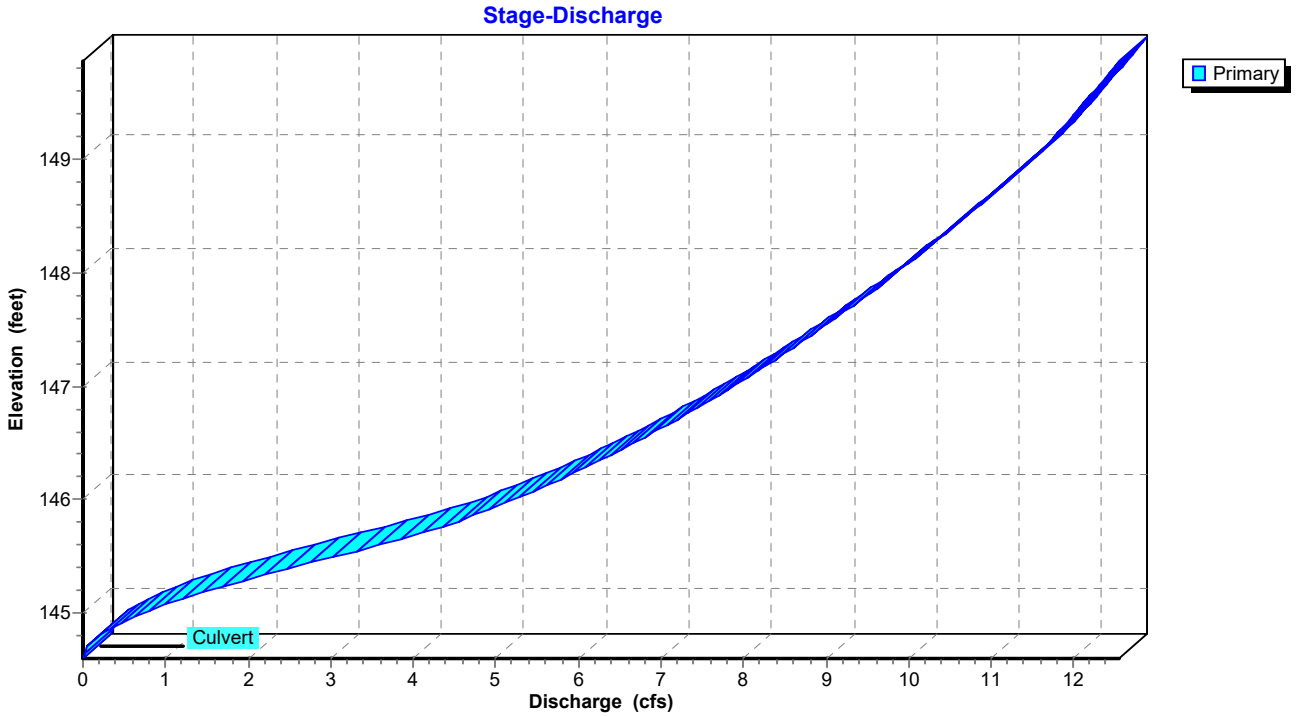
Device	Routing	Invert	Outlet Devices
#1	Primary	144.60'	**15.0" Round Culvert** L= 96.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.60' / 143.09' S= 0.0157 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=144.60' TW=143.09' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Pond DMH-3: DMH-3



Pond DMH-3: DMH-3



Summary for Pond DMH-4: DMH-4

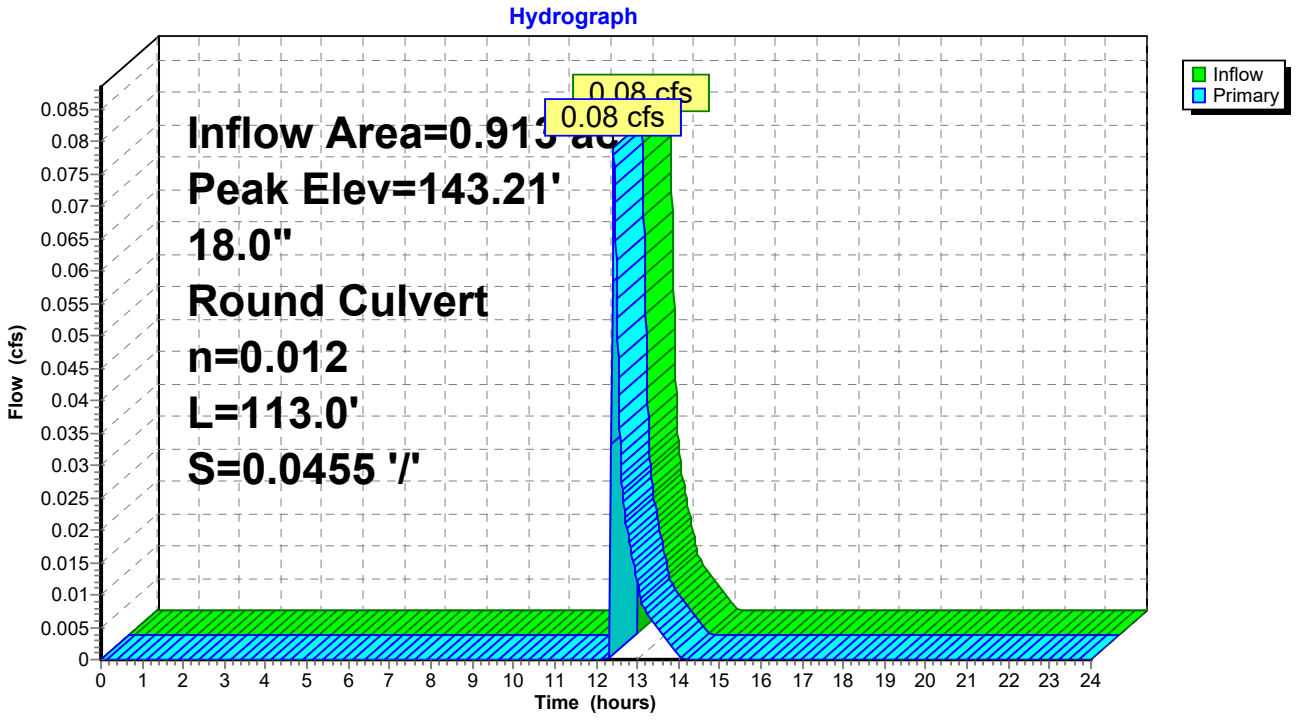
Inflow Area = 0.913 ac, 85.94% Impervious, Inflow Depth = 0.03" for 1-Year event
Inflow = 0.08 cfs @ 12.42 hrs, Volume= 0.002 af
Outflow = 0.08 cfs @ 12.42 hrs, Volume= 0.002 af, Atten= 0%, Lag= 0.0 min
Primary = 0.08 cfs @ 12.42 hrs, Volume= 0.002 af
Routed to Reach POST : POST

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 143.21' @ 12.42 hrs
Flood Elev= 149.87'

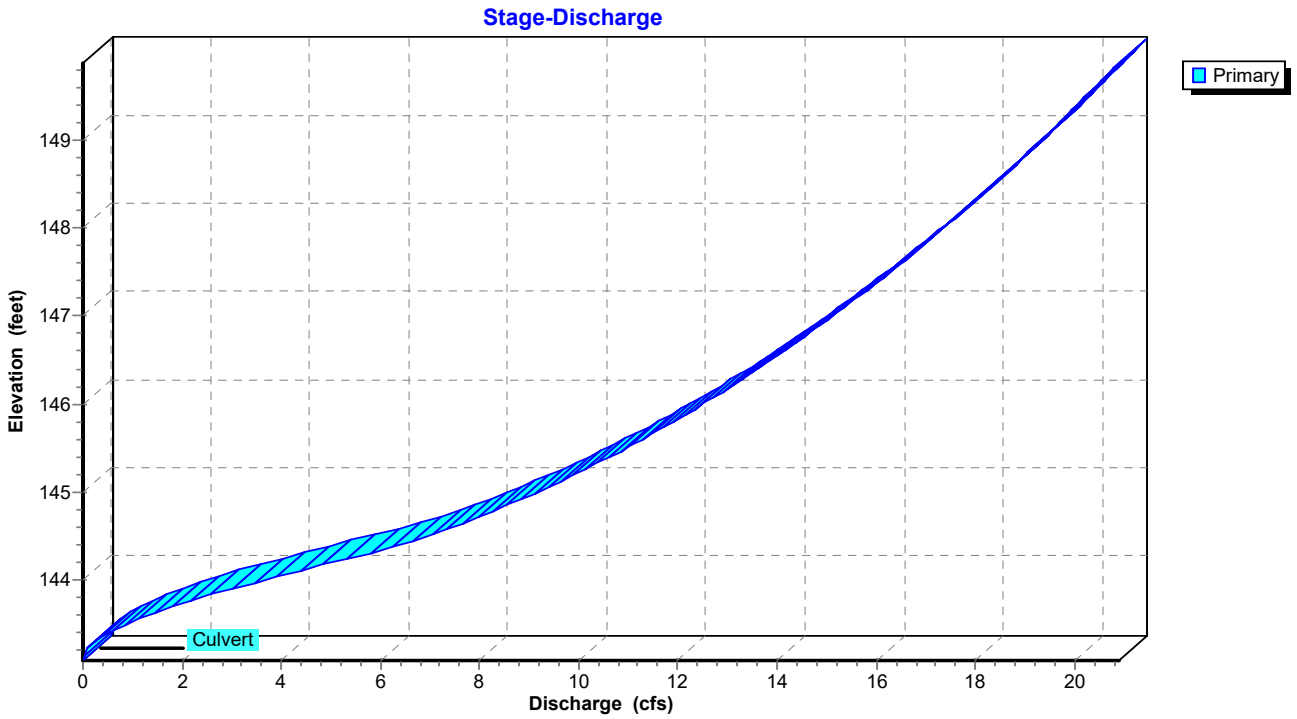
Device	Routing	Invert	Outlet Devices
#1	Primary	143.09'	**18.0" Round Culvert** L= 113.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 143.09' / 137.95' S= 0.0455 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.08 cfs @ 12.42 hrs HW=143.21' TW=0.00' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.08 cfs @ 1.18 fps)

Pond DMH-4: DMH-4



Pond DMH-4: DMH-4



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST 1A: POST WS 1A Runoff Area=30,089 sf 90.36% Impervious Runoff Depth>3.84"
Flow Length=229' Tc=6.0 min CN=92 Runoff=2.97 cfs 0.221 af

Subcatchment POST WS 1C: POST WS 1C Runoff Area=3,936 sf 83.41% Impervious Runoff Depth>3.43"
Flow Length=69' Slope=0.0200 '/' Tc=6.0 min CN=88 Runoff=0.36 cfs 0.026 af

Subcatchment POST WS 1D: POST WS 1D Runoff Area=1,207 sf 50.62% Impervious Runoff Depth>1.78"
Flow Length=16' Slope=0.0225 '/' Tc=6.0 min CN=69 Runoff=0.06 cfs 0.004 af

Subcatchment POST WS 2: POST WS 2 Runoff Area=2,956 sf 14.68% Impervious Runoff Depth>0.50"
Flow Length=52' Slope=0.1000 '/' Tc=6.0 min CN=48 Runoff=0.02 cfs 0.003 af

Subcatchment POST WS-1B: POST WS 1B Runoff Area=5,732 sf 64.53% Impervious Runoff Depth>2.41"
Flow Length=55' Slope=0.0127 '/' Tc=6.0 min CN=77 Runoff=0.37 cfs 0.026 af

Subcatchment PRE WS 1: PRE WS 1 Runoff Area=43,899 sf 22.49% Impervious Runoff Depth>1.16"
Flow Length=307' Tc=6.0 min UI Adjusted CN=60 Runoff=1.20 cfs 0.097 af

Reach POST: POST Inflow=0.77 cfs 0.032 af
Outflow=0.77 cfs 0.032 af

Pond ADS 1: ADS 1 Peak Elev=147.01' Storage=3,666 cf Inflow=2.97 cfs 0.221 af
Discarded=0.26 cfs 0.221 af Primary=0.00 cfs 0.000 af Outflow=0.26 cfs 0.221 af

Pond ADS 2: ADS 2 Peak Elev=145.09' Storage=338 cf Inflow=0.73 cfs 0.052 af
Discarded=0.02 cfs 0.024 af Primary=0.70 cfs 0.025 af Outflow=0.73 cfs 0.049 af

Pond CB-2: CB-2 Peak Elev=148.00' Inflow=2.97 cfs 0.221 af
15.0" Round Culvert n=0.012 L=133.0' S=0.0087 '/' Outflow=2.97 cfs 0.221 af

Pond CB-3: CB-3 Peak Elev=145.19' Inflow=0.73 cfs 0.052 af
15.0" Round Culvert n=0.012 L=12.0' S=0.0750 '/' Outflow=0.73 cfs 0.052 af

Pond CB-4: CB-4 Peak Elev=145.35' Inflow=0.36 cfs 0.026 af
15.0" Round Culvert n=0.012 L=69.0' S=0.0049 '/' Outflow=0.36 cfs 0.026 af

Pond DMH-1: DMH-1 Peak Elev=147.01' Inflow=2.97 cfs 0.221 af
15.0" Round Culvert n=0.012 L=11.0' S=0.0100 '/' Outflow=2.97 cfs 0.221 af

Pond DMH-2: DMH-2 Peak Elev=145.09' Inflow=0.00 cfs 0.000 af
15.0" Round Culvert n=0.012 L=34.8' S=0.0141 '/' Outflow=0.00 cfs 0.000 af

Pond DMH-3: DMH-3 Peak Elev=144.60' Inflow=0.00 cfs 0.000 af
15.0" Round Culvert n=0.012 L=96.0' S=0.0157 '/' Outflow=0.00 cfs 0.000 af

Pond DMH-4: DMH-4 Peak Elev=143.46' Inflow=0.70 cfs 0.025 af
18.0" Round Culvert n=0.012 L=113.0' S=0.0455 '/' Outflow=0.70 cfs 0.025 af

Summary for Subcatchment POST 1A: POST WS 1A

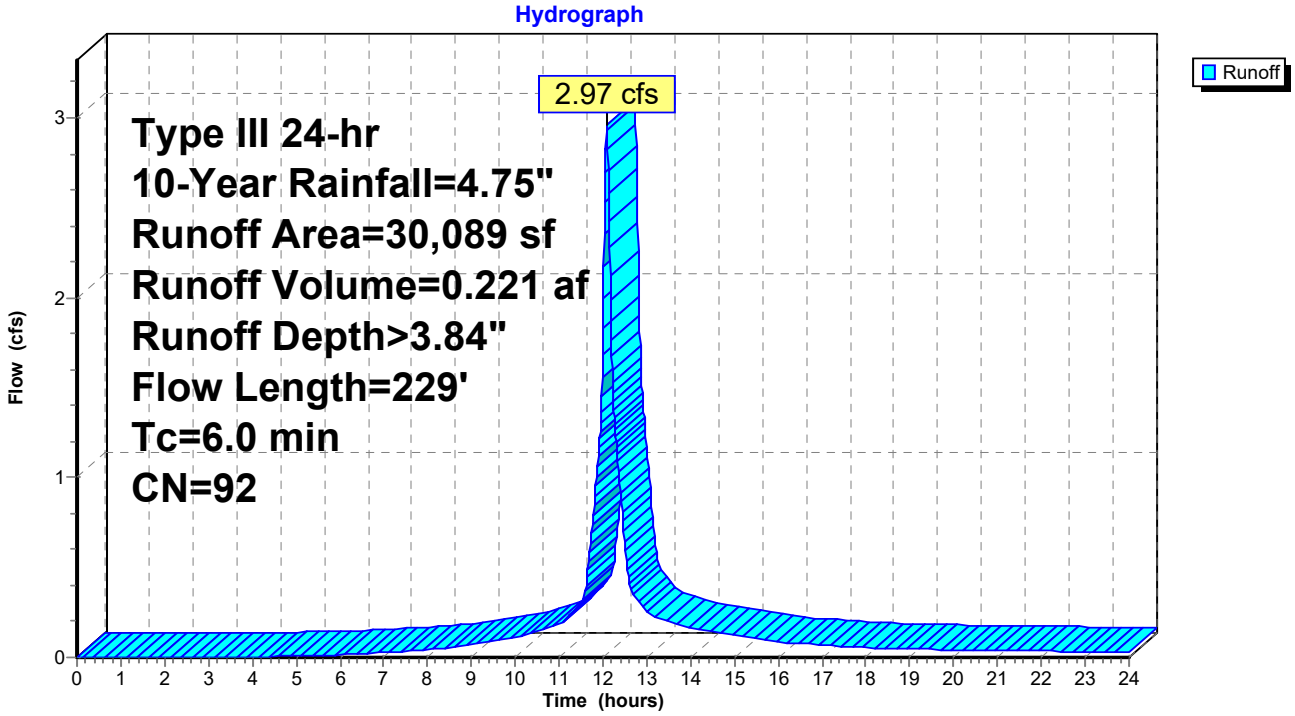
Runoff = 2.97 cfs @ 12.08 hrs, Volume= 0.221 af, Depth> 3.84"
Routed to Pond CB-2 : CB-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.75"

Area (sf)	CN	Description
27,187	98	Paved parking, HSG A
2,902	39	>75% Grass cover, Good, HSG A
30,089	92	Weighted Average
2,902		9.64% Pervious Area
27,187		90.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	100	0.0100	1.01		**Sheet Flow, Parking lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
1.5	129	0.0050	1.44		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
3.2	229	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST 1A: POST WS 1A



Summary for Subcatchment POST WS 1C: POST WS 1C

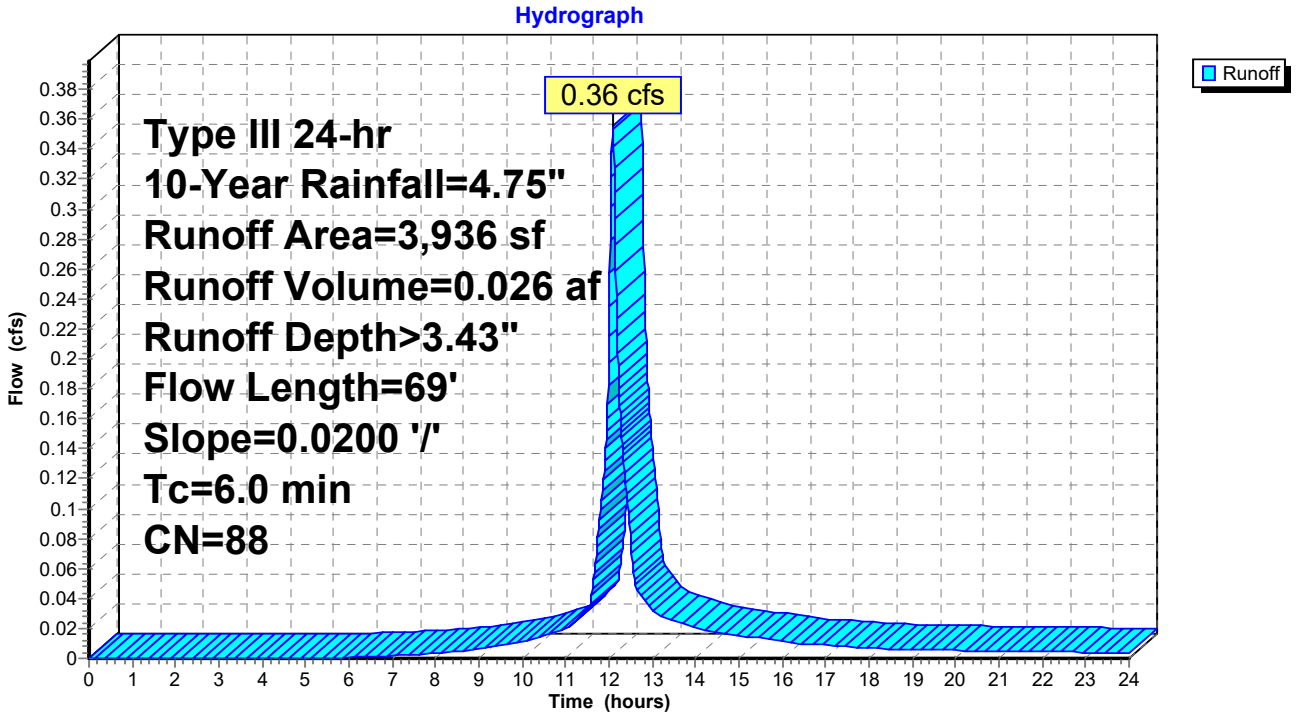
Runoff = 0.36 cfs @ 12.09 hrs, Volume= 0.026 af, Depth> 3.43"
Routed to Pond CB-4 : CB-4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.75"

Area (sf)	CN	Description
3,283	98	Paved parking, HSG A
653	39	>75% Grass cover, Good, HSG A
3,936	88	Weighted Average
653		16.59% Pervious Area
3,283		83.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	69	0.0200	1.24		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.9	69	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 1C: POST WS 1C



Summary for Subcatchment POST WS 1D: POST WS 1D

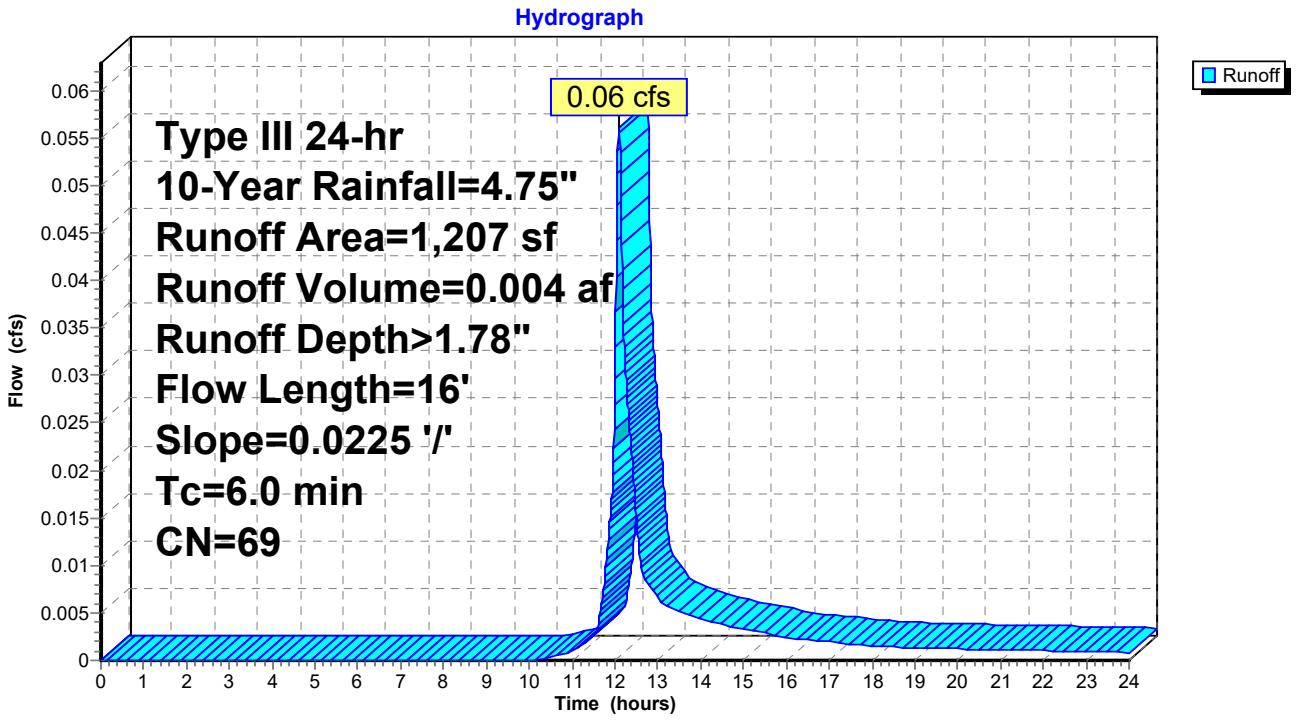
Runoff = 0.06 cfs @ 12.09 hrs, Volume= 0.004 af, Depth> 1.78"
Routed to Reach POST : POST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.75"

Area (sf)	CN	Description
611	98	Paved parking, HSG A
596	39	>75% Grass cover, Good, HSG A
1,207	69	Weighted Average
596		49.38% Pervious Area
611		50.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	16	0.0225	0.97		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.3	16	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 1D: POST WS 1D



Summary for Subcatchment POST WS 2: POST WS 2

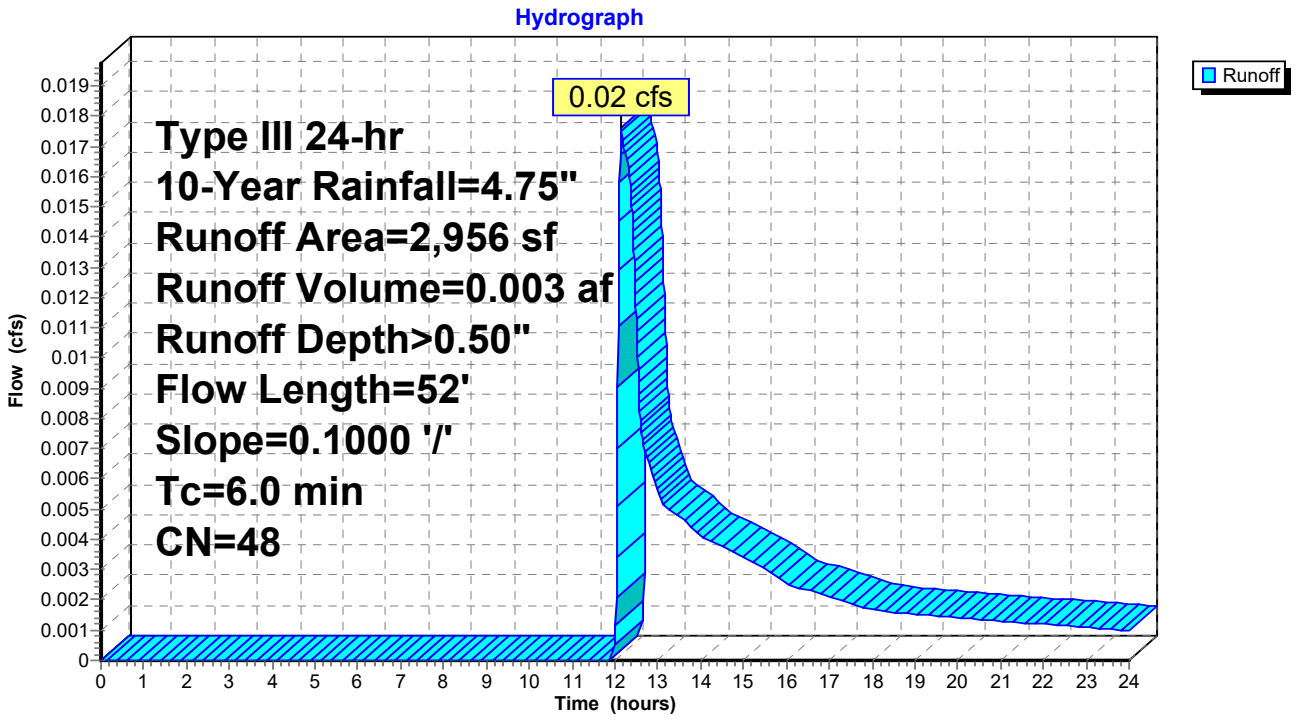
Runoff = 0.02 cfs @ 12.15 hrs, Volume= 0.003 af, Depth> 0.50"
Routed to Reach POST : POST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.75"

Area (sf)	CN	Description
434	98	Paved parking, HSG A
2,522	39	>75% Grass cover, Good, HSG A
2,956	48	Weighted Average
2,522		85.32% Pervious Area
434		14.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	52	0.1000	0.19		**Sheet Flow, Sheet Flow to Fishkill Ave.** Grass: Dense n= 0.240 P2= 3.00"
4.6	52	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 2: POST WS 2



Summary for Subcatchment POST WS-1B: POST WS 1B

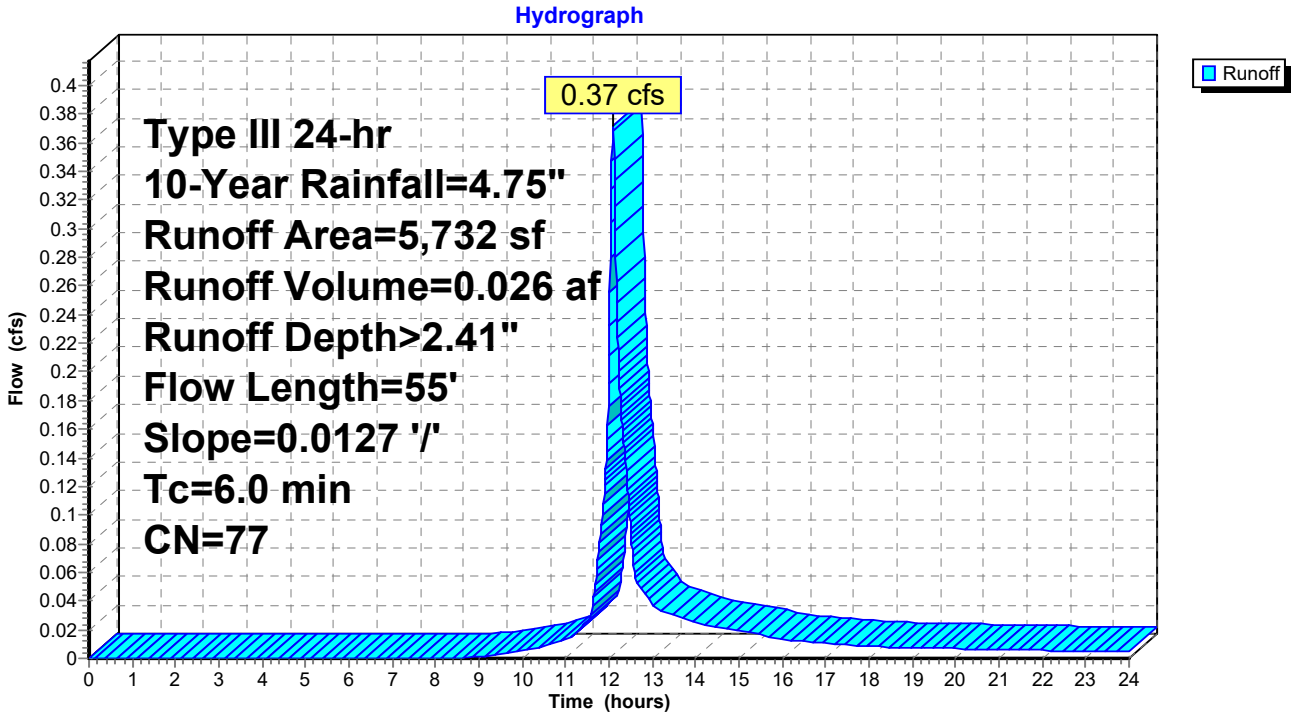
Runoff = 0.37 cfs @ 12.09 hrs, Volume= 0.026 af, Depth> 2.41"
Routed to Pond CB-3 : CB-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.75"

Area (sf)	CN	Description
3,699	98	Paved parking, HSG A
2,033	39	>75% Grass cover, Good, HSG A
5,732	77	Weighted Average
2,033		35.47% Pervious Area
3,699		64.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	55	0.0127	0.99		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.9	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS-1B: POST WS 1B



Summary for Subcatchment PRE WS 1: PRE WS 1

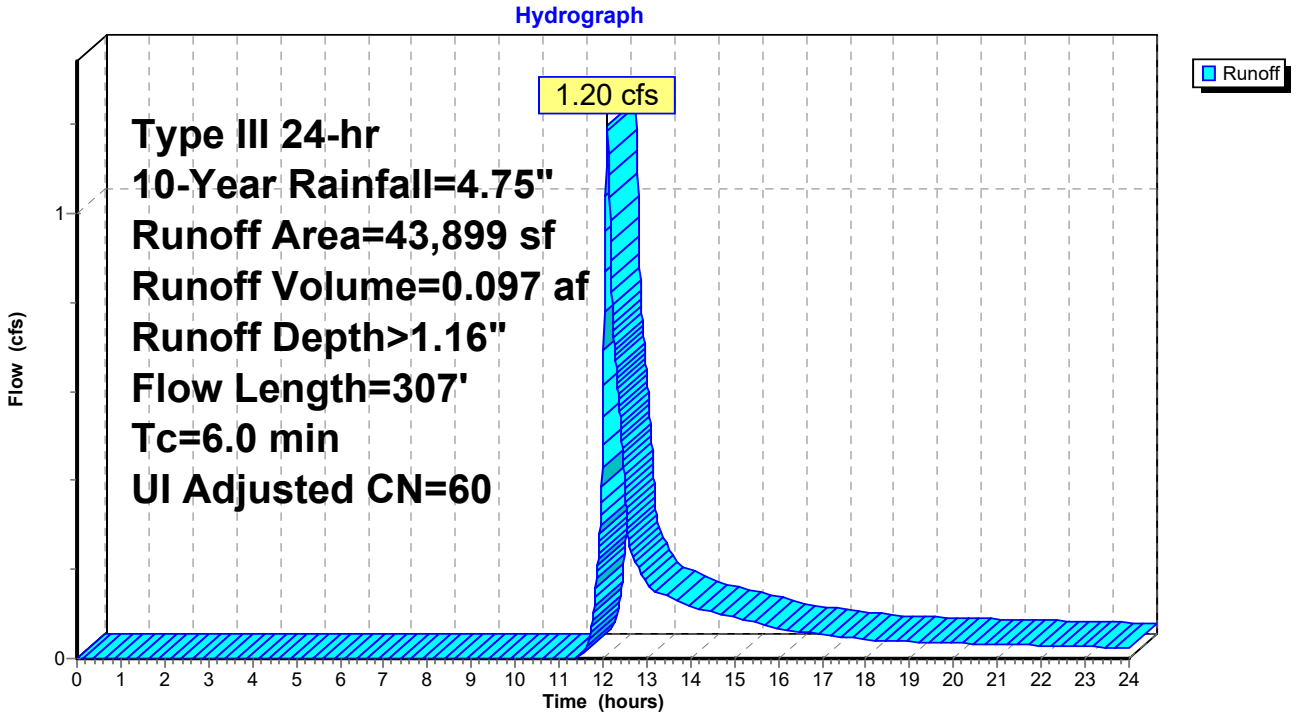
Runoff = 1.20 cfs @ 12.10 hrs, Volume= 0.097 af, Depth> 1.16"
Routed to nonexistent node PRE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=4.75"

Area (sf)	CN	Adj	Description
9,872	98		Unconnected roofs, HSG A
7,963	96		Gravel surface, HSG A
15,833	49		50-75% Grass cover, Fair, HSG A
10,231	32		Woods/grass comb., Good, HSG A
43,899	65	60	Weighted Average, UI Adjusted
34,027			77.51% Pervious Area
9,872			22.49% Impervious Area
9,872			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	67	0.1480	0.34		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.00"
0.5	120	0.0620	4.01		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
0.4	120	0.0600	4.97		**Shallow Concentrated Flow, Driveway** Paved Kv= 20.3 fps
4.2	307	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PRE WS 1: PRE WS 1

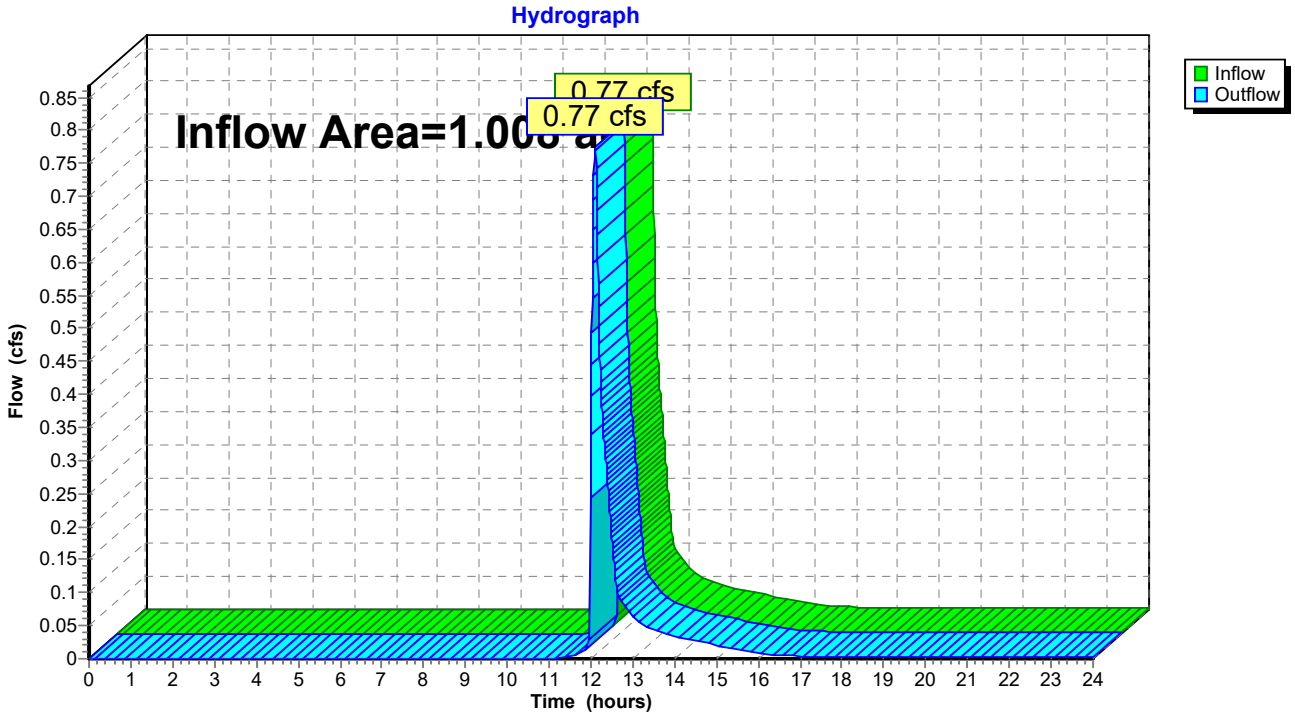


Summary for Reach POST: POST

Inflow Area = 1.008 ac, 80.18% Impervious, Inflow Depth > 0.38" for 10-Year event
Inflow = 0.77 cfs @ 12.10 hrs, Volume= 0.032 af
Outflow = 0.77 cfs @ 12.10 hrs, Volume= 0.032 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3

Reach POST: POST



Summary for Pond ADS 1: ADS 1

Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 3.84" for 10-Year event
Inflow = 2.97 cfs @ 12.08 hrs, Volume= 0.221 af
Outflow = 0.26 cfs @ 12.98 hrs, Volume= 0.221 af, Atten= 91%, Lag= 54.0 min
Discarded = 0.26 cfs @ 12.98 hrs, Volume= 0.221 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-2 : DMH-2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 147.01' @ 12.98 hrs Surf.Area= 4,695 sf Storage= 3,666 cf
Flood Elev= 148.80' Surf.Area= 4,695 sf Storage= 9,162 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 110.8 min (894.5 - 783.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	145.80'	4,220 cf	**77.50'W x 60.58'L x 3.50'H Field A** 16,431 cf Overall - 5,880 cf Embedded = 10,551 cf x 40.0% Voids
#2A	146.30'	5,880 cf	**ADS_StormTech SC-740 +Cap** x 128 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 128 Chambers in 16 Rows
		10,101 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	146.30'	**15.0" Round Culvert** L= 105.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 146.30' / 145.09' S= 0.0115 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	148.50'	**5.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Device 1	147.80'	**6.0" Vert. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads
#4	Discarded	145.80'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 140.00'

Discarded OutFlow Max=0.26 cfs @ 12.98 hrs HW=147.01' (Free Discharge)
└**4=Exfiltration** (Controls 0.26 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=145.80' TW=145.09' (Dynamic Tailwater)
└**1=Culvert** (Controls 0.00 cfs)
  └**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Pond ADS 1: ADS 1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

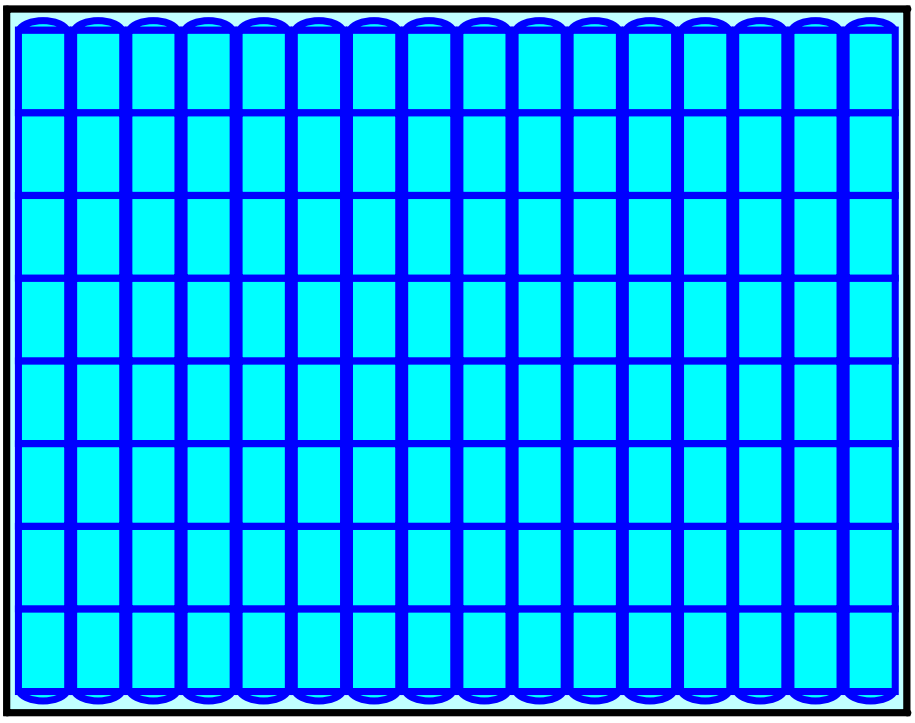
8 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 58.58' Row Length +12.0" End Stone x 2 = 60.58' Base Length
16 Rows x 51.0" Wide + 6.0" Spacing x 15 + 12.0" Side Stone x 2 = 77.50' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

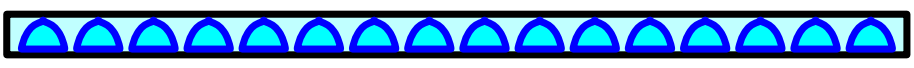
128 Chambers x 45.9 cf = 5,880.3 cf Chamber Storage

16,431.4 cf Field - 5,880.3 cf Chambers = 10,551.1 cf Stone x 40.0% Voids = 4,220.4 cf Stone Storage

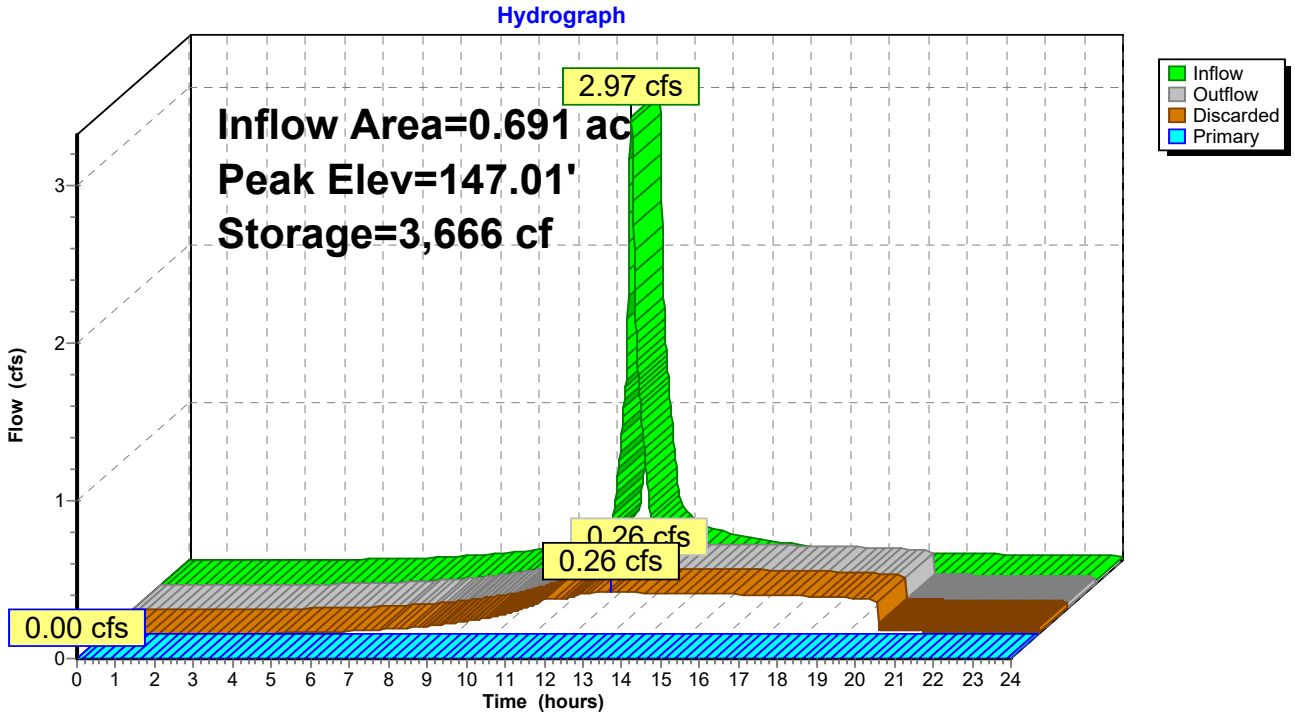
Chamber Storage + Stone Storage = 10,100.8 cf = 0.232 af
Overall Storage Efficiency = 61.5%
Overall System Size = 60.58' x 77.50' x 3.50'

128 Chambers
608.6 cy Field
390.8 cy Stone

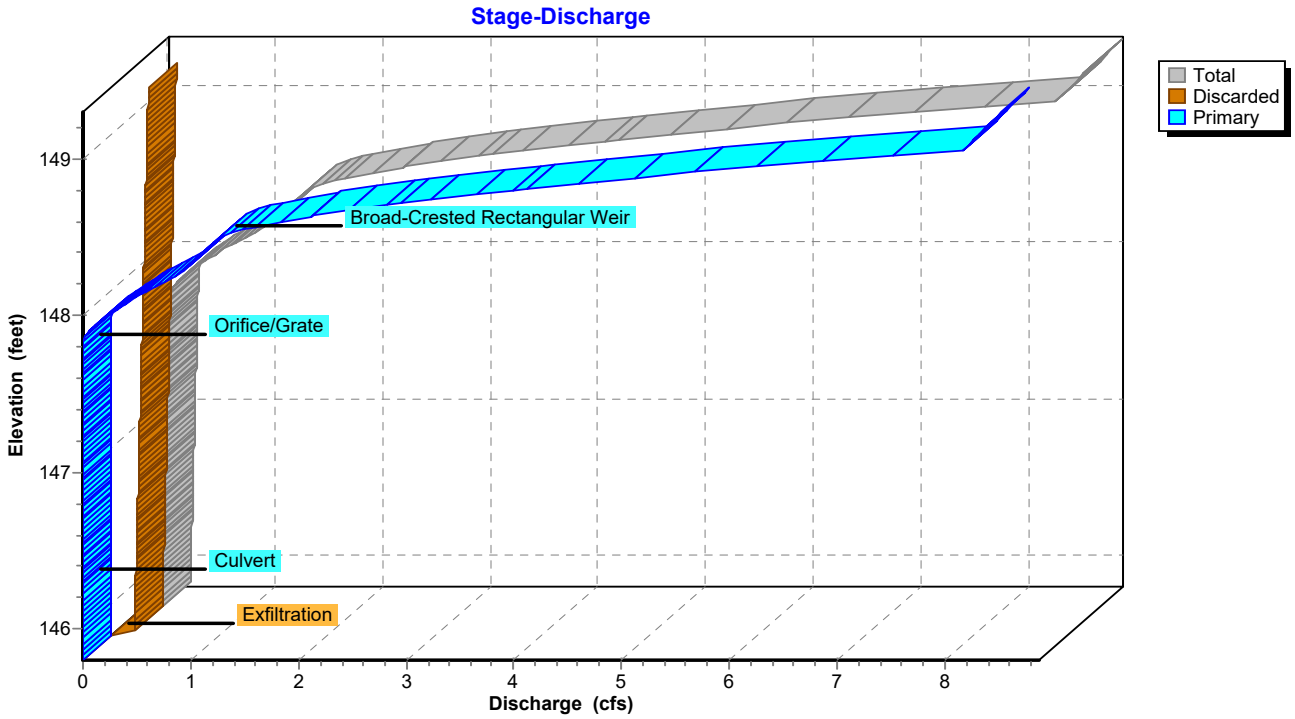




Pond ADS 1: ADS 1



Pond ADS 1: ADS 1



Summary for Pond ADS 2: ADS 2

Inflow Area = 0.222 ac, 72.22% Impervious, Inflow Depth > 2.83" for 10-Year event
Inflow = 0.73 cfs @ 12.09 hrs, Volume= 0.052 af
Outflow = 0.73 cfs @ 12.09 hrs, Volume= 0.049 af, Atten= 0%, Lag= 0.4 min
Discarded = 0.02 cfs @ 12.09 hrs, Volume= 0.024 af
Primary = 0.70 cfs @ 12.09 hrs, Volume= 0.025 af
Routed to Pond DMH-4 : DMH-4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.09' @ 12.09 hrs Surf.Area= 290 sf Storage= 338 cf
Flood Elev= 146.20' Surf.Area= 290 sf Storage= 513 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 54.8 min (870.2 - 815.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	143.20'	295 cf	**6.25'W x 46.34'L x 3.50'H Field A** 1,014 cf Overall - 276 cf Embedded = 738 cf x 40.0% Voids
#2A	143.70'	276 cf	**ADS_StormTech SC-740 +Cap** x 6 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap
		571 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	143.70'	**15.0" Round Culvert** L= 85.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 143.70' / 137.95' S= 0.0676 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	144.95'	**5.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Discarded	143.20'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 140.00'

Discarded OutFlow Max=0.02 cfs @ 12.09 hrs HW=145.09' (Free Discharge)
↑└**3=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.70 cfs @ 12.09 hrs HW=145.09' TW=143.46' (Dynamic Tailwater)
↑└**1=Culvert** (Passes 0.70 cfs of 5.16 cfs potential flow)
↑└**2=Broad-Crested Rectangular Weir** (Weir Controls 0.70 cfs @ 1.03 fps)

Pond ADS 2: ADS 2 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

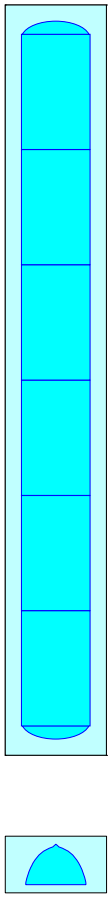
6 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 44.34' Row Length +12.0" End Stone x 2 = 46.34' Base Length
1 Rows x 51.0" Wide + 12.0" Side Stone x 2 = 6.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

6 Chambers x 45.9 cf = 275.6 cf Chamber Storage

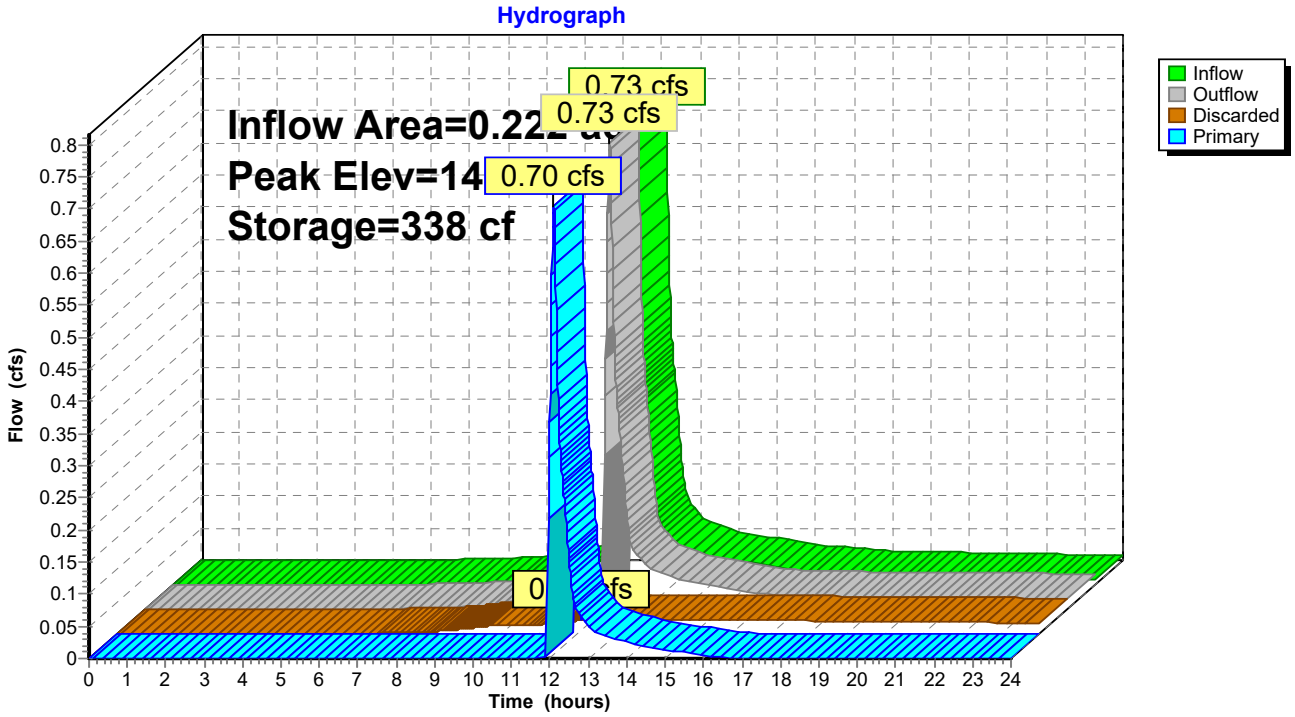
1,013.6 cf Field - 275.6 cf Chambers = 738.0 cf Stone x 40.0% Voids = 295.2 cf Stone Storage

Chamber Storage + Stone Storage = 570.8 cf = 0.013 af
Overall Storage Efficiency = 56.3%
Overall System Size = 46.34' x 6.25' x 3.50'

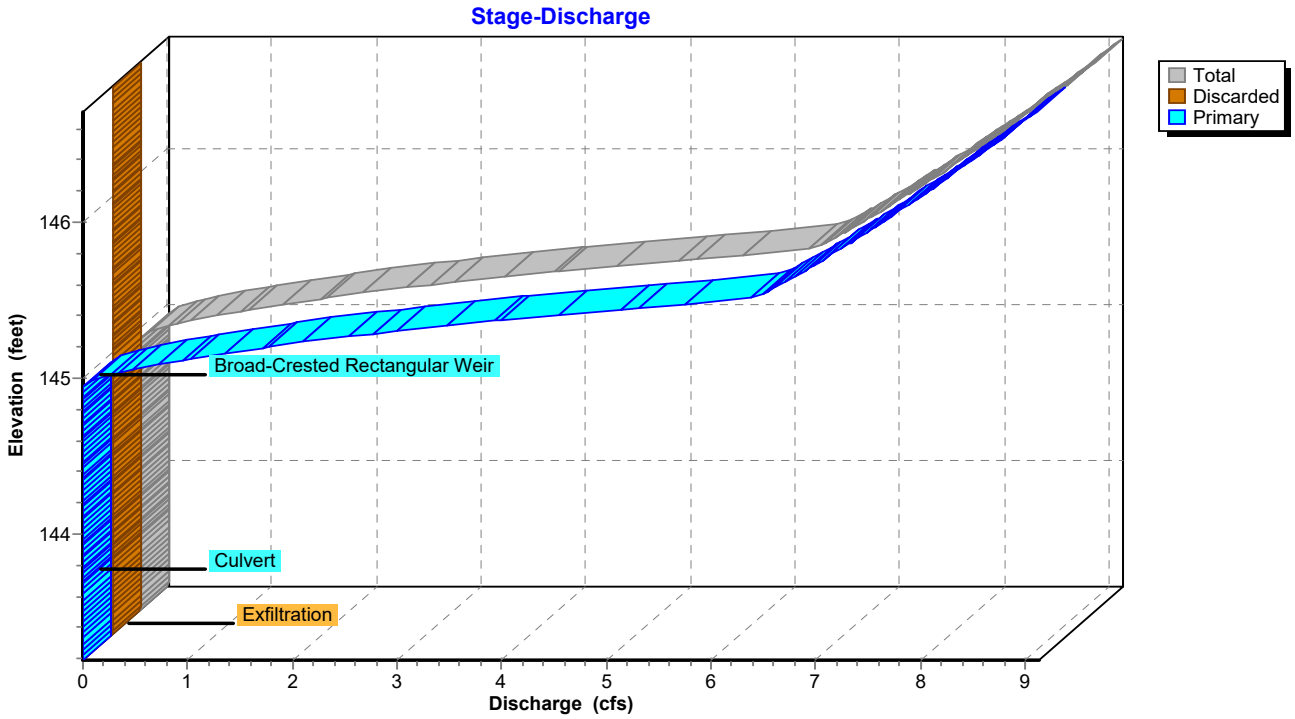
6 Chambers
37.5 cy Field
27.3 cy Stone



Pond ADS 2: ADS 2



Pond ADS 2: ADS 2



Summary for Pond CB-2: CB-2

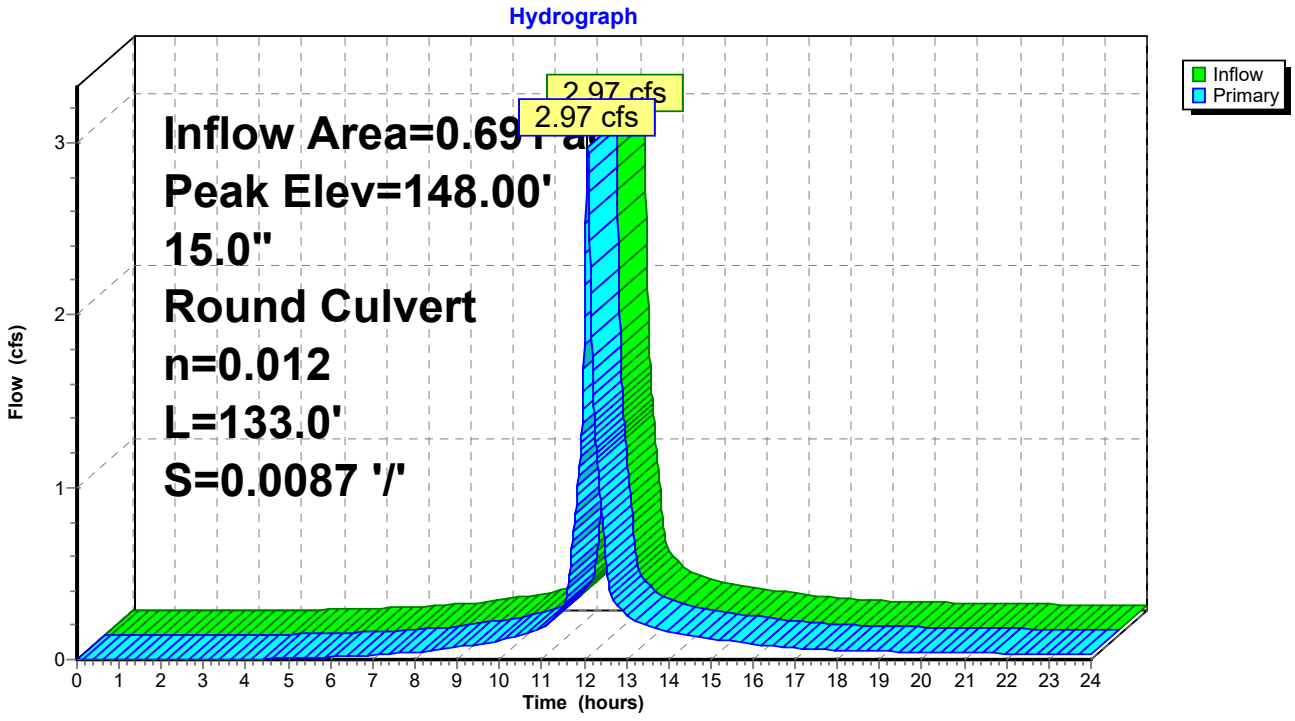
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 3.84" for 10-Year event
Inflow = 2.97 cfs @ 12.08 hrs, Volume= 0.221 af
Outflow = 2.97 cfs @ 12.08 hrs, Volume= 0.221 af, Atten= 0%, Lag= 0.0 min
Primary = 2.97 cfs @ 12.08 hrs, Volume= 0.221 af
Routed to Pond DMH-1 : DMH-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 148.00' @ 12.08 hrs
Flood Elev= 149.80'

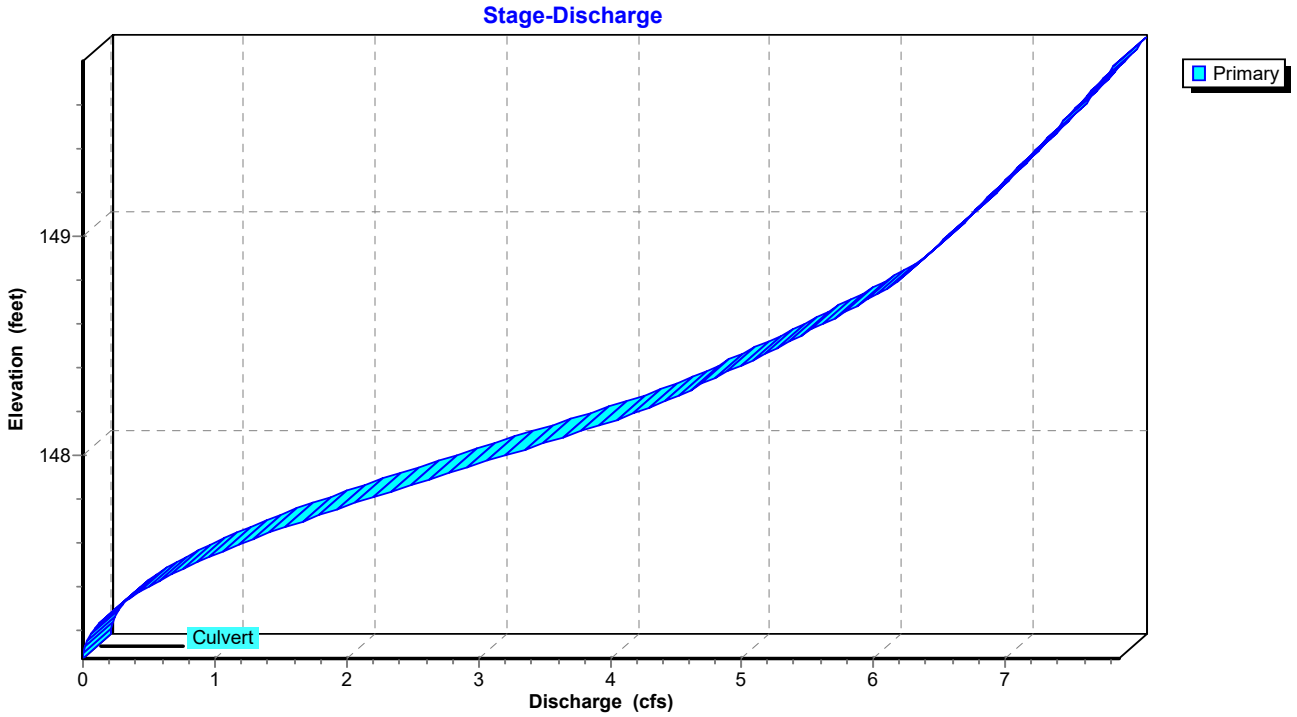
Device	Routing	Invert	Outlet Devices
#1	Primary	147.07'	**15.0" Round Culvert** L= 133.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 147.07' / 145.91' S= 0.0087 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=2.96 cfs @ 12.08 hrs HW=148.00' TW=146.94' (Dynamic Tailwater)
1=Culvert (Outlet Controls 2.96 cfs @ 4.19 fps)

Pond CB-2: CB-2



Pond CB-2: CB-2


Stage-Discharge
Primary
149
148
Elevation (feet)
Culvert
0
1
2
3
4
5
6
7
Discharge (cfs)

Summary for Pond CB-3: CB-3

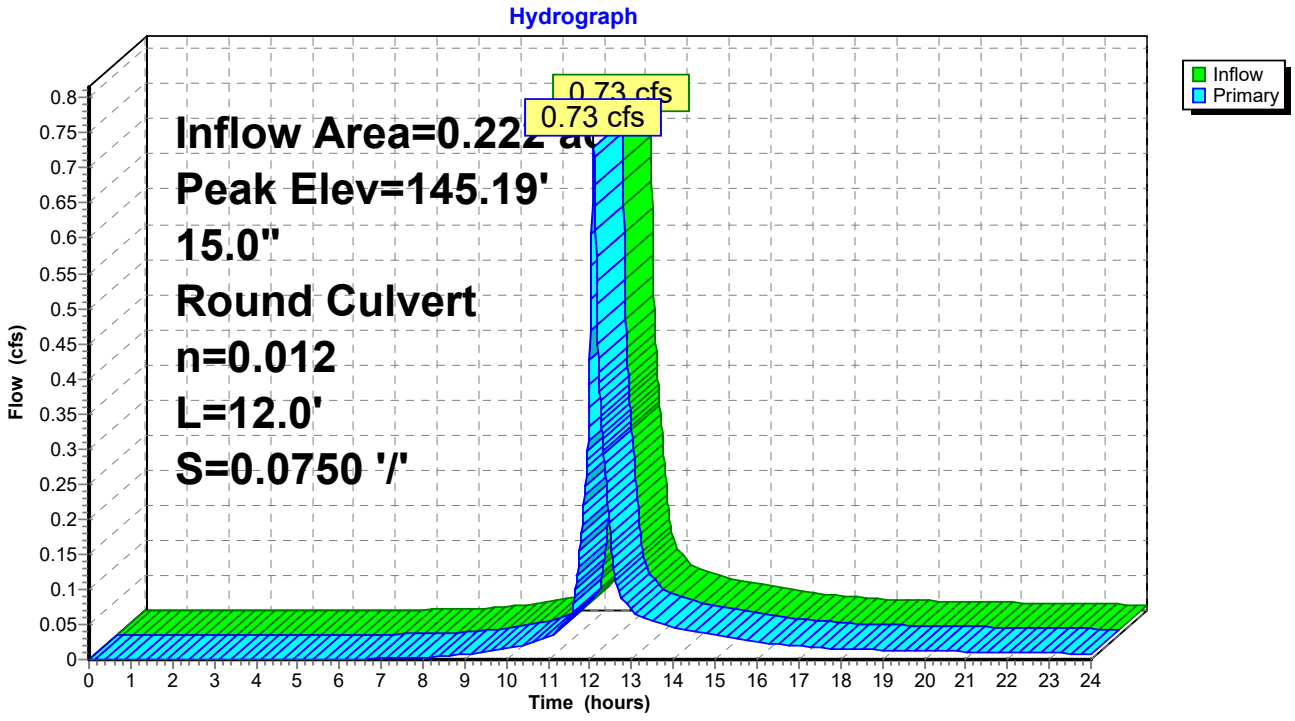
Inflow Area = 0.222 ac, 72.22% Impervious, Inflow Depth > 2.83" for 10-Year event
Inflow = 0.73 cfs @ 12.09 hrs, Volume= 0.052 af
Outflow = 0.73 cfs @ 12.09 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.0 min
Primary = 0.73 cfs @ 12.09 hrs, Volume= 0.052 af
Routed to Pond ADS 2 : ADS 2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.19' @ 12.09 hrs
Flood Elev= 149.14'

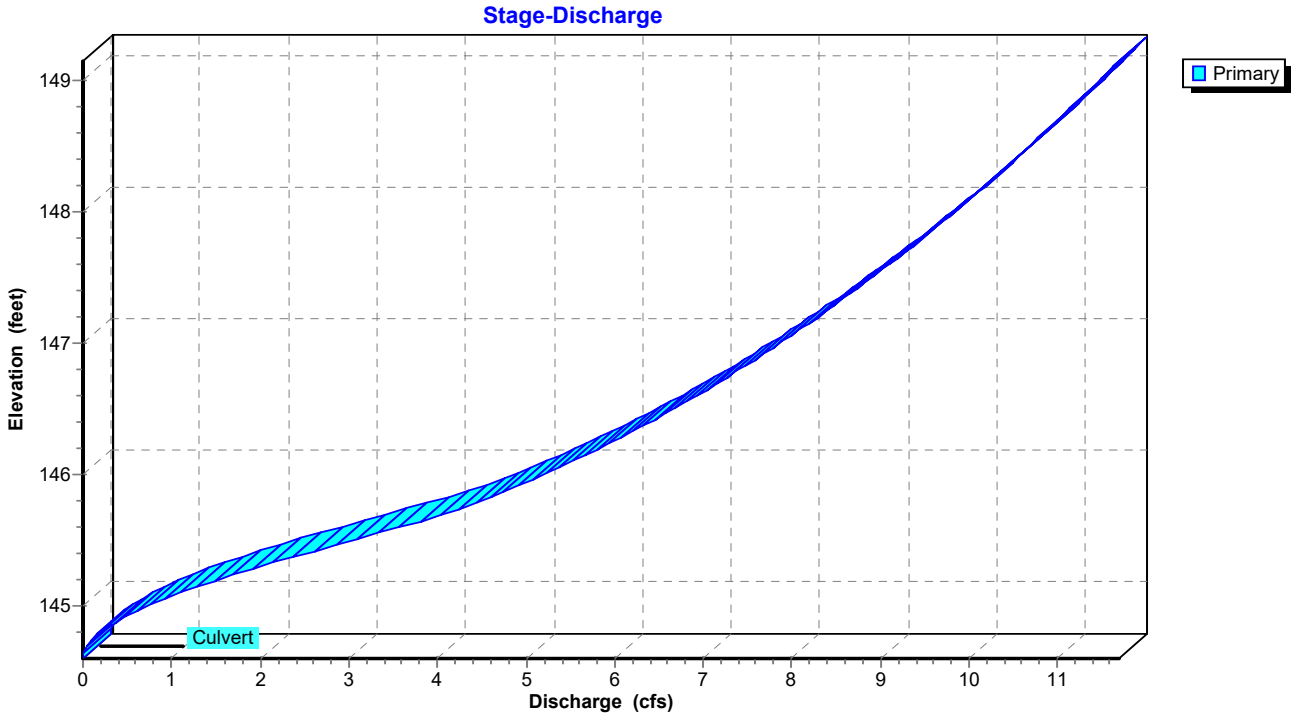
Device	Routing	Invert	Outlet Devices
#1	Primary	144.60'	**15.0" Round Culvert** L= 12.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.60' / 143.70' S= 0.0750 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.73 cfs @ 12.09 hrs HW=145.19' TW=145.09' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.73 cfs @ 1.88 fps)

Pond CB-3: CB-3



Pond CB-3: CB-3


Stage-Discharge
Primary
Elevation (feet)
149
148
147
146
145
Culvert
0
1
2
3
4
5
6
7
8
9
10
11
Discharge (cfs)

Summary for Pond CB-4: CB-4

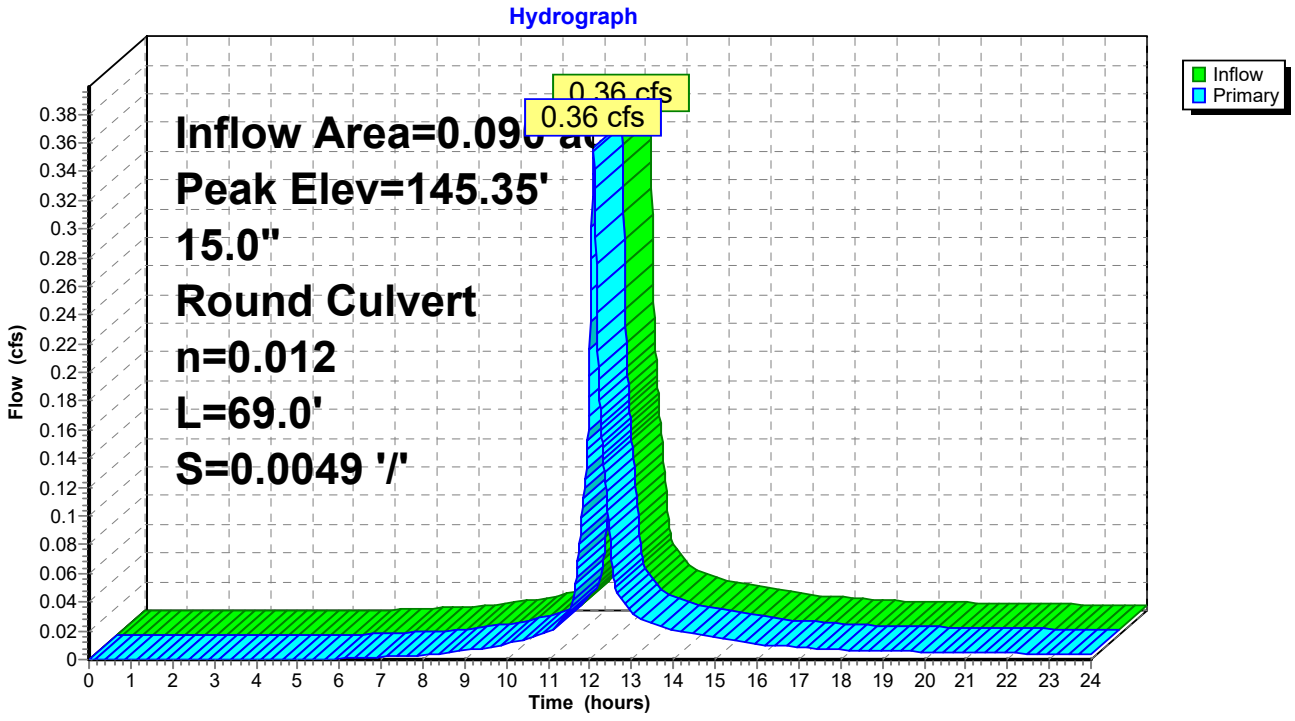
Inflow Area = 0.090 ac, 83.41% Impervious, Inflow Depth > 3.43" for 10-Year event
Inflow = 0.36 cfs @ 12.09 hrs, Volume= 0.026 af
Outflow = 0.36 cfs @ 12.09 hrs, Volume= 0.026 af, Atten= 0%, Lag= 0.0 min
Primary = 0.36 cfs @ 12.09 hrs, Volume= 0.026 af
Routed to Pond CB-3 : CB-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.35' @ 12.09 hrs
Flood Elev= 147.76'

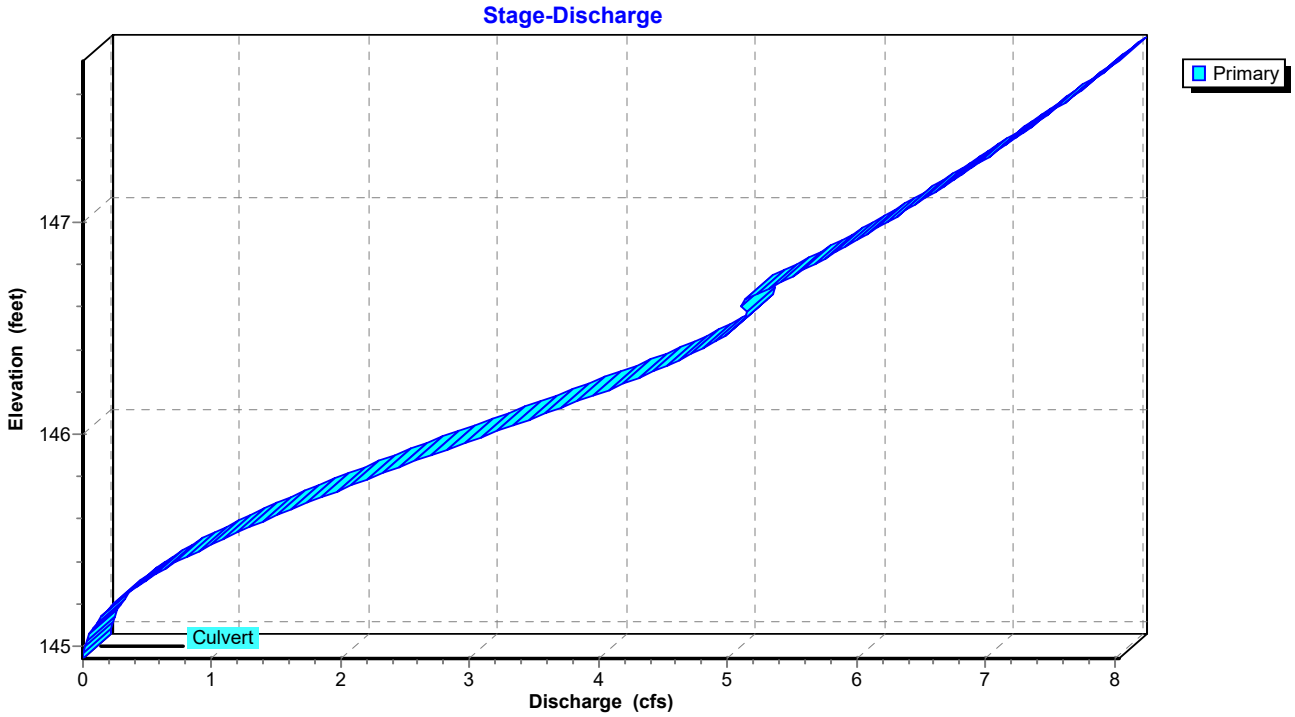
Device	Routing	Invert	Outlet Devices
#1	Primary	144.94'	**15.0" Round Culvert** L= 69.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.94' / 144.60' S= 0.0049 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.36 cfs @ 12.09 hrs HW=145.35' TW=145.19' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.36 cfs @ 1.53 fps)

Pond CB-4: CB-4



Pond CB-4: CB-4


Stage-Discharge
Primary
Elevation (feet)
147
146
145
Culvert
0
1
2
3
4
5
6
7
8
Discharge (cfs)

Summary for Pond DMH-1: DMH-1

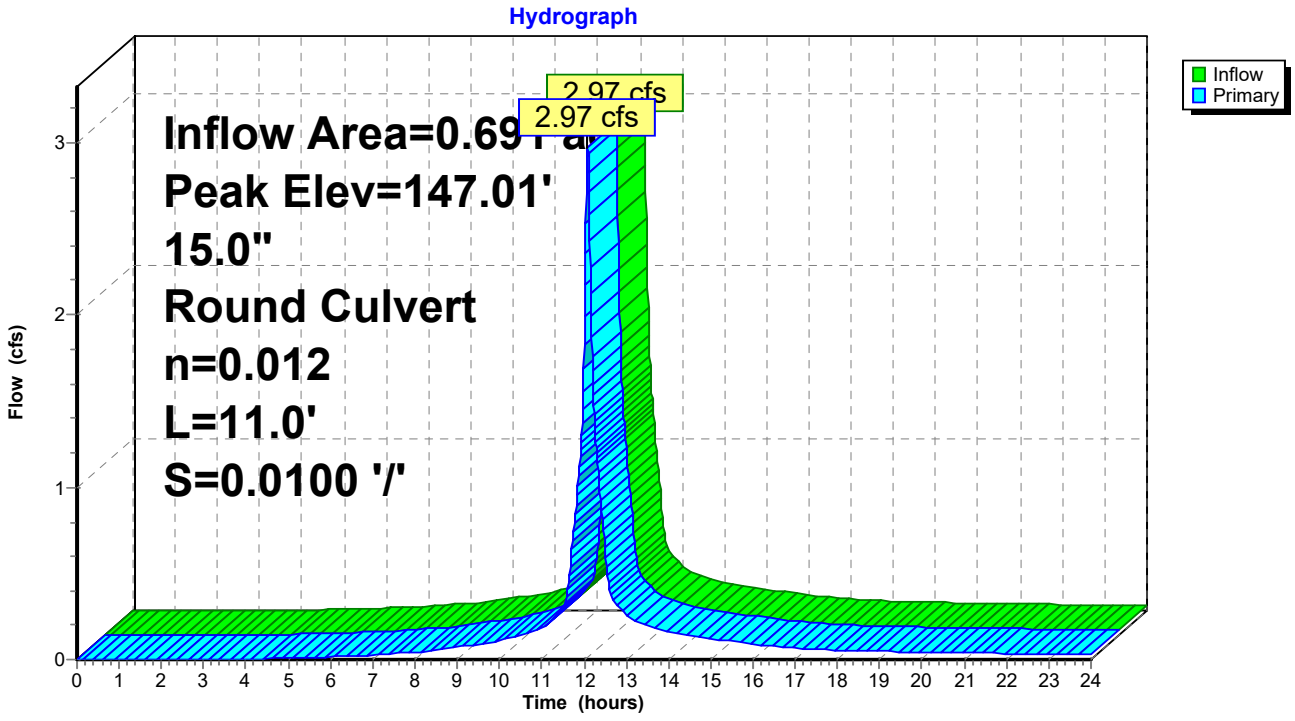
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 3.84" for 10-Year event
Inflow = 2.97 cfs @ 12.08 hrs, Volume= 0.221 af
Outflow = 2.97 cfs @ 12.08 hrs, Volume= 0.221 af, Atten= 0%, Lag= 0.0 min
Primary = 2.97 cfs @ 12.08 hrs, Volume= 0.221 af
Routed to Pond ADS 1 : ADS 1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 147.01' @ 12.97 hrs
Flood Elev= 150.35'

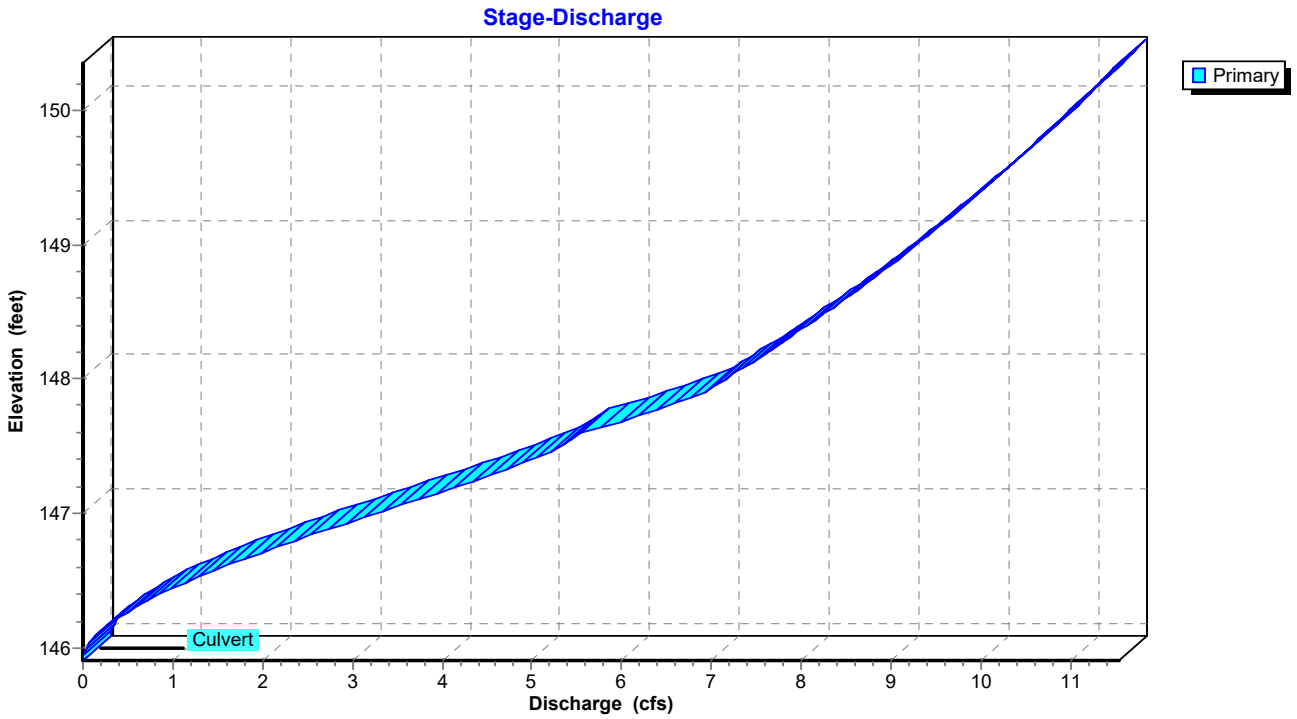
Device	Routing	Invert	Outlet Devices
#1	Primary	145.91'	**15.0" Round Culvert** L= 11.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 145.91' / 145.80' S= 0.0100 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=2.96 cfs @ 12.08 hrs HW=146.94' TW=146.50' (Dynamic Tailwater)
1=Culvert (Barrel Controls 2.96 cfs @ 3.74 fps)

Pond DMH-1: DMH-1



Pond DMH-1: DMH-1



Summary for Pond DMH-2: DMH-2

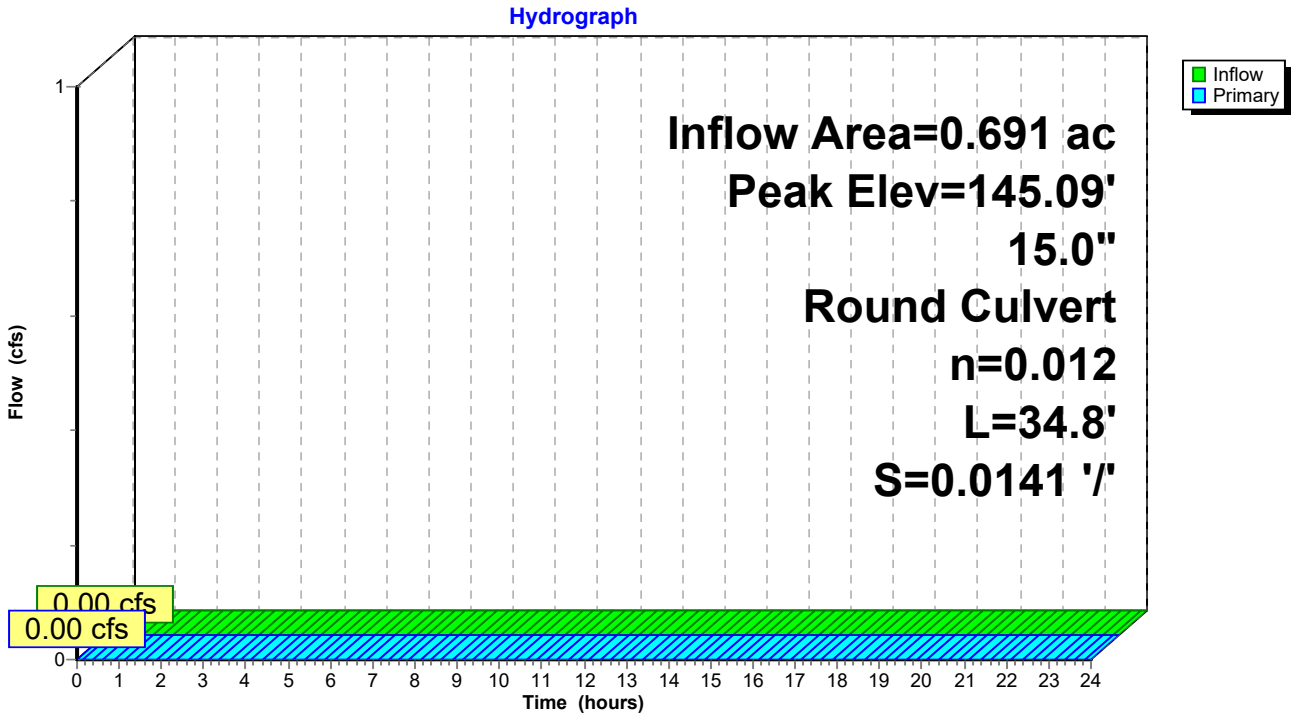
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth = 0.00" for 10-Year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-3 : DMH-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.09' @ 0.00 hrs
Flood Elev= 149.88'

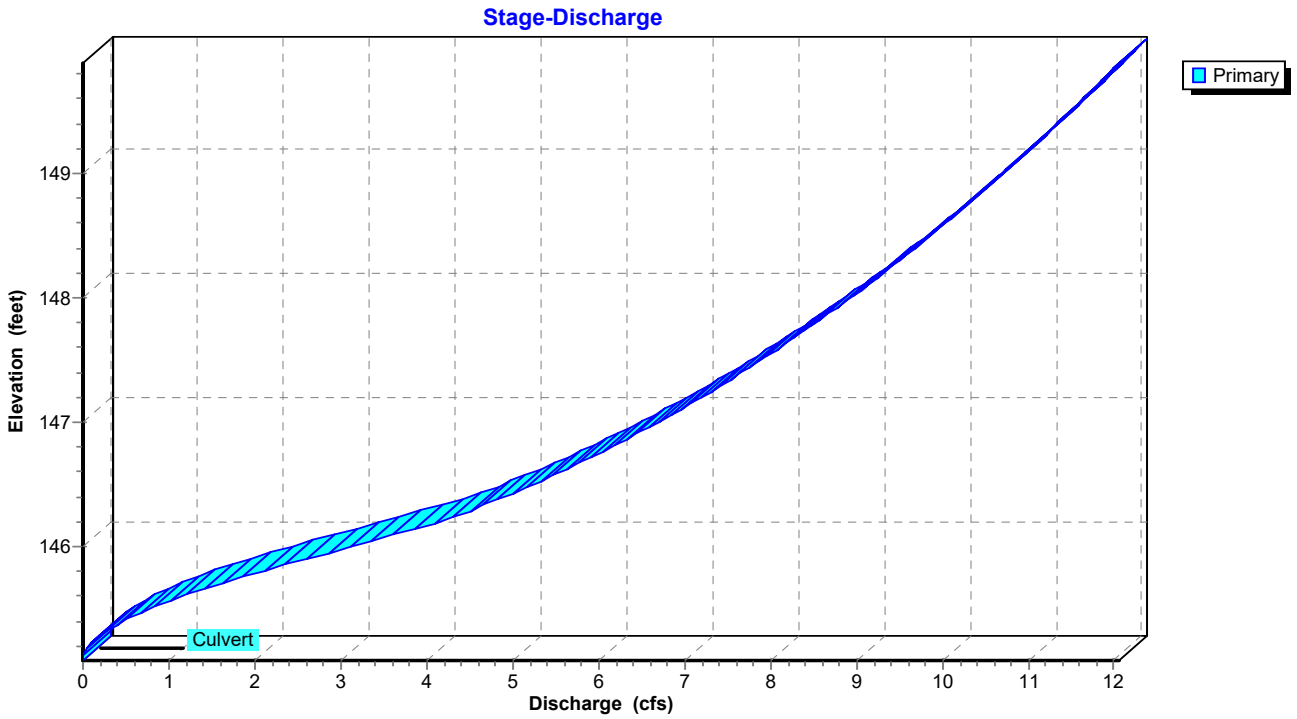
Device	Routing	Invert	Outlet Devices
#1	Primary	145.09'	**15.0" Round Culvert** L= 34.8' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 145.09' / 144.60' S= 0.0141 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=145.09' TW=144.60' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Pond DMH-2: DMH-2



Pond DMH-2: DMH-2



Summary for Pond DMH-3: DMH-3

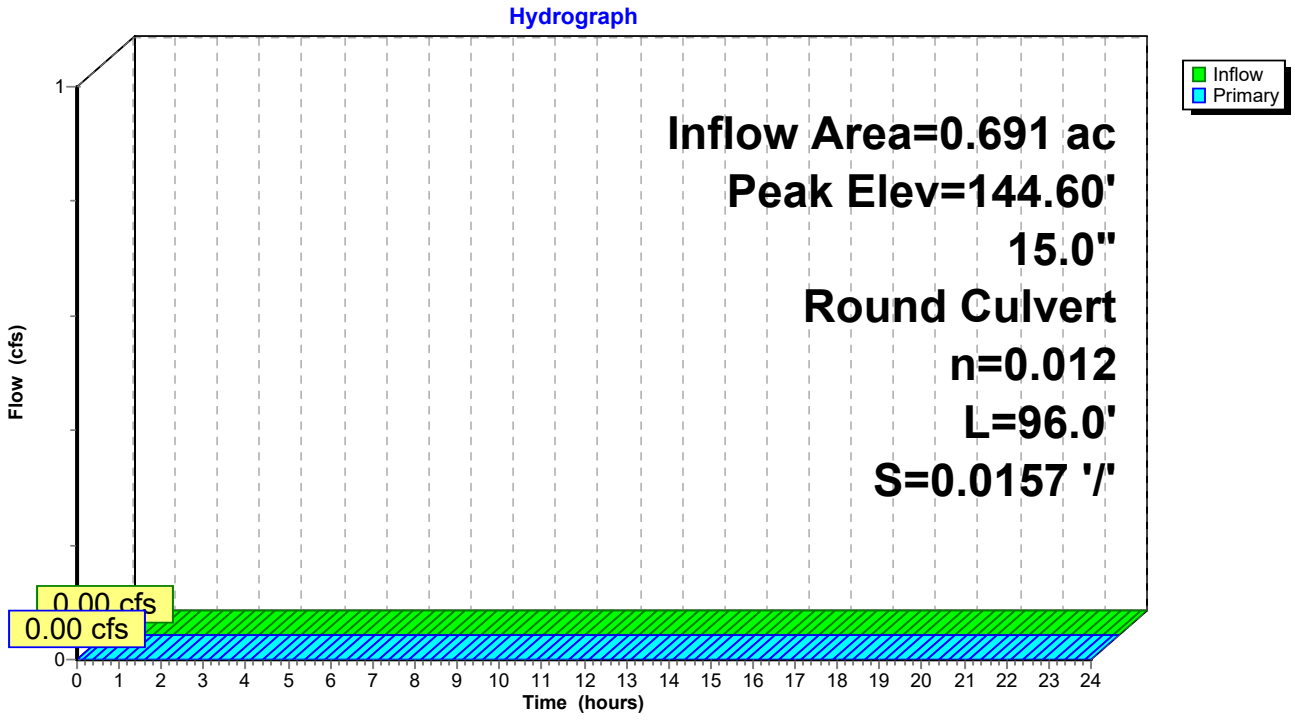
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth = 0.00" for 10-Year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-4 : DMH-4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 144.60' @ 0.00 hrs
Flood Elev= 149.87'

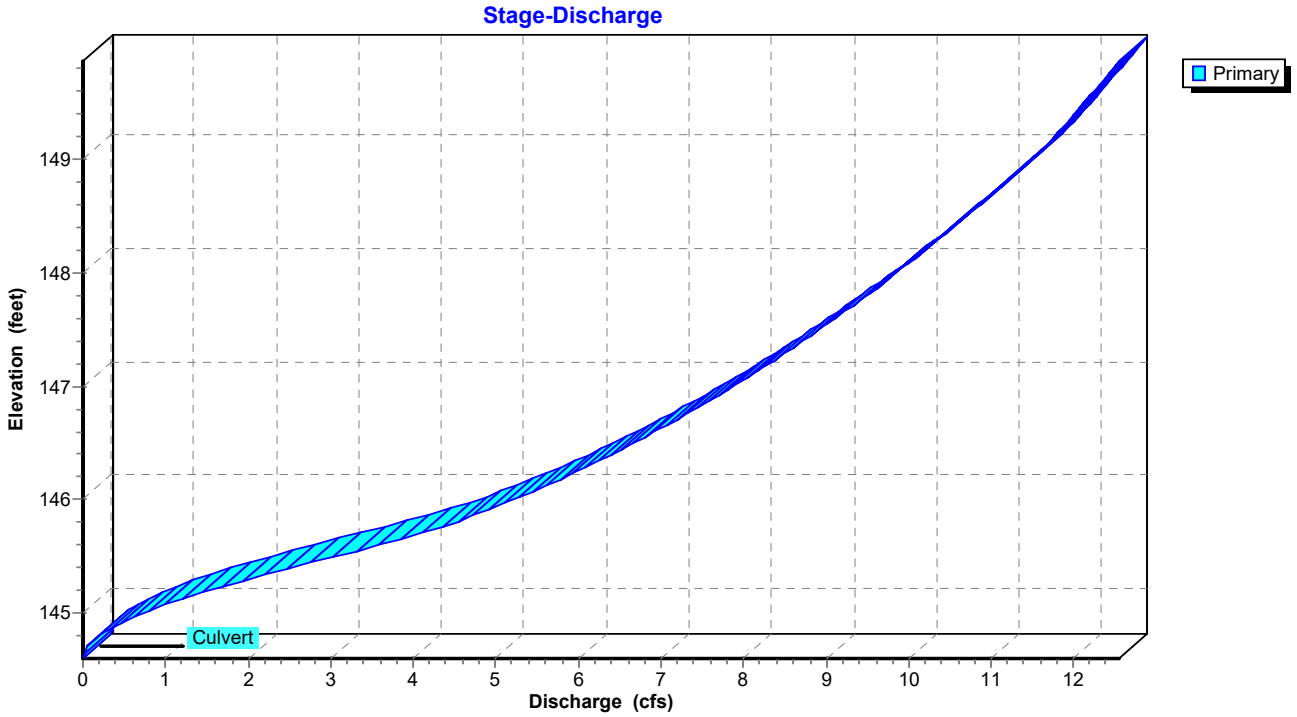
Device	Routing	Invert	Outlet Devices
#1	Primary	144.60'	**15.0" Round Culvert** L= 96.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.60' / 143.09' S= 0.0157 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=144.60' TW=143.09' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Pond DMH-3: DMH-3



Pond DMH-3: DMH-3



Summary for Pond DMH-4: DMH-4

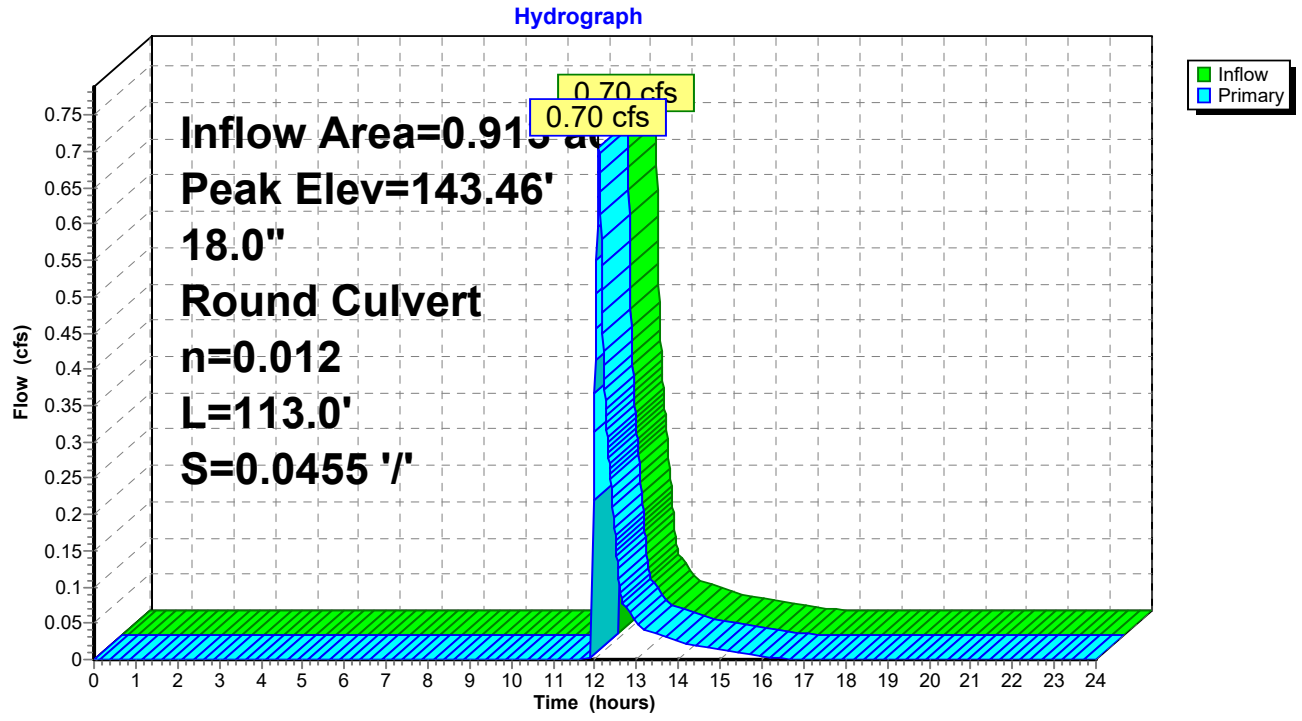
Inflow Area = 0.913 ac, 85.94% Impervious, Inflow Depth = 0.33" for 10-Year event
Inflow = 0.70 cfs @ 12.09 hrs, Volume= 0.025 af
Outflow = 0.70 cfs @ 12.09 hrs, Volume= 0.025 af, Atten= 0%, Lag= 0.0 min
Primary = 0.70 cfs @ 12.09 hrs, Volume= 0.025 af
Routed to Reach POST : POST

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 143.46' @ 12.09 hrs
Flood Elev= 149.87'

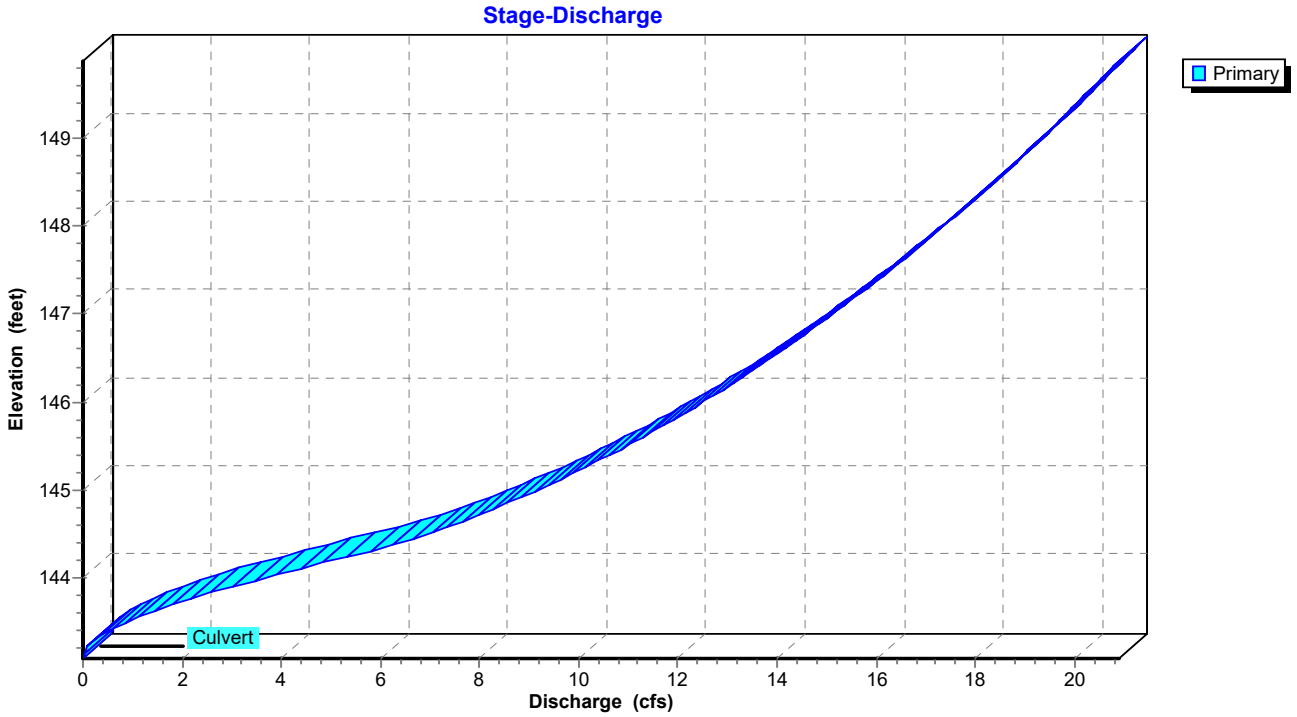
Device	Routing	Invert	Outlet Devices
#1	Primary	143.09'	**18.0" Round Culvert** L= 113.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 143.09' / 137.95' S= 0.0455 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.70 cfs @ 12.09 hrs HW=143.46' TW=0.00' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.70 cfs @ 2.07 fps)

Pond DMH-4: DMH-4



Pond DMH-4: DMH-4



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST 1A: POST WS 1A Runoff Area=30,089 sf 90.36% Impervious Runoff Depth>0.72"
Flow Length=229' Tc=6.0 min CN=92 Runoff=0.58 cfs 0.041 af

Subcatchment POST WS 1C: POST WS 1C Runoff Area=3,936 sf 83.41% Impervious Runoff Depth>0.51"
Flow Length=69' Slope=0.0200 '/' Tc=6.0 min CN=88 Runoff=0.05 cfs 0.004 af

Subcatchment POST WS 1D: POST WS 1D Runoff Area=1,207 sf 50.62% Impervious Runoff Depth>0.05"
Flow Length=16' Slope=0.0225 '/' Tc=6.0 min CN=69 Runoff=0.00 cfs 0.000 af

Subcatchment POST WS 2: POST WS 2 Runoff Area=2,956 sf 14.68% Impervious Runoff Depth=0.00"
Flow Length=52' Slope=0.1000 '/' Tc=6.0 min CN=48 Runoff=0.00 cfs 0.000 af

Subcatchment POST WS-1B: POST WS 1B Runoff Area=5,732 sf 64.53% Impervious Runoff Depth>0.17"
Flow Length=55' Slope=0.0127 '/' Tc=6.0 min CN=77 Runoff=0.01 cfs 0.002 af

Subcatchment PRE WS 1: PRE WS 1 Runoff Area=43,899 sf 22.49% Impervious Runoff Depth>0.00"
Flow Length=307' Tc=6.0 min UI Adjusted CN=60 Runoff=0.00 cfs 0.000 af

Reach POST: POST Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Pond ADS 1: ADS 1 Peak Elev=145.92' Storage=227 cf Inflow=0.58 cfs 0.041 af
Discarded=0.22 cfs 0.041 af Primary=0.00 cfs 0.000 af Outflow=0.22 cfs 0.041 af

Pond ADS 2: ADS 2 Peak Elev=143.64' Storage=51 cf Inflow=0.07 cfs 0.006 af
Discarded=0.02 cfs 0.006 af Primary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.006 af

Pond CB-2: CB-2 Peak Elev=147.43' Inflow=0.58 cfs 0.041 af
15.0" Round Culvert n=0.012 L=133.0' S=0.0087 '/' Outflow=0.58 cfs 0.041 af

Pond CB-3: CB-3 Peak Elev=144.72' Inflow=0.07 cfs 0.006 af
15.0" Round Culvert n=0.012 L=12.0' S=0.0750 '/' Outflow=0.07 cfs 0.006 af

Pond CB-4: CB-4 Peak Elev=145.06' Inflow=0.05 cfs 0.004 af
15.0" Round Culvert n=0.012 L=69.0' S=0.0049 '/' Outflow=0.05 cfs 0.004 af

Pond DMH-1: DMH-1 Peak Elev=146.30' Inflow=0.58 cfs 0.041 af
15.0" Round Culvert n=0.012 L=11.0' S=0.0100 '/' Outflow=0.58 cfs 0.041 af

Pond DMH-2: DMH-2 Peak Elev=145.09' Inflow=0.00 cfs 0.000 af
15.0" Round Culvert n=0.012 L=34.8' S=0.0141 '/' Outflow=0.00 cfs 0.000 af

Pond DMH-3: DMH-3 Peak Elev=144.60' Inflow=0.00 cfs 0.000 af
15.0" Round Culvert n=0.012 L=96.0' S=0.0157 '/' Outflow=0.00 cfs 0.000 af

Pond DMH-4: DMH-4 Peak Elev=143.09' Inflow=0.00 cfs 0.000 af
18.0" Round Culvert n=0.012 L=113.0' S=0.0455 '/' Outflow=0.00 cfs 0.000 af

Summary for Subcatchment POST 1A: POST WS 1A

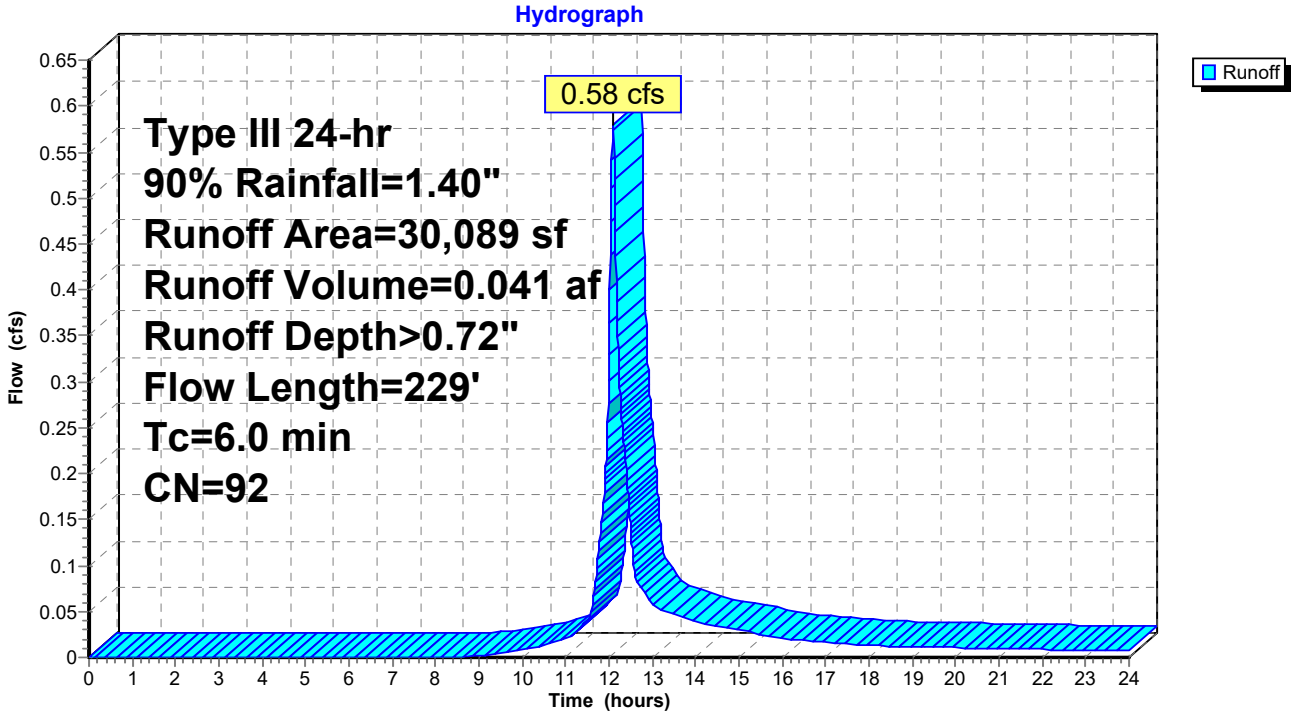
Runoff = 0.58 cfs @ 12.09 hrs, Volume= 0.041 af, Depth> 0.72"
Routed to Pond CB-2 : CB-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 90% Rainfall=1.40"

Area (sf)	CN	Description
27,187	98	Paved parking, HSG A
2,902	39	>75% Grass cover, Good, HSG A
30,089	92	Weighted Average
2,902		9.64% Pervious Area
27,187		90.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	100	0.0100	1.01		**Sheet Flow, Parking lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
1.5	129	0.0050	1.44		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
3.2	229	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST 1A: POST WS 1A



Summary for Subcatchment POST WS 1C: POST WS 1C

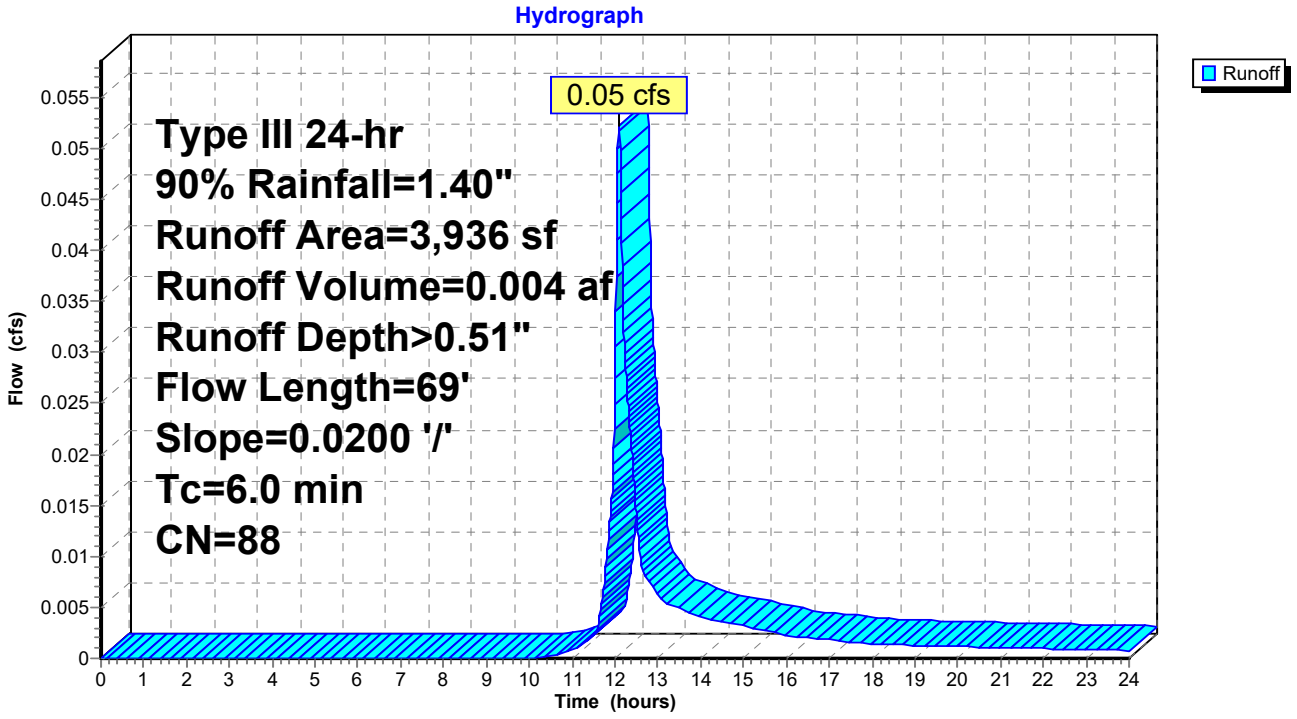
Runoff = 0.05 cfs @ 12.09 hrs, Volume= 0.004 af, Depth> 0.51"
Routed to Pond CB-4 : CB-4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 90% Rainfall=1.40"

Area (sf)	CN	Description
3,283	98	Paved parking, HSG A
653	39	>75% Grass cover, Good, HSG A
3,936	88	Weighted Average
653		16.59% Pervious Area
3,283		83.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	69	0.0200	1.24		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.9	69	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 1C: POST WS 1C



Summary for Subcatchment POST WS 1D: POST WS 1D

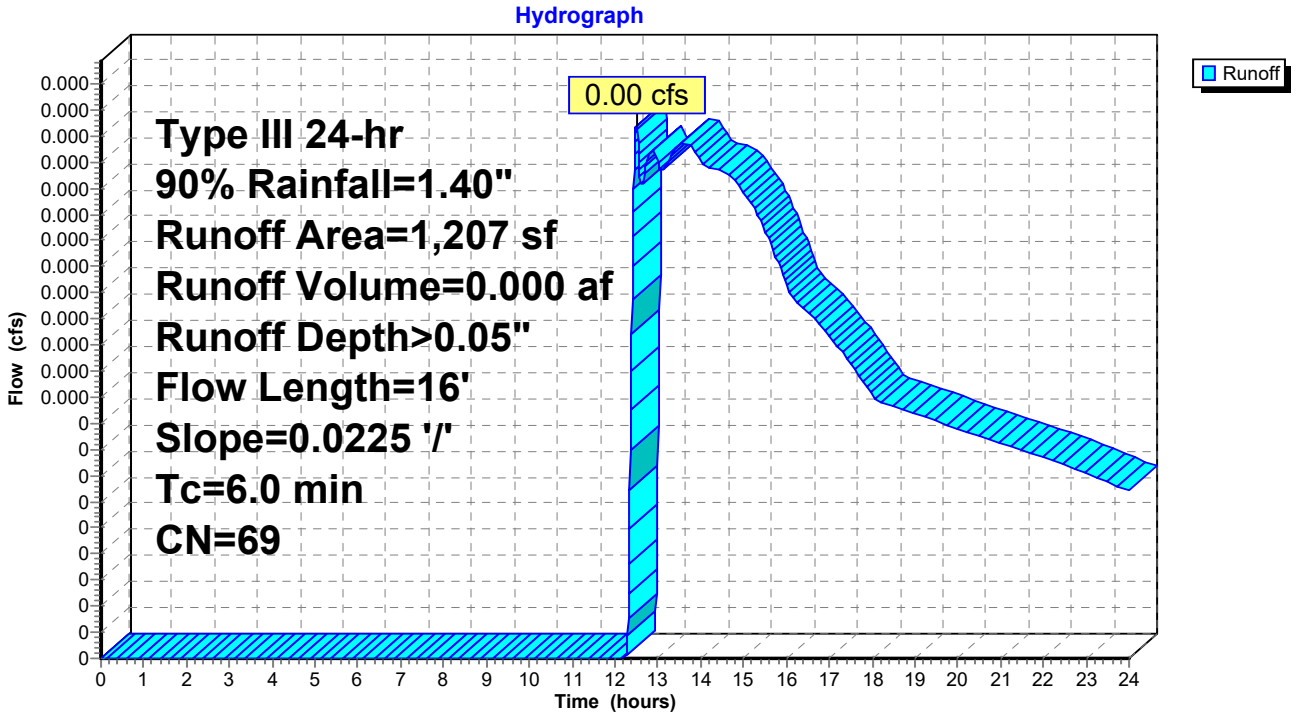
Runoff = 0.00 cfs @ 12.50 hrs, Volume= 0.000 af, Depth> 0.05"
Routed to Reach POST : POST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 90% Rainfall=1.40"

Area (sf)	CN	Description
611	98	Paved parking, HSG A
596	39	>75% Grass cover, Good, HSG A
1,207	69	Weighted Average
596		49.38% Pervious Area
611		50.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	16	0.0225	0.97		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.3	16	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 1D: POST WS 1D



Summary for Subcatchment POST WS 2: POST WS 2

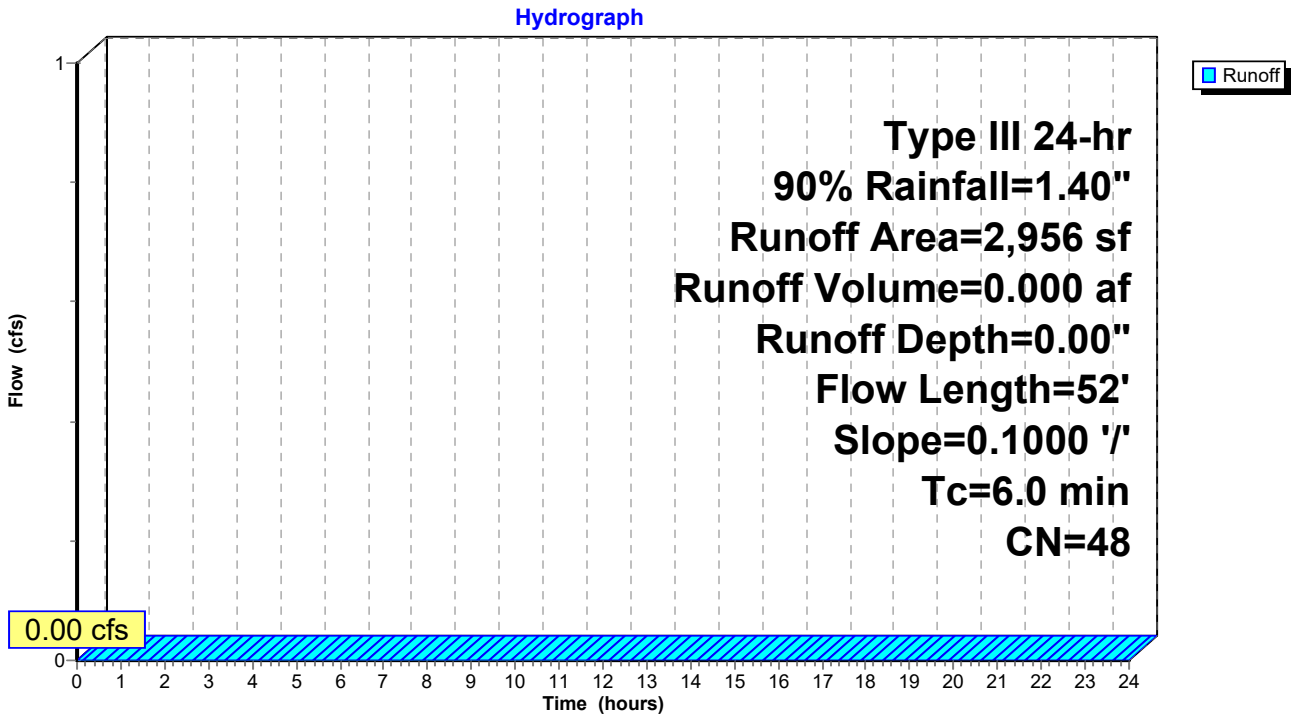
Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"
Routed to Reach POST : POST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 90% Rainfall=1.40"

Area (sf)	CN	Description
434	98	Paved parking, HSG A
2,522	39	>75% Grass cover, Good, HSG A
2,956	48	Weighted Average
2,522		85.32% Pervious Area
434		14.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	52	0.1000	0.19		**Sheet Flow, Sheet Flow to Fishkill Ave.** Grass: Dense n= 0.240 P2= 3.00"
4.6	52	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 2: POST WS 2



Summary for Subcatchment POST WS-1B: POST WS 1B

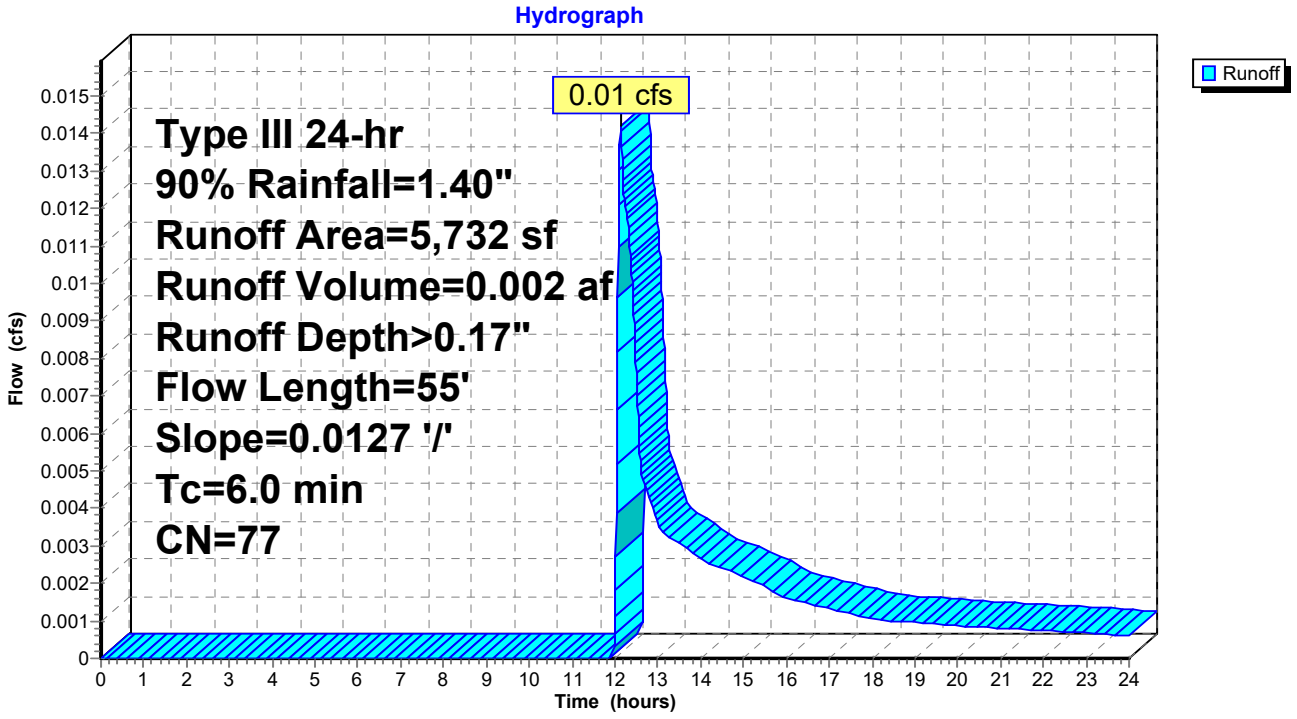
Runoff = 0.01 cfs @ 12.13 hrs, Volume= 0.002 af, Depth> 0.17"
Routed to Pond CB-3 : CB-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 90% Rainfall=1.40"

Area (sf)	CN	Description
3,699	98	Paved parking, HSG A
2,033	39	>75% Grass cover, Good, HSG A
5,732	77	Weighted Average
2,033		35.47% Pervious Area
3,699		64.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	55	0.0127	0.99		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.9	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS-1B: POST WS 1B



Summary for Subcatchment PRE WS 1: PRE WS 1

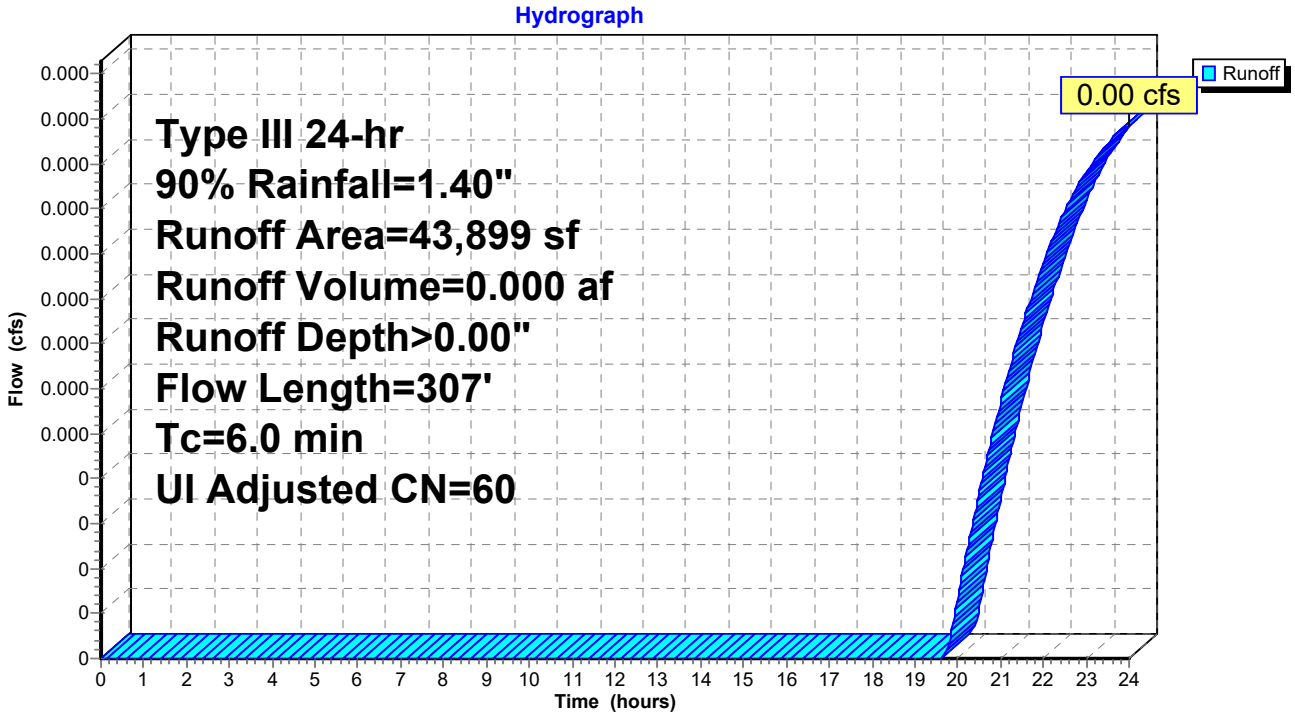
Runoff = 0.00 cfs @ 24.00 hrs, Volume= 0.000 af, Depth> 0.00"
Routed to nonexistent node PRE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 90% Rainfall=1.40"

Area (sf)	CN	Adj	Description
9,872	98		Unconnected roofs, HSG A
7,963	96		Gravel surface, HSG A
15,833	49		50-75% Grass cover, Fair, HSG A
10,231	32		Woods/grass comb., Good, HSG A
43,899	65	60	Weighted Average, UI Adjusted
34,027			77.51% Pervious Area
9,872			22.49% Impervious Area
9,872			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	67	0.1480	0.34		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.00"
0.5	120	0.0620	4.01		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
0.4	120	0.0600	4.97		**Shallow Concentrated Flow, Driveway** Paved Kv= 20.3 fps
4.2	307	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PRE WS 1: PRE WS 1

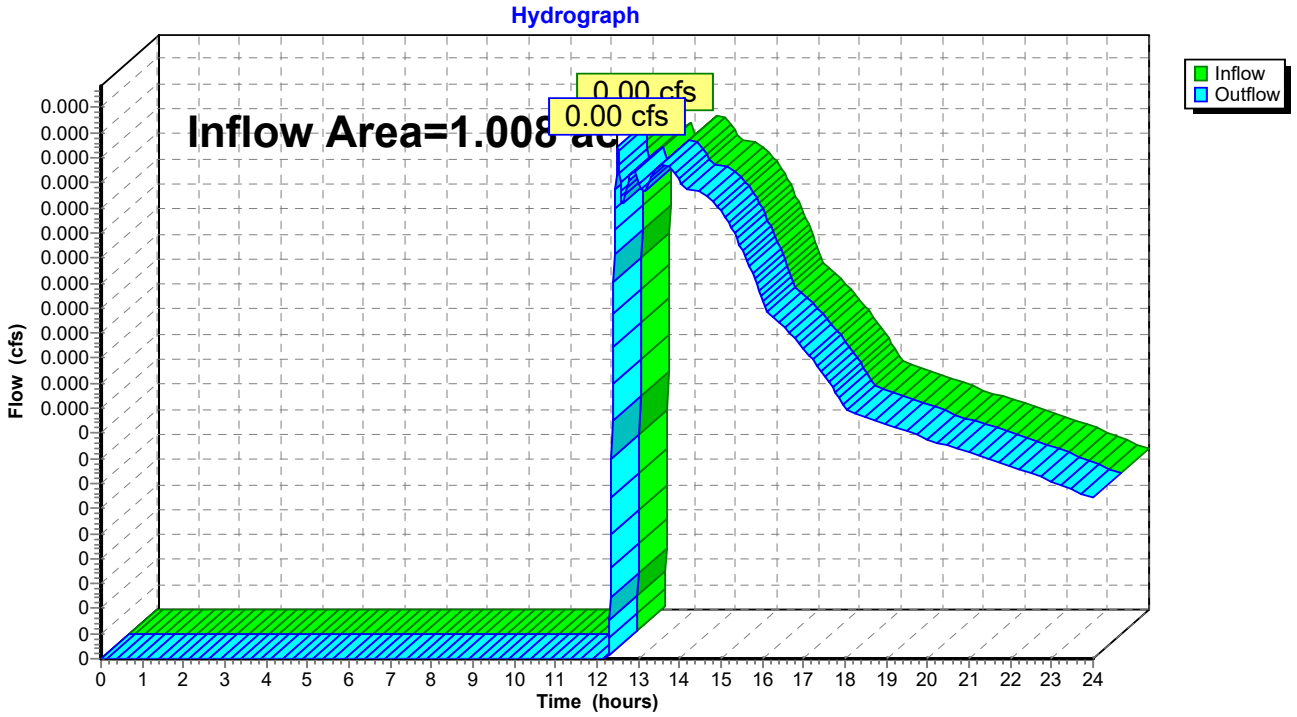


Summary for Reach POST: POST

Inflow Area = 1.008 ac, 80.18% Impervious, Inflow Depth > 0.00" for 90% event
Inflow = 0.00 cfs @ 12.50 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 12.50 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3

Reach POST: POST



Summary for Pond ADS 1: ADS 1

Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 0.72" for 90% event
Inflow = 0.58 cfs @ 12.09 hrs, Volume= 0.041 af
Outflow = 0.22 cfs @ 12.36 hrs, Volume= 0.041 af, Atten= 62%, Lag= 16.4 min
Discarded = 0.22 cfs @ 12.36 hrs, Volume= 0.041 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-2 : DMH-2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.92' @ 12.36 hrs Surf.Area= 4,695 sf Storage= 227 cf
Flood Elev= 148.80' Surf.Area= 4,695 sf Storage= 9,162 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 4.5 min (835.3 - 830.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	145.80'	4,220 cf	**77.50'W x 60.58'L x 3.50'H Field A** 16,431 cf Overall - 5,880 cf Embedded = 10,551 cf x 40.0% Voids
#2A	146.30'	5,880 cf	**ADS_StormTech SC-740 +Cap** x 128 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 128 Chambers in 16 Rows
		10,101 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	146.30'	**15.0" Round Culvert** L= 105.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 146.30' / 145.09' S= 0.0115 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	148.50'	**5.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Device 1	147.80'	**6.0" Vert. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads
#4	Discarded	145.80'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 140.00'

Discarded OutFlow Max=0.22 cfs @ 12.36 hrs HW=145.92' (Free Discharge)
└**4=Exfiltration** (Controls 0.22 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=145.80' TW=145.09' (Dynamic Tailwater)
└**1=Culvert** (Controls 0.00 cfs)
  └**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Pond ADS 1: ADS 1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

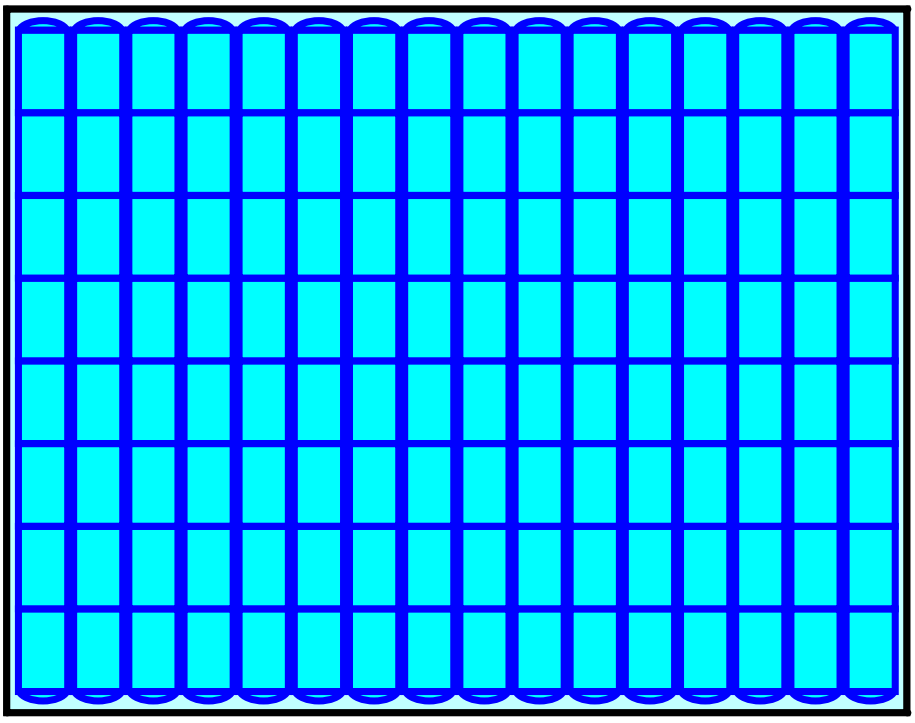
8 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 58.58' Row Length +12.0" End Stone x 2 = 60.58' Base Length
16 Rows x 51.0" Wide + 6.0" Spacing x 15 + 12.0" Side Stone x 2 = 77.50' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

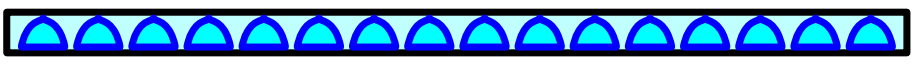
128 Chambers x 45.9 cf = 5,880.3 cf Chamber Storage

16,431.4 cf Field - 5,880.3 cf Chambers = 10,551.1 cf Stone x 40.0% Voids = 4,220.4 cf Stone Storage

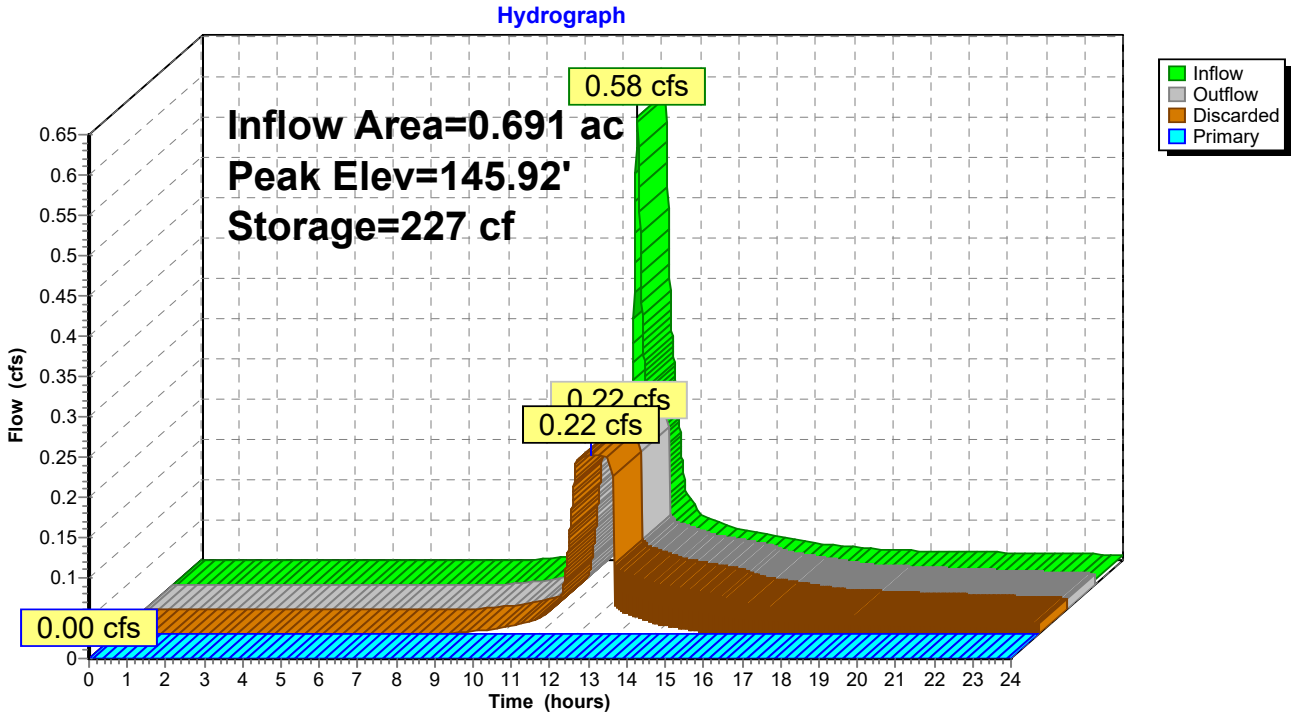
Chamber Storage + Stone Storage = 10,100.8 cf = 0.232 af
Overall Storage Efficiency = 61.5%
Overall System Size = 60.58' x 77.50' x 3.50'

128 Chambers
608.6 cy Field
390.8 cy Stone

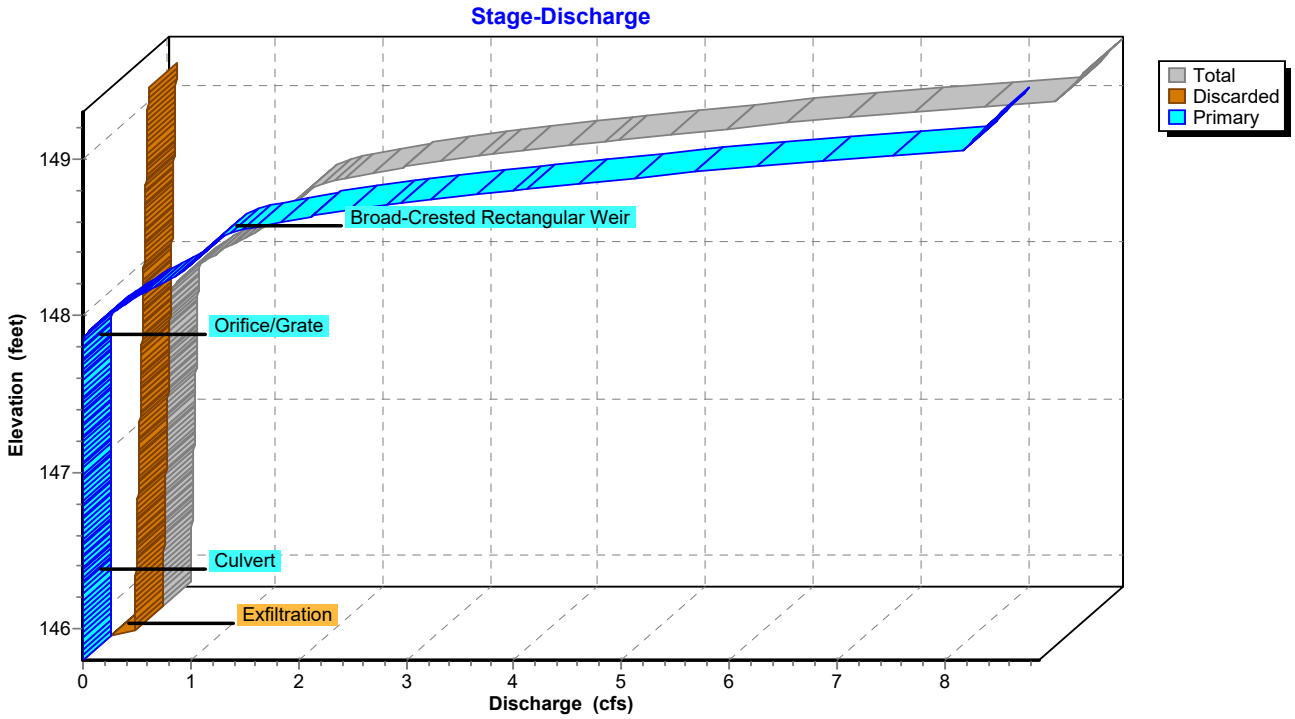




Pond ADS 1: ADS 1



Pond ADS 1: ADS 1



Summary for Pond ADS 2: ADS 2

Inflow Area = 0.222 ac, 72.22% Impervious, Inflow Depth > 0.31" for 90% event
Inflow = 0.07 cfs @ 12.10 hrs, Volume= 0.006 af
Outflow = 0.02 cfs @ 12.58 hrs, Volume= 0.006 af, Atten= 77%, Lag= 28.8 min
Discarded = 0.02 cfs @ 12.58 hrs, Volume= 0.006 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-4 : DMH-4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 143.64' @ 12.58 hrs Surf.Area= 290 sf Storage= 51 cf
Flood Elev= 146.20' Surf.Area= 290 sf Storage= 513 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 20.5 min (896.9 - 876.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	143.20'	295 cf	**6.25'W x 46.34'L x 3.50'H Field A** 1,014 cf Overall - 276 cf Embedded = 738 cf x 40.0% Voids
#2A	143.70'	276 cf	**ADS_StormTech SC-740 +Cap** x 6 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap
		571 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	143.70'	**15.0" Round Culvert** L= 85.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 143.70' / 137.95' S= 0.0676 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	144.95'	**5.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Discarded	143.20'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 140.00'

Discarded OutFlow Max=0.02 cfs @ 12.58 hrs HW=143.64' (Free Discharge)
↑└**3=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=143.20' TW=143.09' (Dynamic Tailwater)
↑└**1=Culvert** (Controls 0.00 cfs)
↑└**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond ADS 2: ADS 2 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

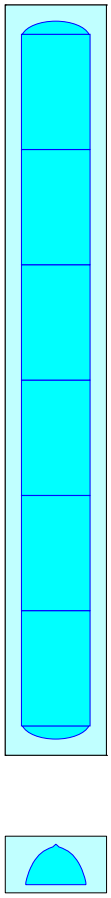
6 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 44.34' Row Length +12.0" End Stone x 2 = 46.34' Base Length
1 Rows x 51.0" Wide + 12.0" Side Stone x 2 = 6.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

6 Chambers x 45.9 cf = 275.6 cf Chamber Storage

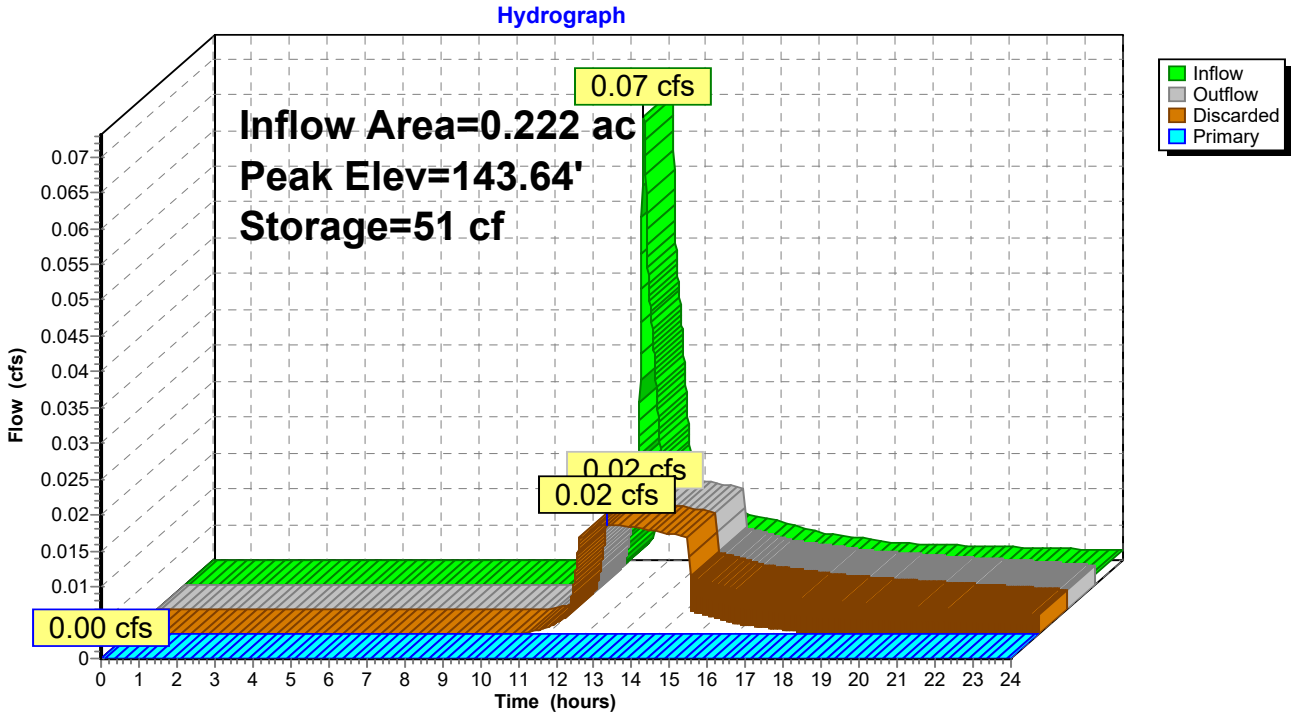
1,013.6 cf Field - 275.6 cf Chambers = 738.0 cf Stone x 40.0% Voids = 295.2 cf Stone Storage

Chamber Storage + Stone Storage = 570.8 cf = 0.013 af
Overall Storage Efficiency = 56.3%
Overall System Size = 46.34' x 6.25' x 3.50'

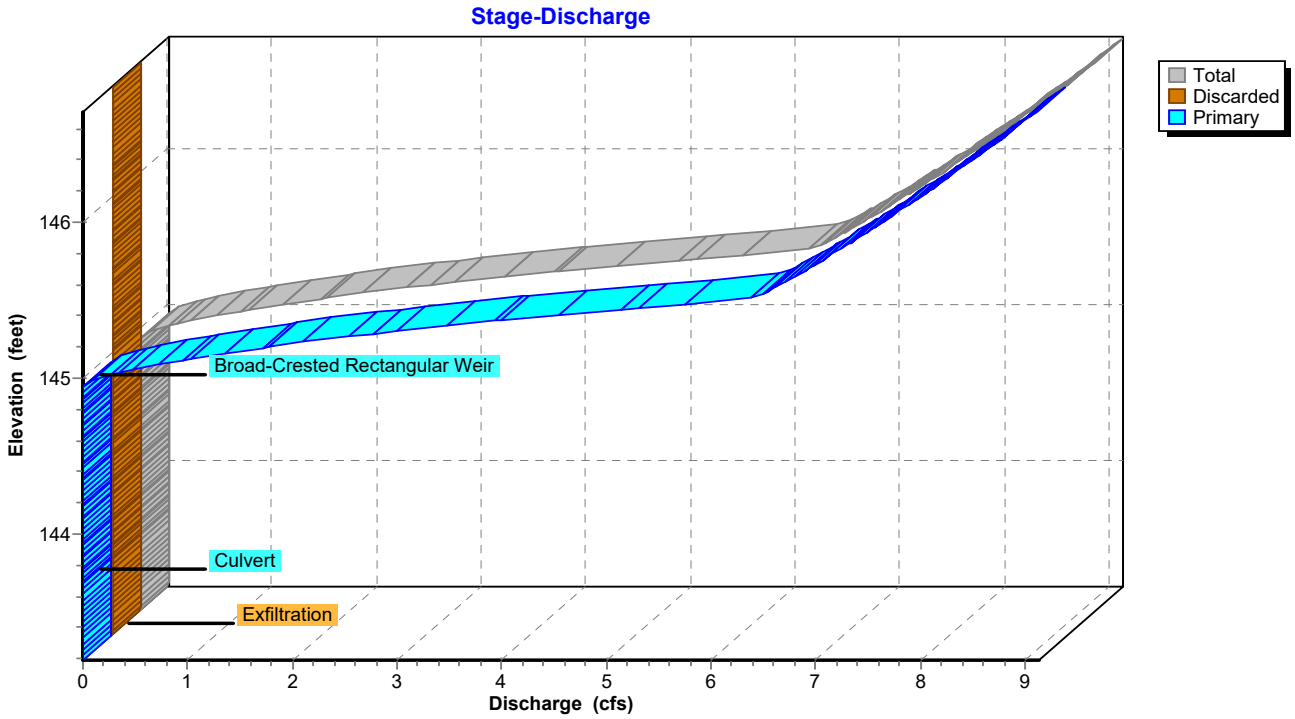
6 Chambers
37.5 cy Field
27.3 cy Stone



Pond ADS 2: ADS 2



Pond ADS 2: ADS 2



Summary for Pond CB-2: CB-2

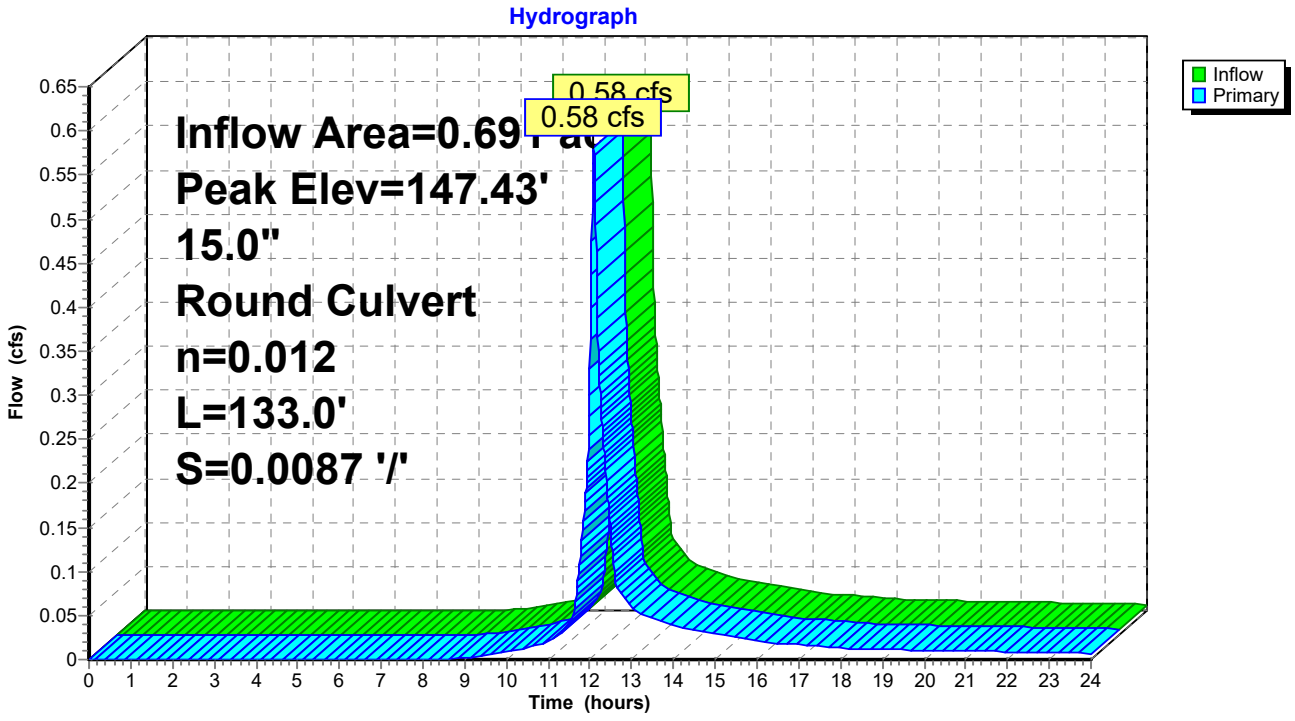
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 0.72" for 90% event
Inflow = 0.58 cfs @ 12.09 hrs, Volume= 0.041 af
Outflow = 0.58 cfs @ 12.09 hrs, Volume= 0.041 af, Atten= 0%, Lag= 0.0 min
Primary = 0.58 cfs @ 12.09 hrs, Volume= 0.041 af
Routed to Pond DMH-1 : DMH-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 147.43' @ 12.09 hrs
Flood Elev= 149.80'

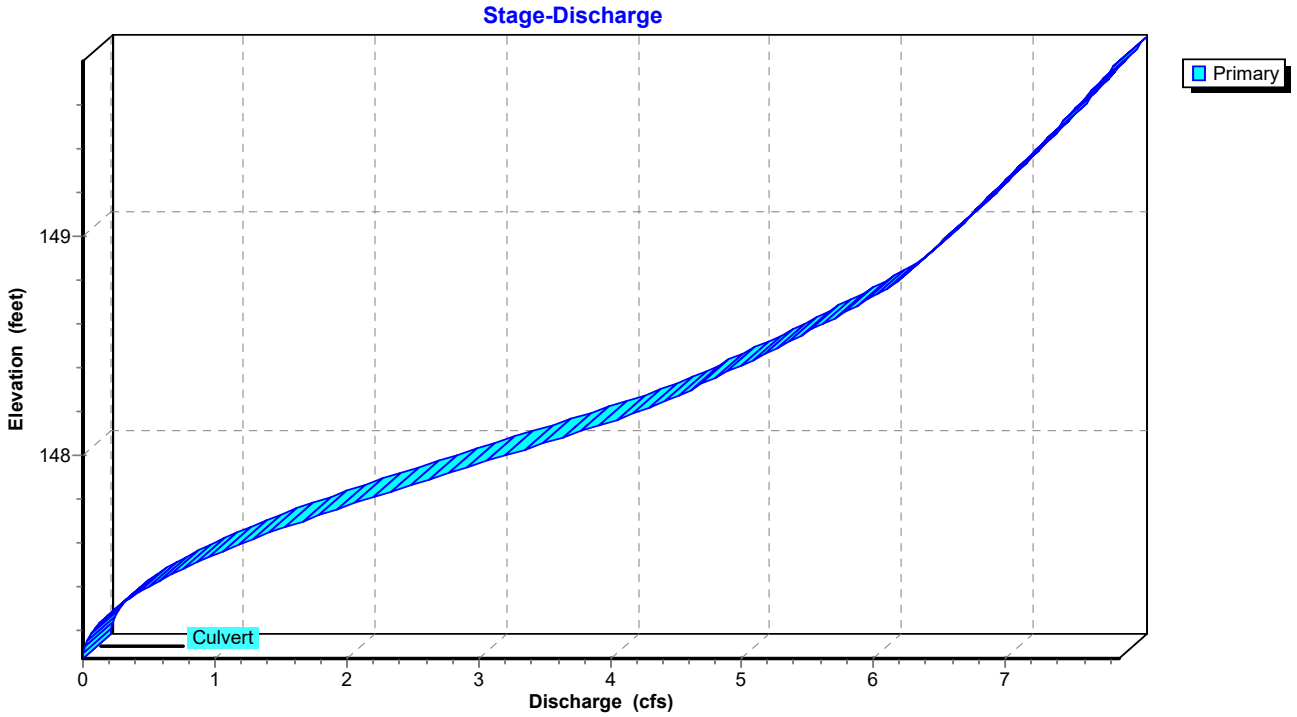
Device	Routing	Invert	Outlet Devices
#1	Primary	147.07'	**15.0" Round Culvert** L= 133.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 147.07' / 145.91' S= 0.0087 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.58 cfs @ 12.09 hrs HW=147.43' TW=146.30' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.58 cfs @ 3.02 fps)

Pond CB-2: CB-2



Pond CB-2: CB-2


Stage-Discharge
Primary
Elevation (feet)
149
148
Culvert
0
1
2
3
4
5
6
7
Discharge (cfs)

Summary for Pond CB-3: CB-3

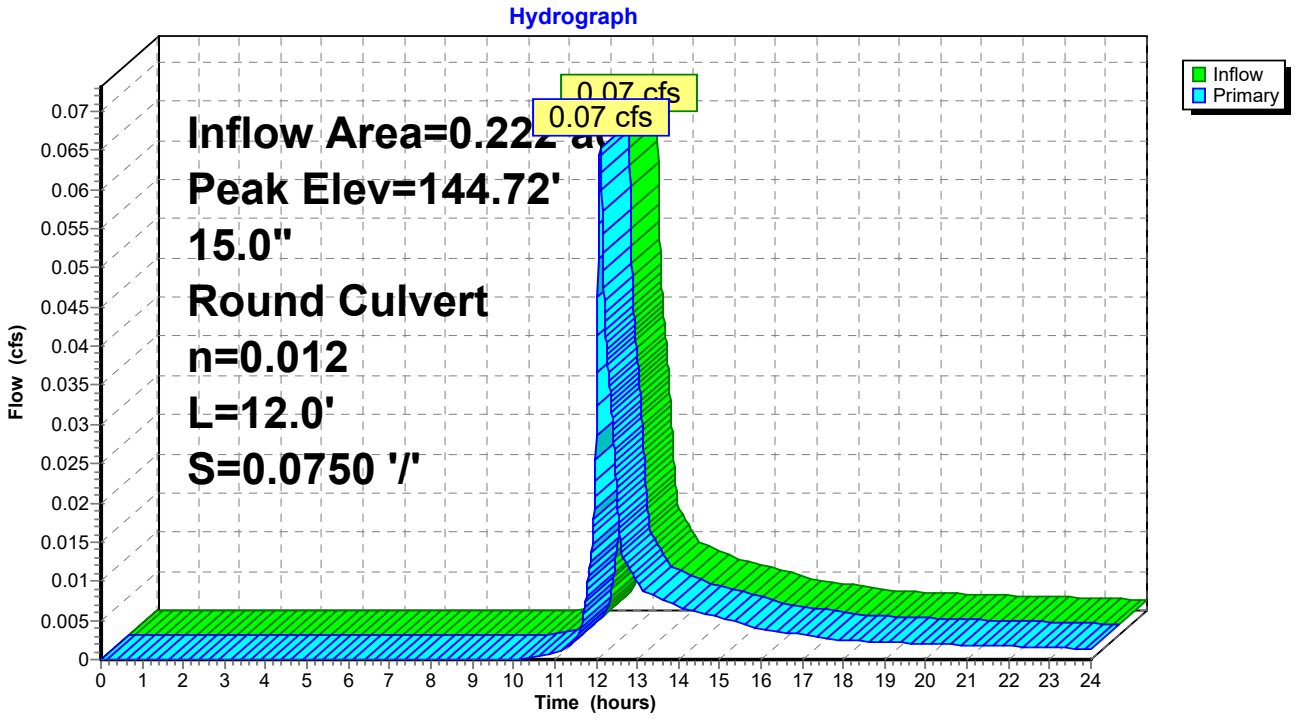
Inflow Area = 0.222 ac, 72.22% Impervious, Inflow Depth > 0.31" for 90% event
Inflow = 0.07 cfs @ 12.10 hrs, Volume= 0.006 af
Outflow = 0.07 cfs @ 12.10 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.0 min
Primary = 0.07 cfs @ 12.10 hrs, Volume= 0.006 af
Routed to Pond ADS 2 : ADS 2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 144.72' @ 12.10 hrs
Flood Elev= 149.14'

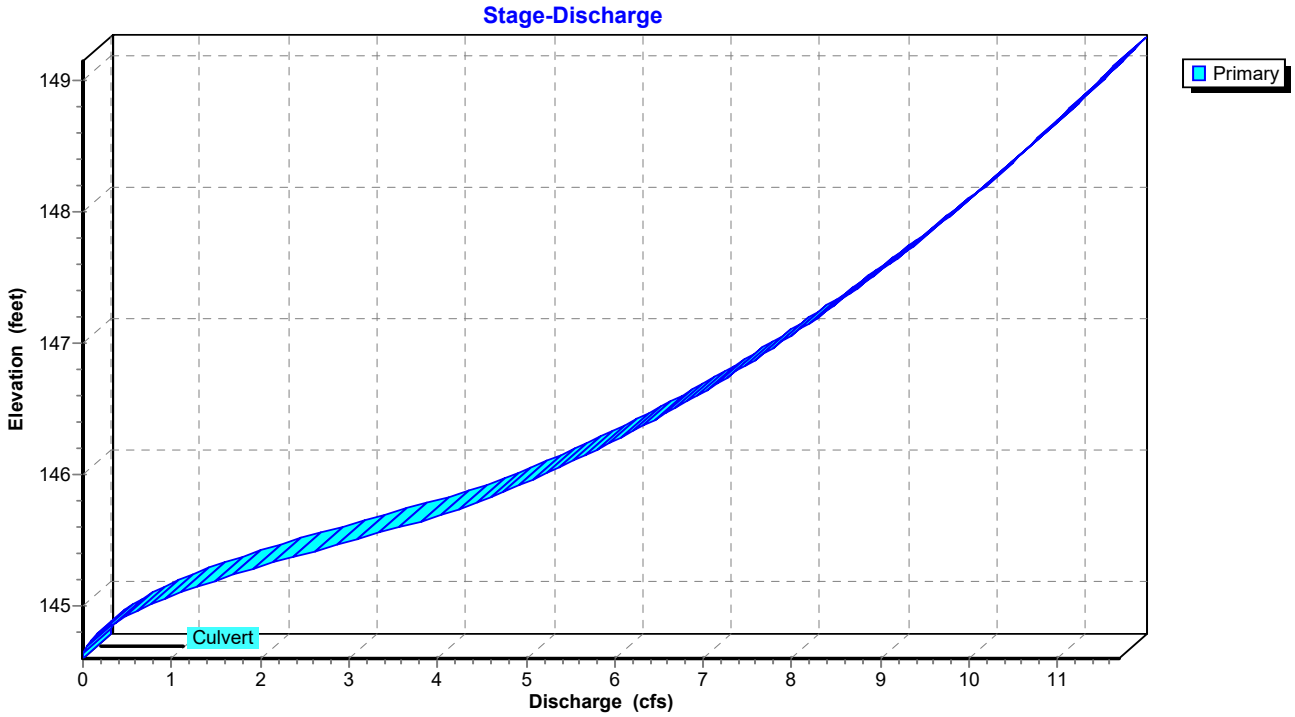
Device	Routing	Invert	Outlet Devices
#1	Primary	144.60'	**15.0" Round Culvert** L= 12.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.60' / 143.70' S= 0.0750 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.07 cfs @ 12.10 hrs HW=144.71' TW=143.34' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.07 cfs @ 1.15 fps)

Pond CB-3: CB-3



Pond CB-3: CB-3


Stage-Discharge
Primary
Elevation (feet)
149
148
147
146
145
Culvert
0
1
2
3
4
5
6
7
8
9
10
11
Discharge (cfs)

Summary for Pond CB-4: CB-4

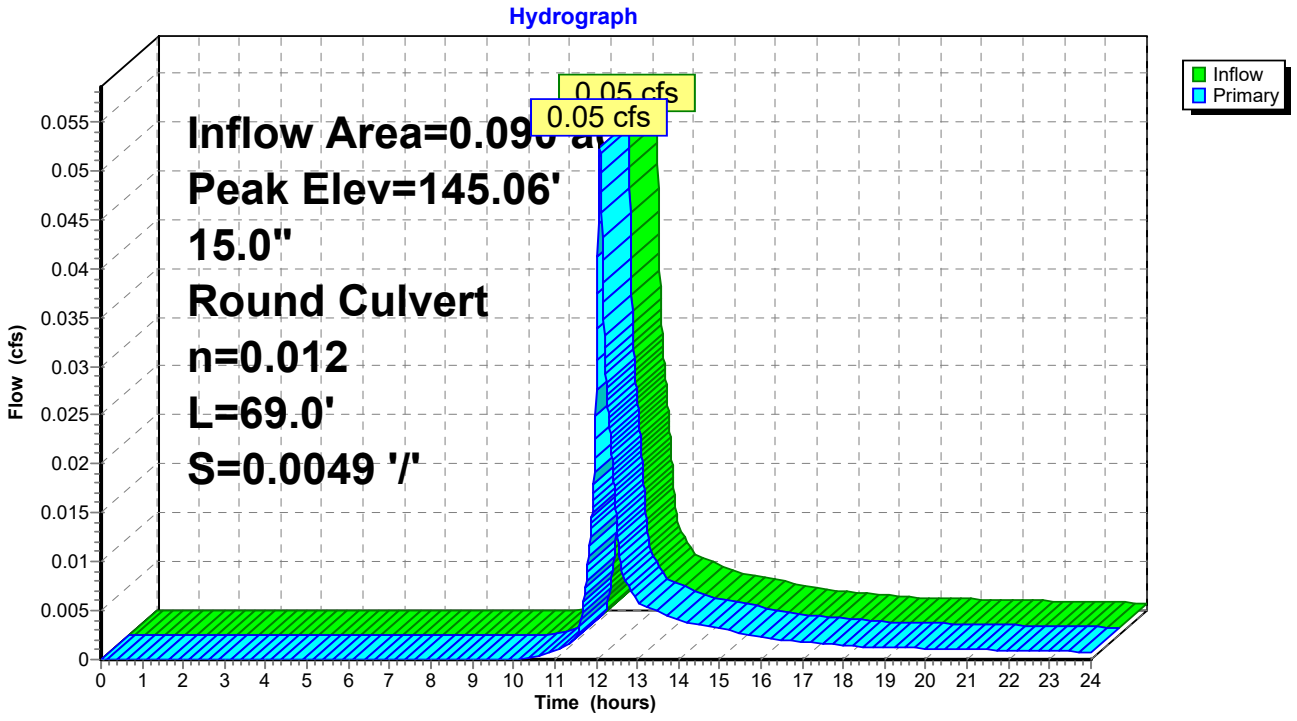
Inflow Area = 0.090 ac, 83.41% Impervious, Inflow Depth > 0.51" for 90% event
Inflow = 0.05 cfs @ 12.09 hrs, Volume= 0.004 af
Outflow = 0.05 cfs @ 12.09 hrs, Volume= 0.004 af, Atten= 0%, Lag= 0.0 min
Primary = 0.05 cfs @ 12.09 hrs, Volume= 0.004 af
Routed to Pond CB-3 : CB-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.06' @ 12.09 hrs
Flood Elev= 147.76'

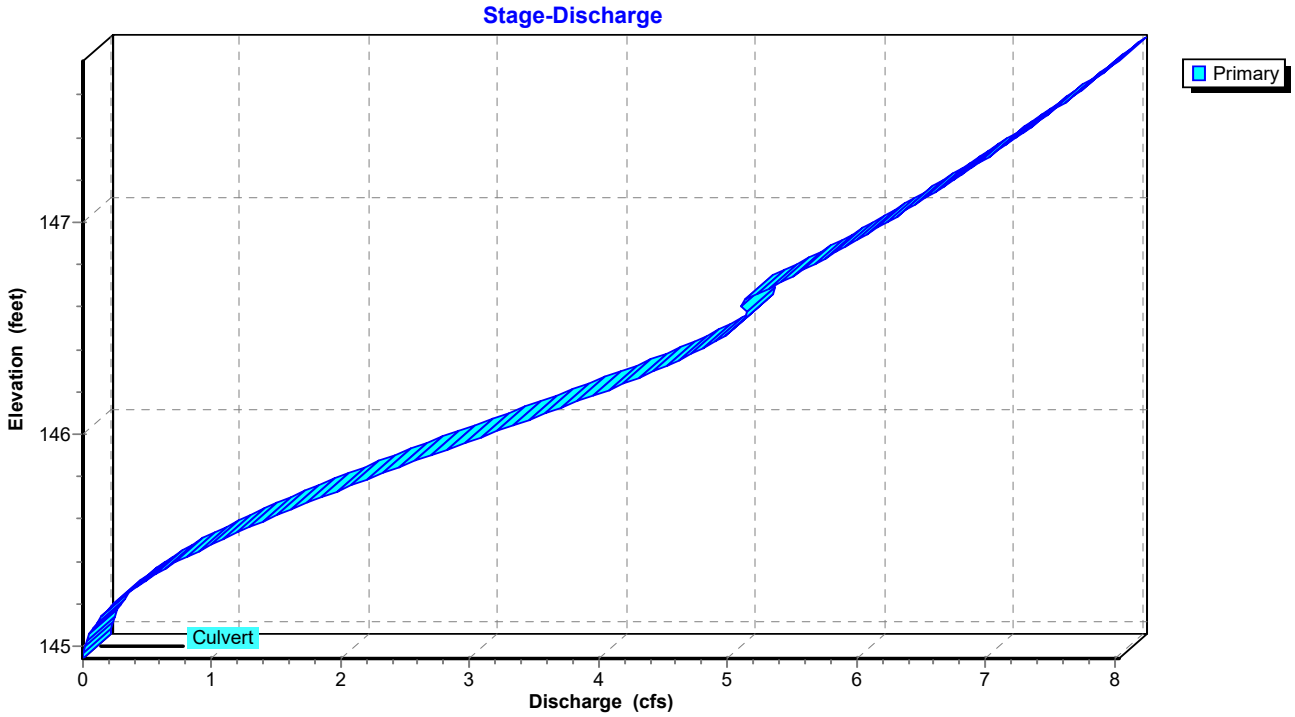
Device	Routing	Invert	Outlet Devices
#1	Primary	144.94'	**15.0" Round Culvert** L= 69.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.94' / 144.60' S= 0.0049 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.05 cfs @ 12.09 hrs HW=145.06' TW=144.71' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.05 cfs @ 1.27 fps)

Pond CB-4: CB-4



Pond CB-4: CB-4


Stage-Discharge
Primary
Elevation (feet)
147
146
145
Culvert
0
1
2
3
4
5
6
7
8
Discharge (cfs)

Summary for Pond DMH-1: DMH-1

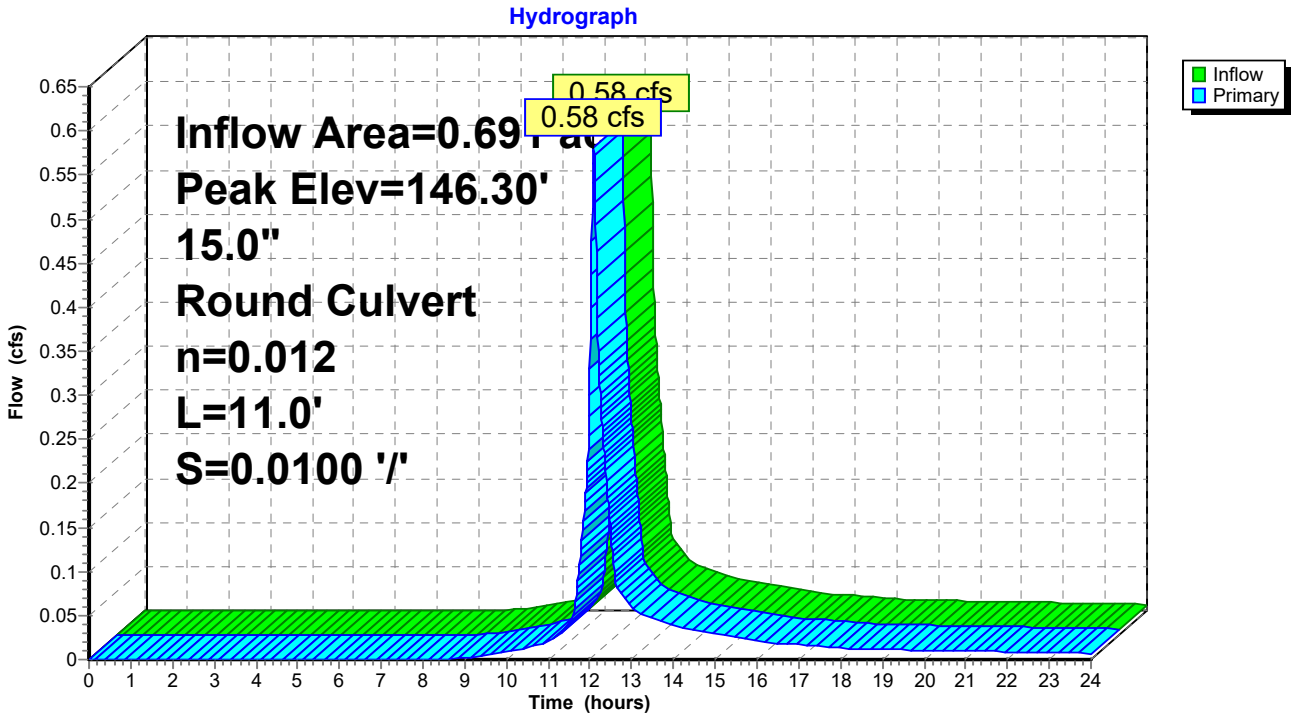
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 0.72" for 90% event
Inflow = 0.58 cfs @ 12.09 hrs, Volume= 0.041 af
Outflow = 0.58 cfs @ 12.09 hrs, Volume= 0.041 af, Atten= 0%, Lag= 0.0 min
Primary = 0.58 cfs @ 12.09 hrs, Volume= 0.041 af
Routed to Pond ADS 1 : ADS 1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 146.30' @ 12.09 hrs
Flood Elev= 150.35'

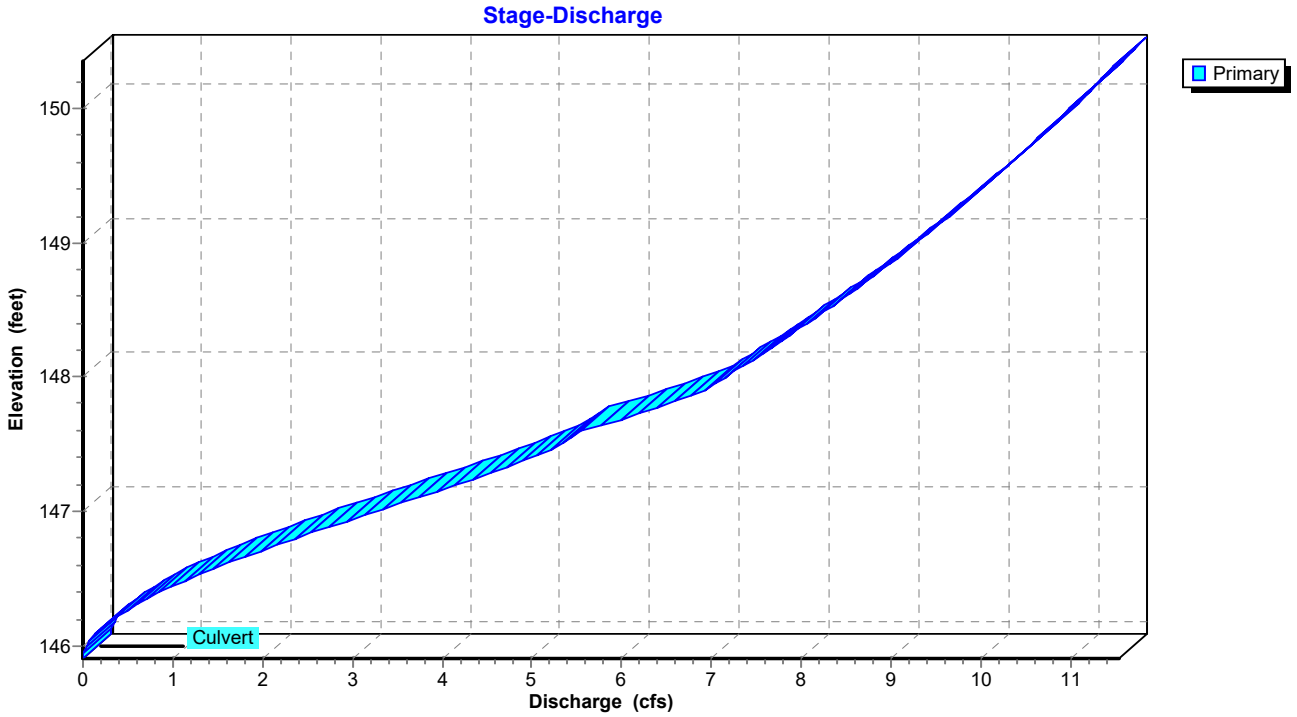
Device	Routing	Invert	Outlet Devices
#1	Primary	145.91'	**15.0" Round Culvert** L= 11.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 145.91' / 145.80' S= 0.0100 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.58 cfs @ 12.09 hrs HW=146.30' TW=145.85' (Dynamic Tailwater)
1=Culvert (Barrel Controls 0.58 cfs @ 2.61 fps)

Pond DMH-1: DMH-1



Pond DMH-1: DMH-1



Summary for Pond DMH-2: DMH-2

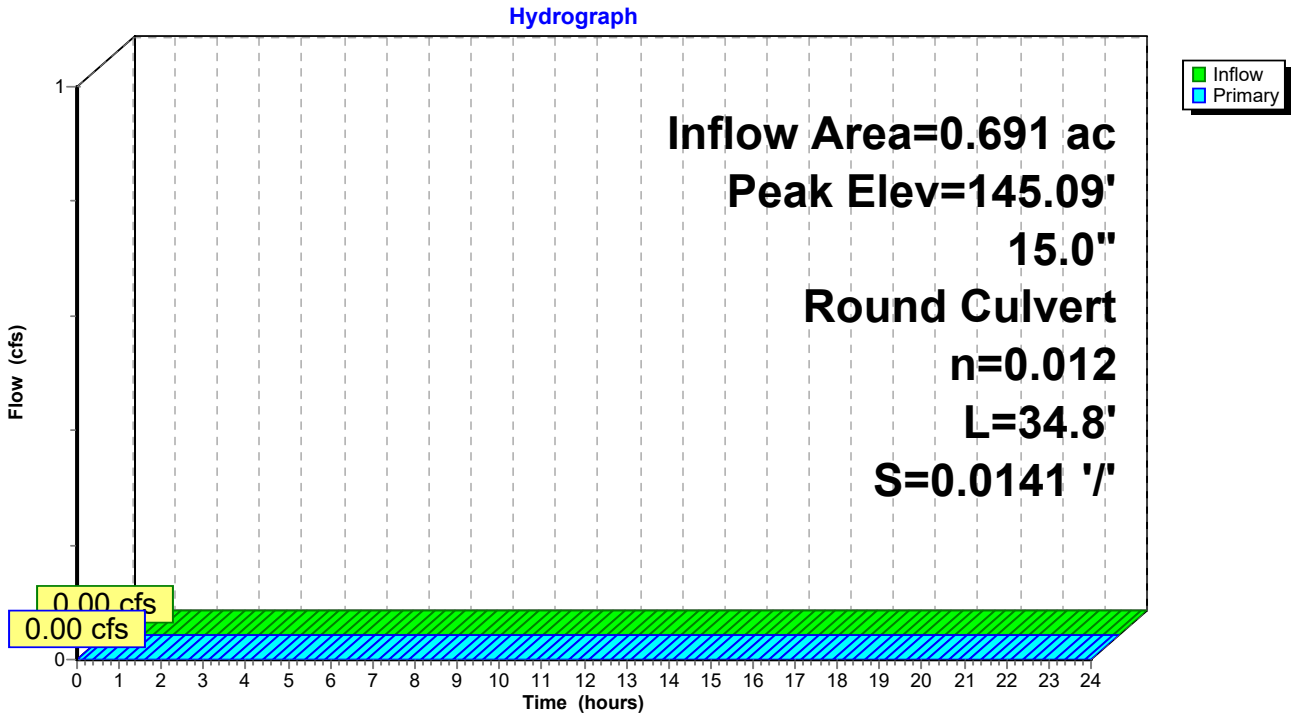
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth = 0.00" for 90% event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-3 : DMH-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.09' @ 0.00 hrs
Flood Elev= 149.88'

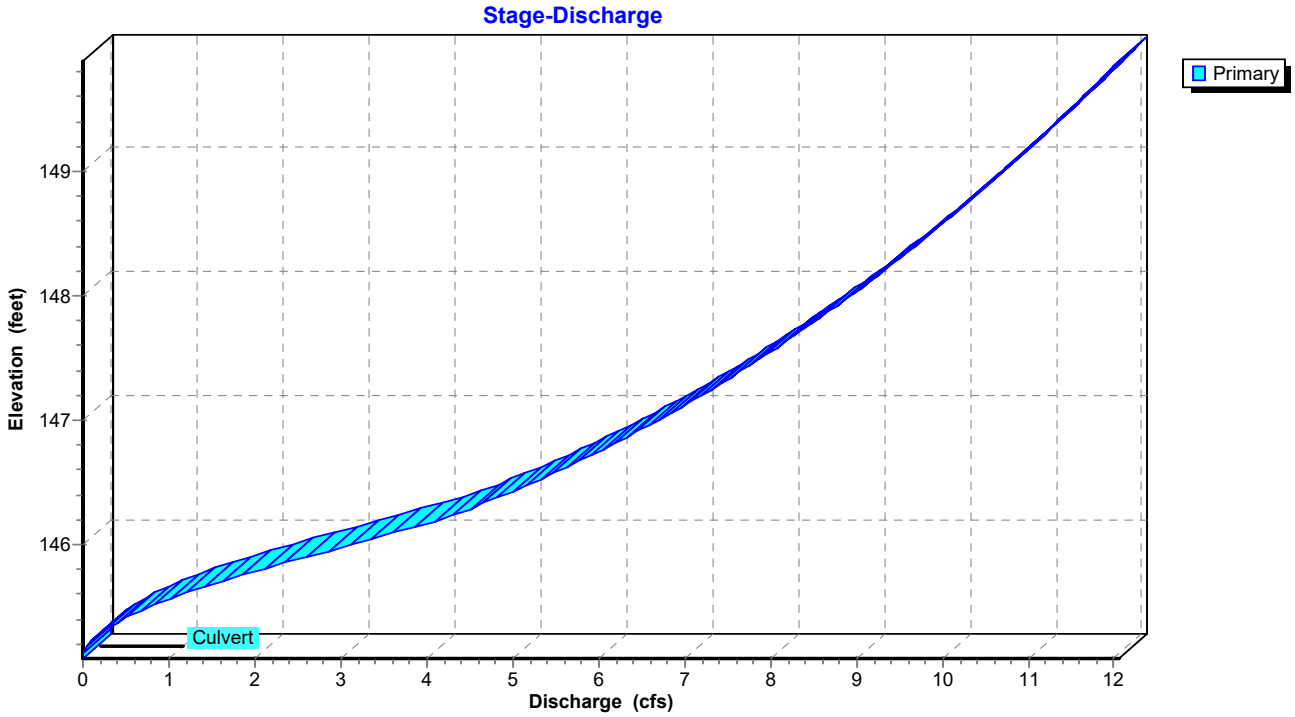
Device	Routing	Invert	Outlet Devices
#1	Primary	145.09'	**15.0" Round Culvert** L= 34.8' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 145.09' / 144.60' S= 0.0141 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=145.09' TW=144.60' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Pond DMH-2: DMH-2



Pond DMH-2: DMH-2



Summary for Pond DMH-3: DMH-3

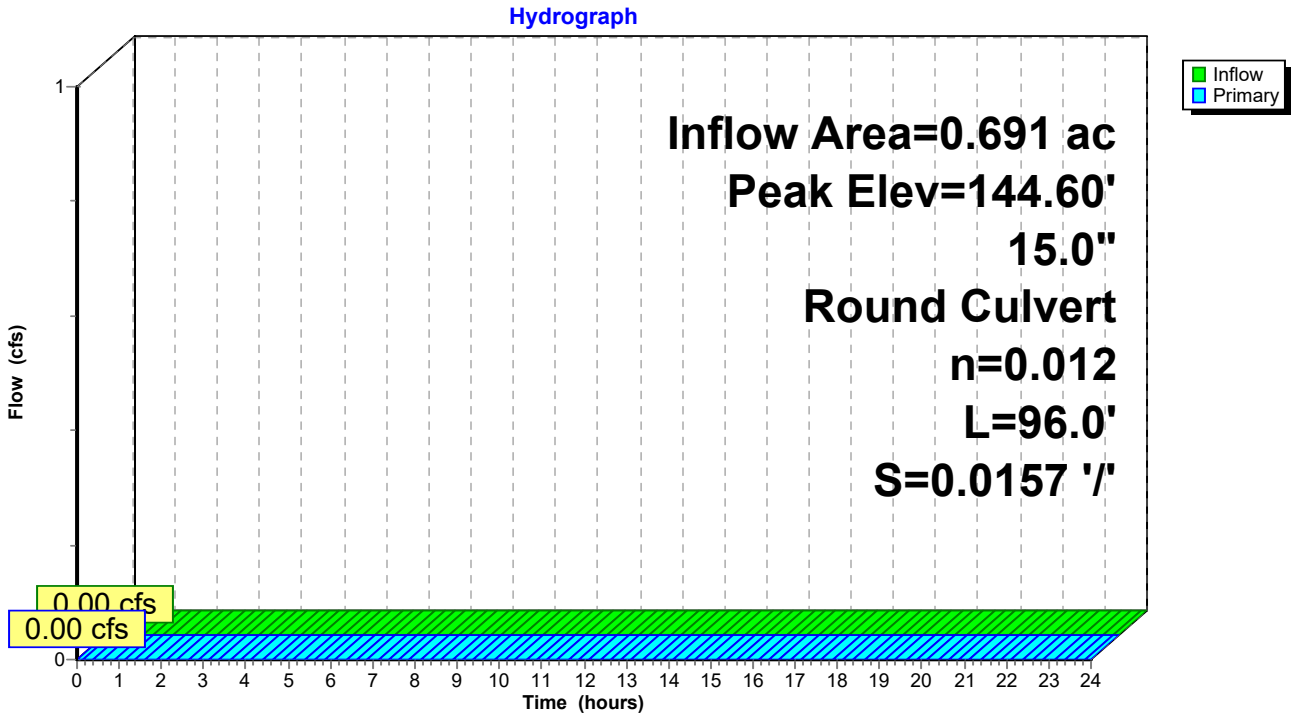
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth = 0.00" for 90% event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond DMH-4 : DMH-4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 144.60' @ 0.00 hrs
Flood Elev= 149.87'

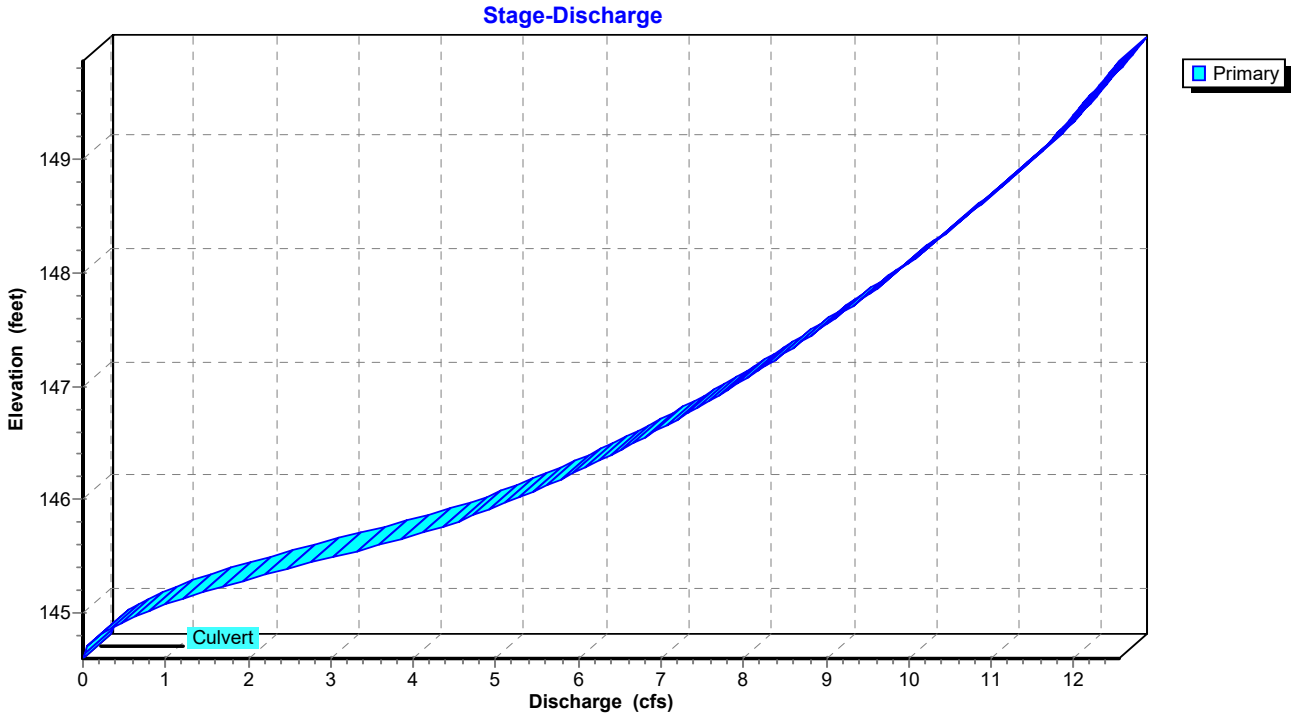
Device	Routing	Invert	Outlet Devices
#1	Primary	144.60'	**15.0" Round Culvert** L= 96.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.60' / 143.09' S= 0.0157 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=144.60' TW=143.09' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Pond DMH-3: DMH-3



Pond DMH-3: DMH-3



Summary for Pond DMH-4: DMH-4

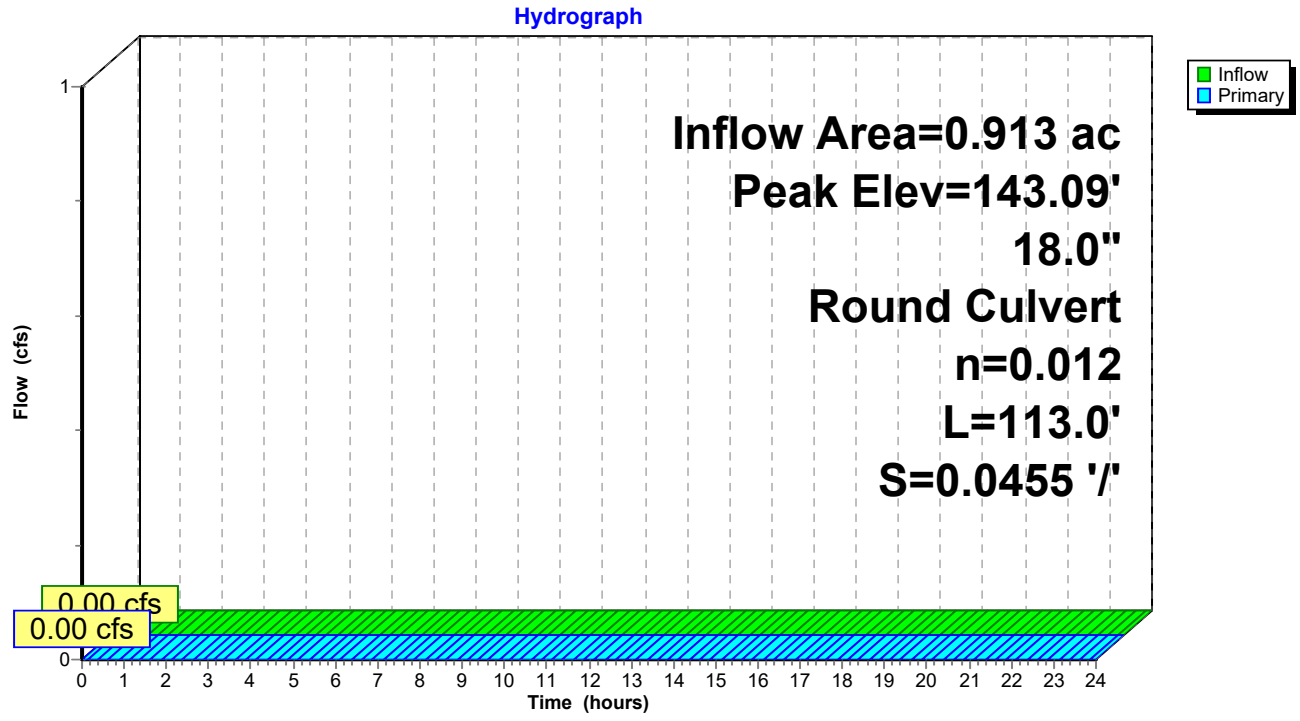
Inflow Area = 0.913 ac, 85.94% Impervious, Inflow Depth = 0.00" for 90% event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach POST : POST

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 143.09' @ 0.00 hrs
Flood Elev= 149.87'

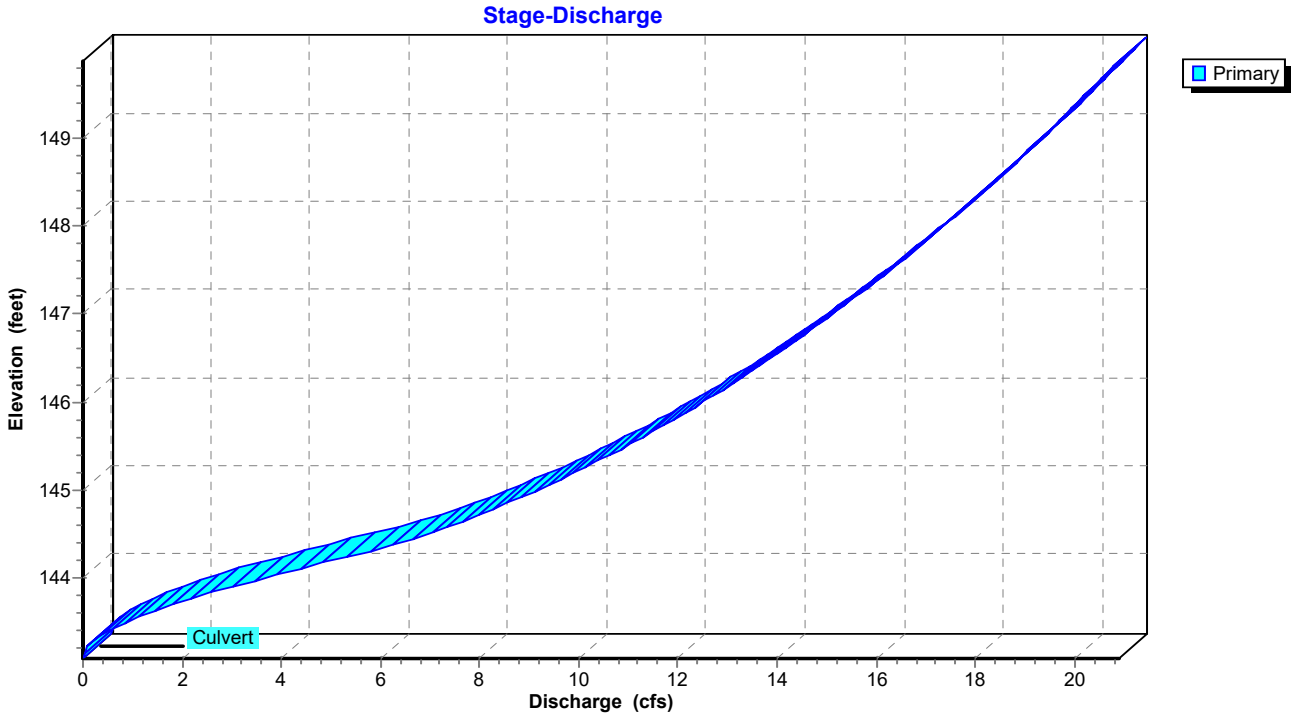
Device	Routing	Invert	Outlet Devices
#1	Primary	143.09'	**18.0" Round Culvert** L= 113.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 143.09' / 137.95' S= 0.0455 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=143.09' TW=0.00' (Dynamic Tailwater)
1=Culvert (Controls 0.00 cfs)

Pond DMH-4: DMH-4



Pond DMH-4: DMH-4



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment POST 1A: POST WS 1A Runoff Area=30,089 sf 90.36% Impervious Runoff Depth>8.03"
Flow Length=229' Tc=6.0 min CN=92 Runoff=5.94 cfs 0.462 af

Subcatchment POST WS 1C: POST WS 1C Runoff Area=3,936 sf 83.41% Impervious Runoff Depth>7.54"
Flow Length=69' Slope=0.0200 '/' Tc=6.0 min CN=88 Runoff=0.75 cfs 0.057 af

Subcatchment POST WS 1D: POST WS 1D Runoff Area=1,207 sf 50.62% Impervious Runoff Depth>5.21"
Flow Length=16' Slope=0.0225 '/' Tc=6.0 min CN=69 Runoff=0.17 cfs 0.012 af

Subcatchment POST WS 2: POST WS 2 Runoff Area=2,956 sf 14.68% Impervious Runoff Depth>2.64"
Flow Length=52' Slope=0.1000 '/' Tc=6.0 min CN=48 Runoff=0.19 cfs 0.015 af

Subcatchment POST WS-1B: POST WS 1B Runoff Area=5,732 sf 64.53% Impervious Runoff Depth>6.19"
Flow Length=55' Slope=0.0127 '/' Tc=6.0 min CN=77 Runoff=0.94 cfs 0.068 af

Subcatchment PRE WS 1: PRE WS 1 Runoff Area=43,899 sf 22.49% Impervious Runoff Depth>4.10"
Flow Length=307' Tc=6.0 min UI Adjusted CN=60 Runoff=4.81 cfs 0.344 af

Reach POST: POST Inflow=2.03 cfs 0.185 af
Outflow=2.03 cfs 0.185 af

Pond ADS 1: ADS 1 Peak Elev=148.29' Storage=7,973 cf Inflow=5.94 cfs 0.462 af
Discarded=0.31 cfs 0.365 af Primary=0.93 cfs 0.069 af Outflow=1.24 cfs 0.433 af

Pond ADS 2: ADS 2 Peak Elev=145.19' Storage=357 cf Inflow=1.70 cfs 0.125 af
Discarded=0.02 cfs 0.029 af Primary=1.67 cfs 0.089 af Outflow=1.69 cfs 0.118 af

Pond CB-2: CB-2 Peak Elev=149.87' Inflow=5.94 cfs 0.462 af
15.0" Round Culvert n=0.012 L=133.0' S=0.0087 '/' Outflow=5.94 cfs 0.462 af

Pond CB-3: CB-3 Peak Elev=145.41' Inflow=1.70 cfs 0.125 af
15.0" Round Culvert n=0.012 L=12.0' S=0.0750 '/' Outflow=1.70 cfs 0.125 af

Pond CB-4: CB-4 Peak Elev=145.57' Inflow=0.75 cfs 0.057 af
15.0" Round Culvert n=0.012 L=69.0' S=0.0049 '/' Outflow=0.75 cfs 0.057 af

Pond DMH-1: DMH-1 Peak Elev=148.40' Inflow=5.94 cfs 0.462 af
15.0" Round Culvert n=0.012 L=11.0' S=0.0100 '/' Outflow=5.94 cfs 0.462 af

Pond DMH-2: DMH-2 Peak Elev=145.55' Inflow=0.93 cfs 0.069 af
15.0" Round Culvert n=0.012 L=34.8' S=0.0141 '/' Outflow=0.93 cfs 0.069 af

Pond DMH-3: DMH-3 Peak Elev=145.06' Inflow=0.93 cfs 0.069 af
15.0" Round Culvert n=0.012 L=96.0' S=0.0157 '/' Outflow=0.93 cfs 0.069 af

Pond DMH-4: DMH-4 Peak Elev=143.68' Inflow=1.67 cfs 0.158 af
18.0" Round Culvert n=0.012 L=113.0' S=0.0455 '/' Outflow=1.67 cfs 0.158 af

Summary for Subcatchment POST 1A: POST WS 1A

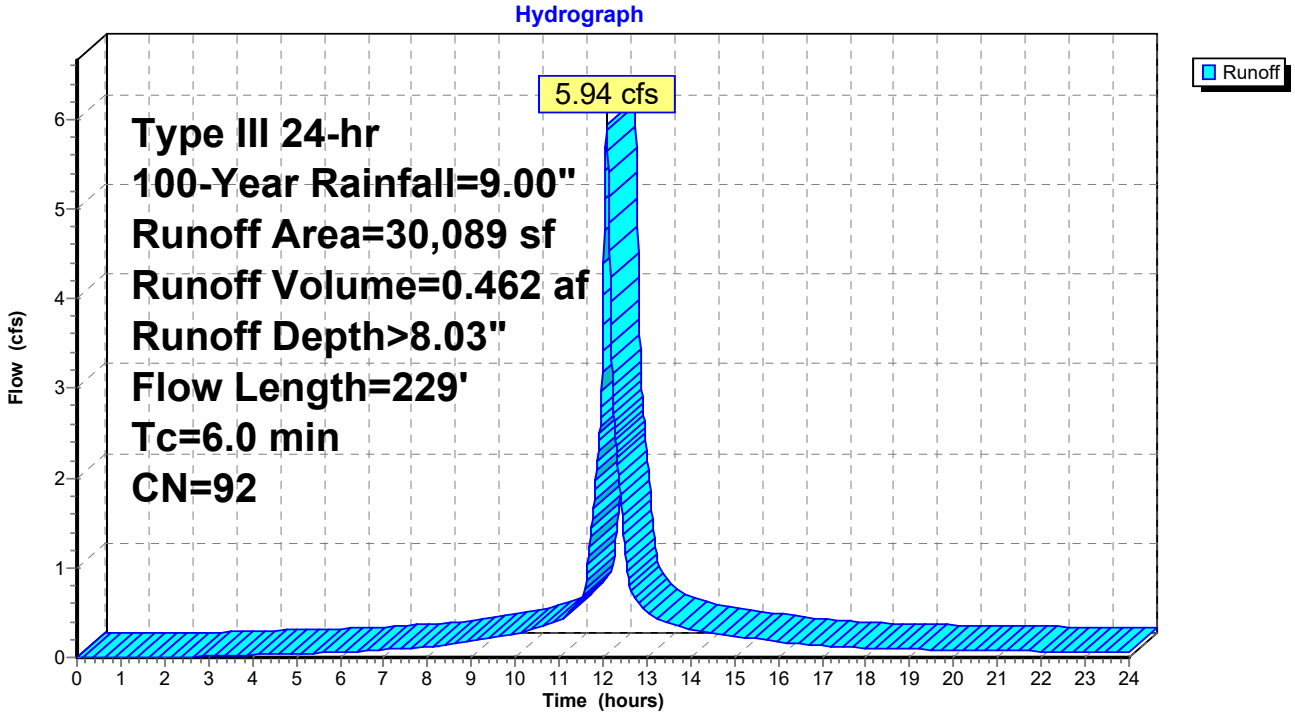
Runoff = 5.94 cfs @ 12.08 hrs, Volume= 0.462 af, Depth> 8.03"
Routed to Pond CB-2 : CB-2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.00"

Area (sf)	CN	Description
27,187	98	Paved parking, HSG A
2,902	39	>75% Grass cover, Good, HSG A
30,089	92	Weighted Average
2,902		9.64% Pervious Area
27,187		90.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	100	0.0100	1.01		**Sheet Flow, Parking lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
1.5	129	0.0050	1.44		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
3.2	229	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST 1A: POST WS 1A



Summary for Subcatchment POST WS 1C: POST WS 1C

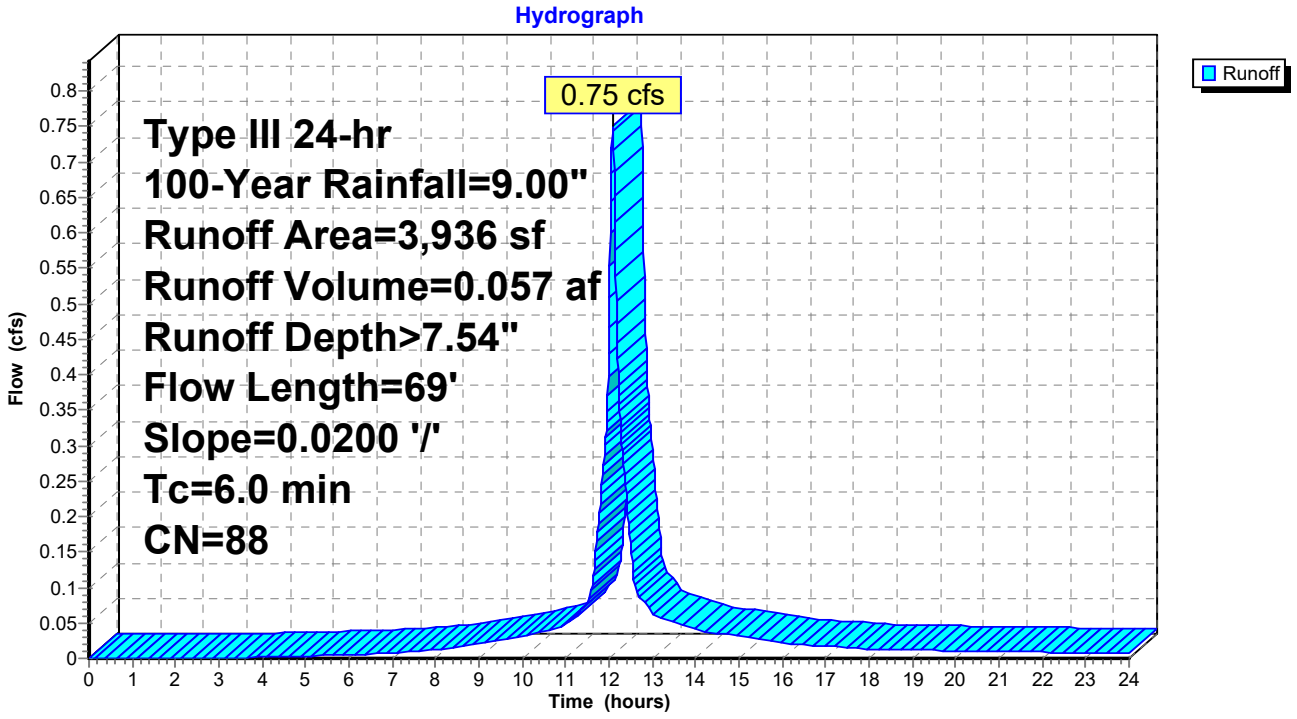
Runoff = 0.75 cfs @ 12.08 hrs, Volume= 0.057 af, Depth> 7.54"
Routed to Pond CB-4 : CB-4

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.00"

Area (sf)	CN	Description
3,283	98	Paved parking, HSG A
653	39	>75% Grass cover, Good, HSG A
3,936	88	Weighted Average
653		16.59% Pervious Area
3,283		83.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	69	0.0200	1.24		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.9	69	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 1C: POST WS 1C



Summary for Subcatchment POST WS 1D: POST WS 1D

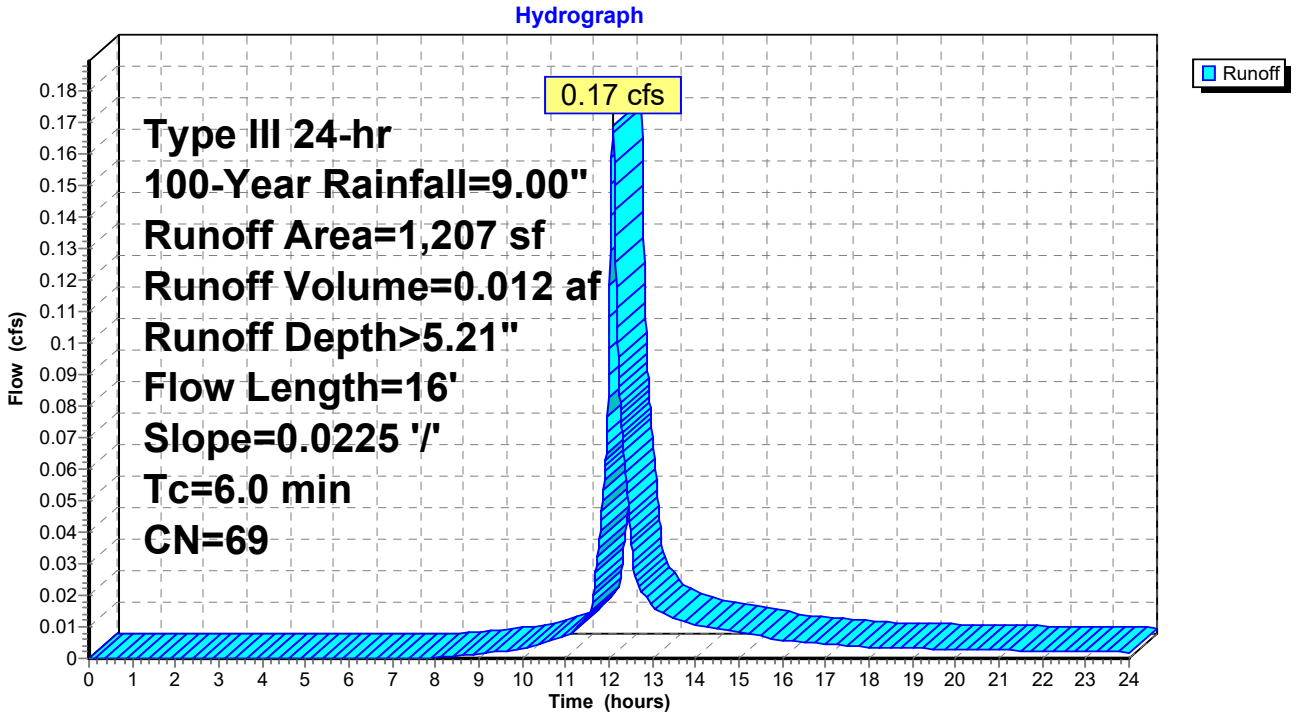
Runoff = 0.17 cfs @ 12.09 hrs, Volume= 0.012 af, Depth> 5.21"
Routed to Reach POST : POST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.00"

Area (sf)	CN	Description
611	98	Paved parking, HSG A
596	39	>75% Grass cover, Good, HSG A
1,207	69	Weighted Average
596		49.38% Pervious Area
611		50.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	16	0.0225	0.97		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.3	16	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 1D: POST WS 1D



Summary for Subcatchment POST WS 2: POST WS 2

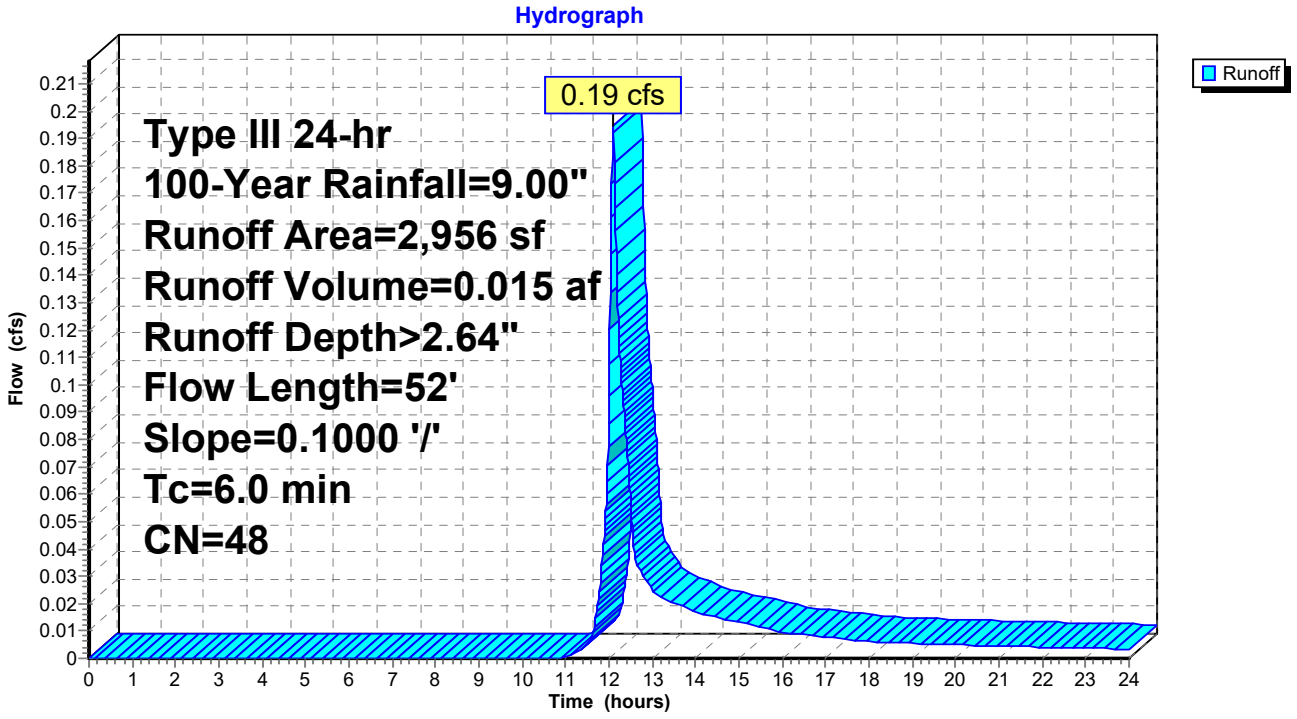
Runoff = 0.19 cfs @ 12.10 hrs, Volume= 0.015 af, Depth> 2.64"
Routed to Reach POST : POST

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.00"

Area (sf)	CN	Description
434	98	Paved parking, HSG A
2,522	39	>75% Grass cover, Good, HSG A
2,956	48	Weighted Average
2,522		85.32% Pervious Area
434		14.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	52	0.1000	0.19		**Sheet Flow, Sheet Flow to Fishkill Ave.** Grass: Dense n= 0.240 P2= 3.00"
4.6	52	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS 2: POST WS 2



Summary for Subcatchment POST WS-1B: POST WS 1B

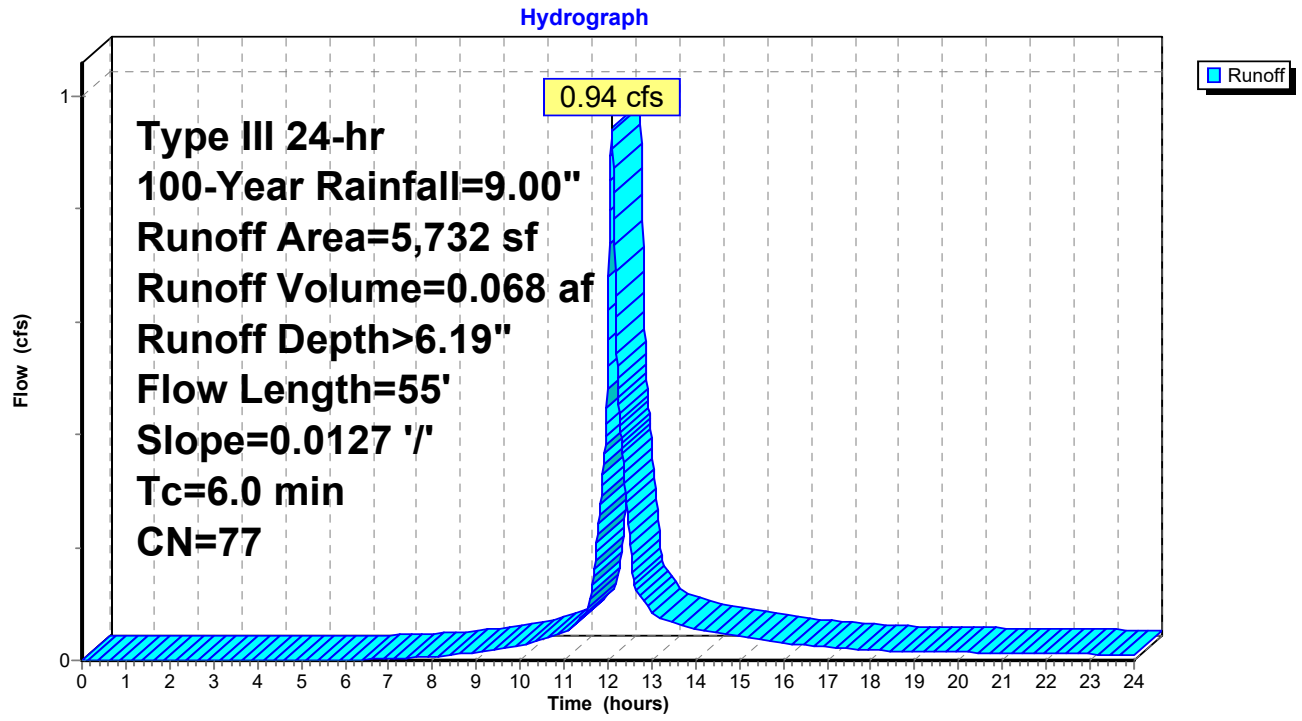
Runoff = 0.94 cfs @ 12.09 hrs, Volume= 0.068 af, Depth> 6.19"
Routed to Pond CB-3 : CB-3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.00"

Area (sf)	CN	Description
3,699	98	Paved parking, HSG A
2,033	39	>75% Grass cover, Good, HSG A
5,732	77	Weighted Average
2,033		35.47% Pervious Area
3,699		64.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	55	0.0127	0.99		**Sheet Flow, Parking Lot to CB** Smooth surfaces n= 0.011 P2= 3.00"
0.9	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment POST WS-1B: POST WS 1B



Summary for Subcatchment PRE WS 1: PRE WS 1

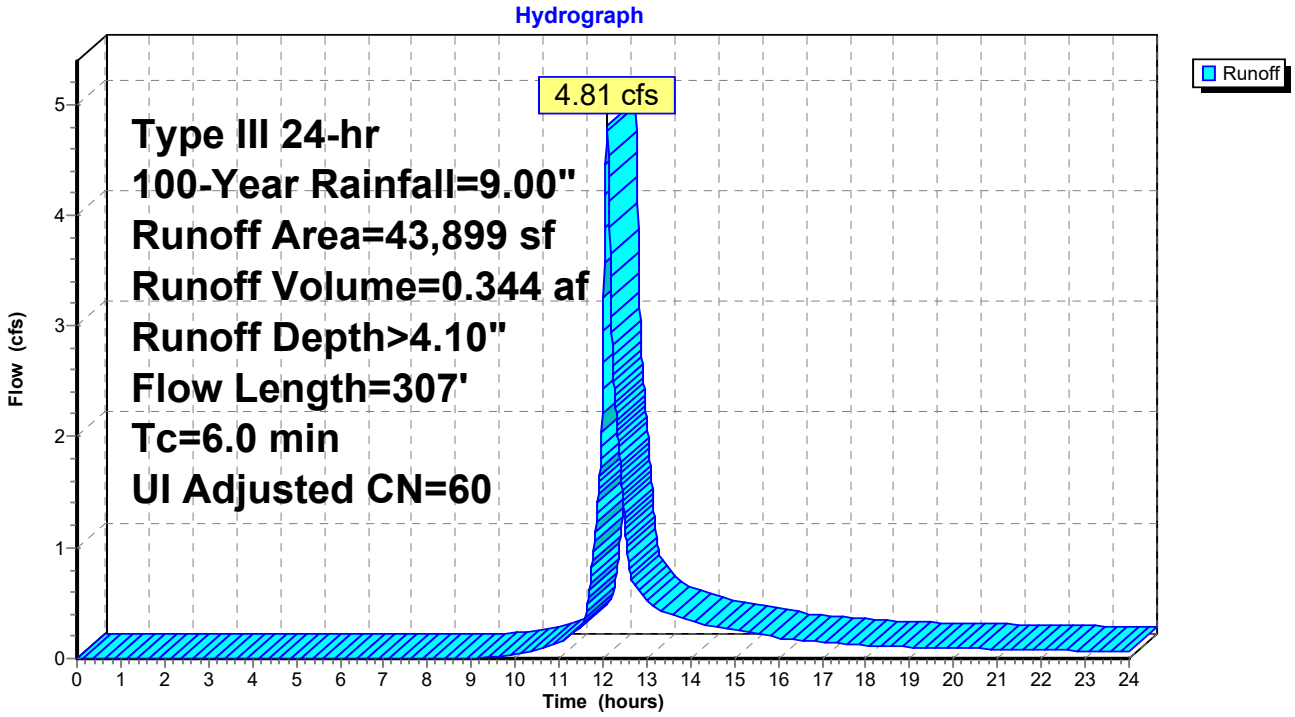
Runoff = 4.81 cfs @ 12.09 hrs, Volume= 0.344 af, Depth> 4.10"
Routed to nonexistent node PRE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.00"

Area (sf)	CN	Adj	Description
9,872	98		Unconnected roofs, HSG A
7,963	96		Gravel surface, HSG A
15,833	49		50-75% Grass cover, Fair, HSG A
10,231	32		Woods/grass comb., Good, HSG A
43,899	65	60	Weighted Average, UI Adjusted
34,027			77.51% Pervious Area
9,872			22.49% Impervious Area
9,872			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	67	0.1480	0.34		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.00"
0.5	120	0.0620	4.01		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
0.4	120	0.0600	4.97		**Shallow Concentrated Flow, Driveway** Paved Kv= 20.3 fps
4.2	307	Total, Increased to minimum Tc = 6.0 min			

Subcatchment PRE WS 1: PRE WS 1

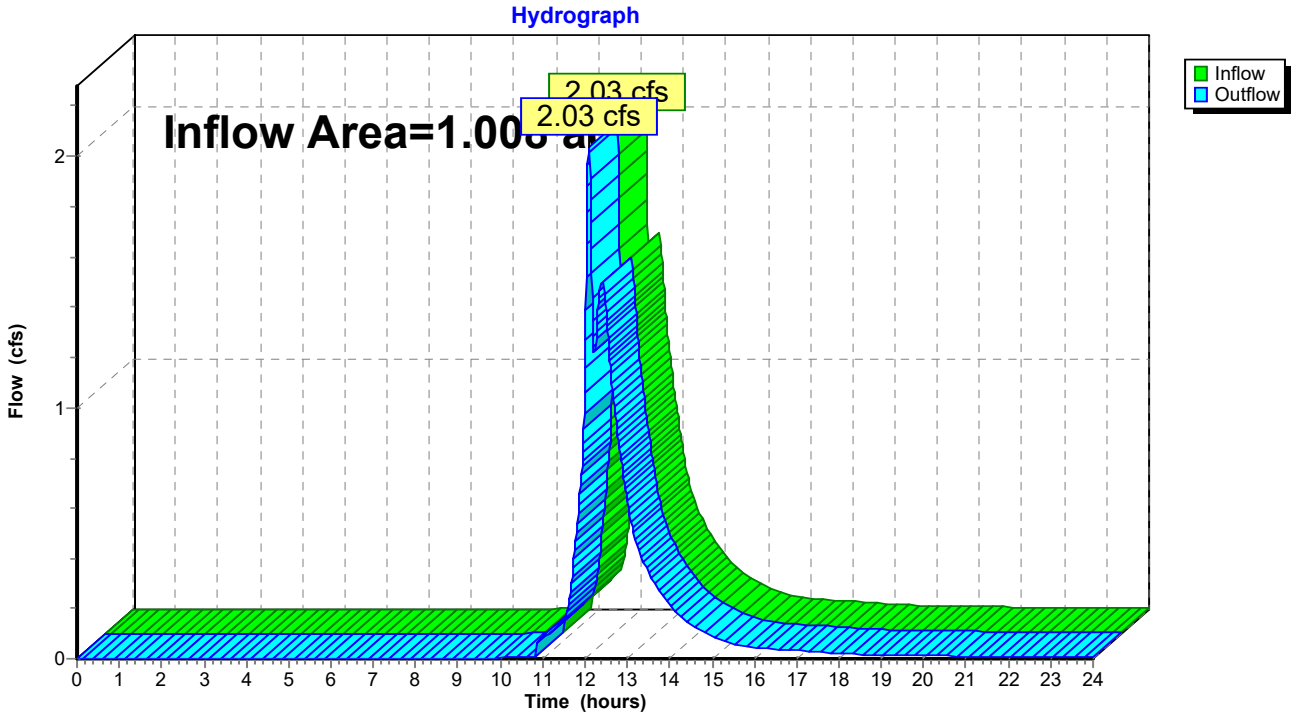


Summary for Reach POST: POST

Inflow Area = 1.008 ac, 80.18% Impervious, Inflow Depth > 2.20" for 100-Year event
Inflow = 2.03 cfs @ 12.09 hrs, Volume= 0.185 af
Outflow = 2.03 cfs @ 12.09 hrs, Volume= 0.185 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3

Reach POST: POST



Summary for Pond ADS 1: ADS 1

Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 8.03" for 100-Year event
Inflow = 5.94 cfs @ 12.08 hrs, Volume= 0.462 af
Outflow = 1.24 cfs @ 12.50 hrs, Volume= 0.433 af, Atten= 79%, Lag= 24.9 min
Discarded = 0.31 cfs @ 12.50 hrs, Volume= 0.365 af
Primary = 0.93 cfs @ 12.50 hrs, Volume= 0.069 af
Routed to Pond DMH-2 : DMH-2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 148.29' @ 12.50 hrs Surf.Area= 4,695 sf Storage= 7,973 cf
Flood Elev= 148.80' Surf.Area= 4,695 sf Storage= 9,162 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 145.9 min (911.4 - 765.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	145.80'	4,220 cf	**77.50'W x 60.58'L x 3.50'H Field A** 16,431 cf Overall - 5,880 cf Embedded = 10,551 cf x 40.0% Voids
#2A	146.30'	5,880 cf	**ADS_StormTech SC-740 +Cap** x 128 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 128 Chambers in 16 Rows
		10,101 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	146.30'	**15.0" Round Culvert** L= 105.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 146.30' / 145.09' S= 0.0115 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	148.50'	**5.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Device 1	147.80'	**6.0" Vert. Orifice/Grate X 2.00** C= 0.600 Limited to weir flow at low heads
#4	Discarded	145.80'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 140.00'

Discarded OutFlow Max=0.31 cfs @ 12.50 hrs HW=148.29' (Free Discharge)
└**4=Exfiltration** (Controls 0.31 cfs)

Primary OutFlow Max=0.93 cfs @ 12.50 hrs HW=148.29' TW=145.55' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.93 cfs of 6.90 cfs potential flow)
  ├**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
  └**3=Orifice/Grate** (Orifice Controls 0.93 cfs @ 2.38 fps)

Pond ADS 1: ADS 1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

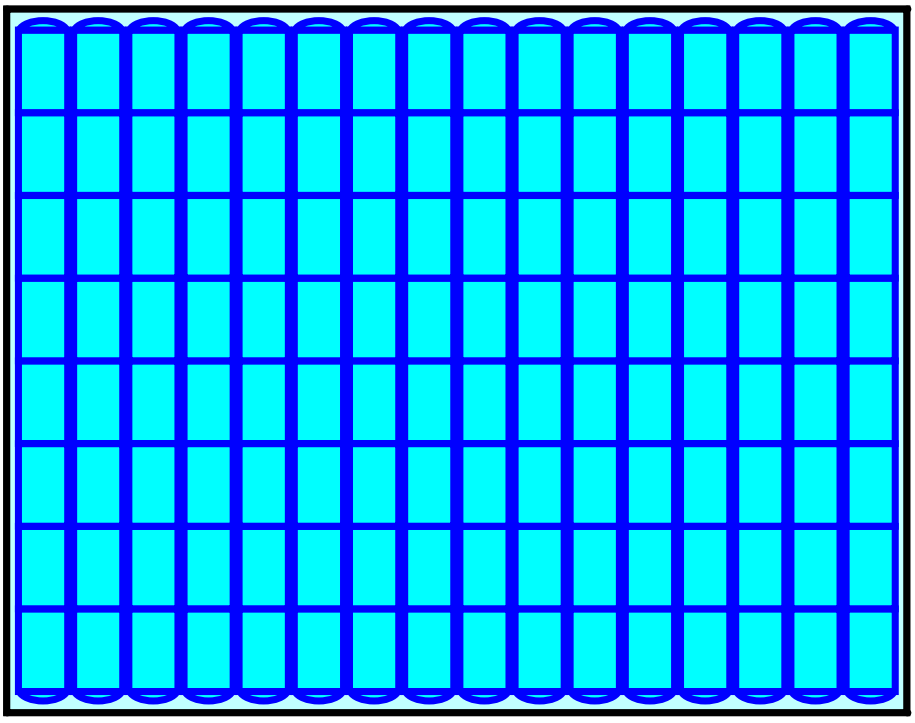
8 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 58.58' Row Length +12.0" End Stone x 2 = 60.58' Base Length
16 Rows x 51.0" Wide + 6.0" Spacing x 15 + 12.0" Side Stone x 2 = 77.50' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

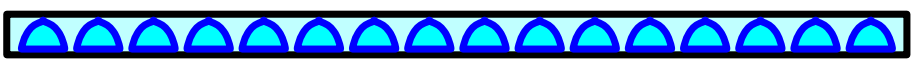
128 Chambers x 45.9 cf = 5,880.3 cf Chamber Storage

16,431.4 cf Field - 5,880.3 cf Chambers = 10,551.1 cf Stone x 40.0% Voids = 4,220.4 cf Stone Storage

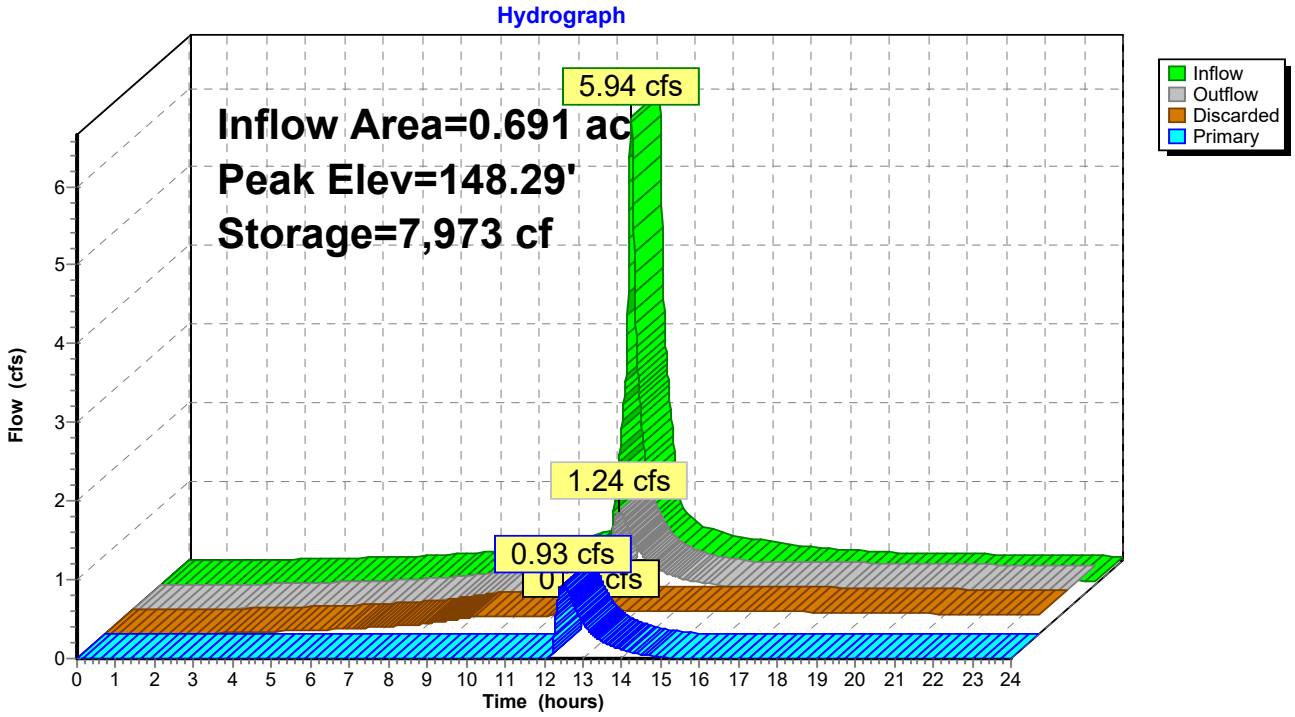
Chamber Storage + Stone Storage = 10,100.8 cf = 0.232 af
Overall Storage Efficiency = 61.5%
Overall System Size = 60.58' x 77.50' x 3.50'

128 Chambers
608.6 cy Field
390.8 cy Stone

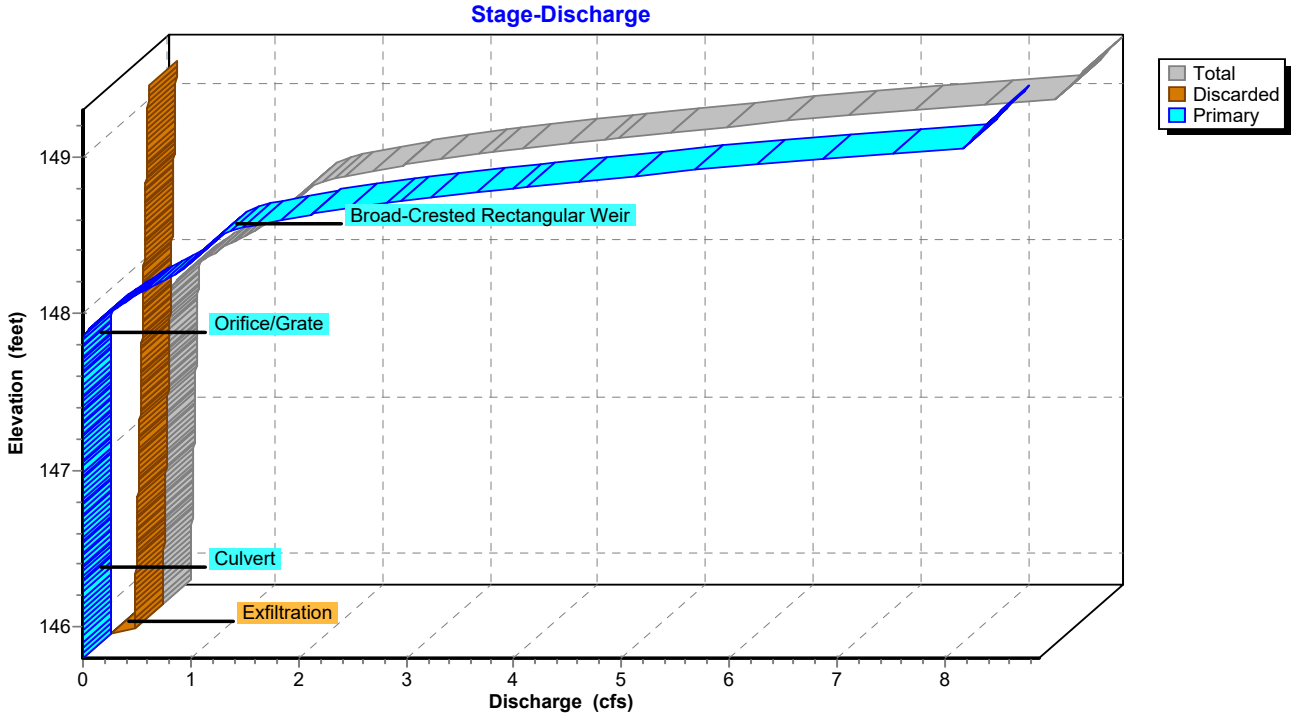




Pond ADS 1: ADS 1



Pond ADS 1: ADS 1



Summary for Pond ADS 2: ADS 2

Inflow Area = 0.222 ac, 72.22% Impervious, Inflow Depth > 6.74" for 100-Year event
Inflow = 1.70 cfs @ 12.09 hrs, Volume= 0.125 af
Outflow = 1.69 cfs @ 12.09 hrs, Volume= 0.118 af, Atten= 0%, Lag= 0.3 min
Discarded = 0.02 cfs @ 12.09 hrs, Volume= 0.029 af
Primary = 1.67 cfs @ 12.09 hrs, Volume= 0.089 af
Routed to Pond DMH-4 : DMH-4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.19' @ 12.09 hrs Surf.Area= 290 sf Storage= 357 cf
Flood Elev= 146.20' Surf.Area= 290 sf Storage= 513 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 14.6 min (807.0 - 792.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	143.20'	295 cf	**6.25'W x 46.34'L x 3.50'H Field A** 1,014 cf Overall - 276 cf Embedded = 738 cf x 40.0% Voids
#2A	143.70'	276 cf	**ADS_StormTech SC-740 +Cap** x 6 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap
		571 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	143.70'	**15.0" Round Culvert** L= 85.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 143.70' / 137.95' S= 0.0676 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	144.95'	**5.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Discarded	143.20'	**2.000 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 140.00'

Discarded OutFlow Max=0.02 cfs @ 12.09 hrs HW=145.19' (Free Discharge)
↑—**3=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=1.67 cfs @ 12.09 hrs HW=145.19' TW=143.68' (Dynamic Tailwater)
↑—**1=Culvert** (Passes 1.67 cfs of 5.50 cfs potential flow)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 1.67 cfs @ 1.39 fps)

Pond ADS 2: ADS 2 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

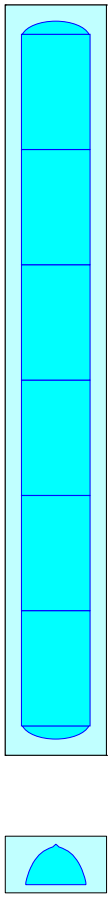
6 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 44.34' Row Length +12.0" End Stone x 2 = 46.34' Base Length
1 Rows x 51.0" Wide + 12.0" Side Stone x 2 = 6.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

6 Chambers x 45.9 cf = 275.6 cf Chamber Storage

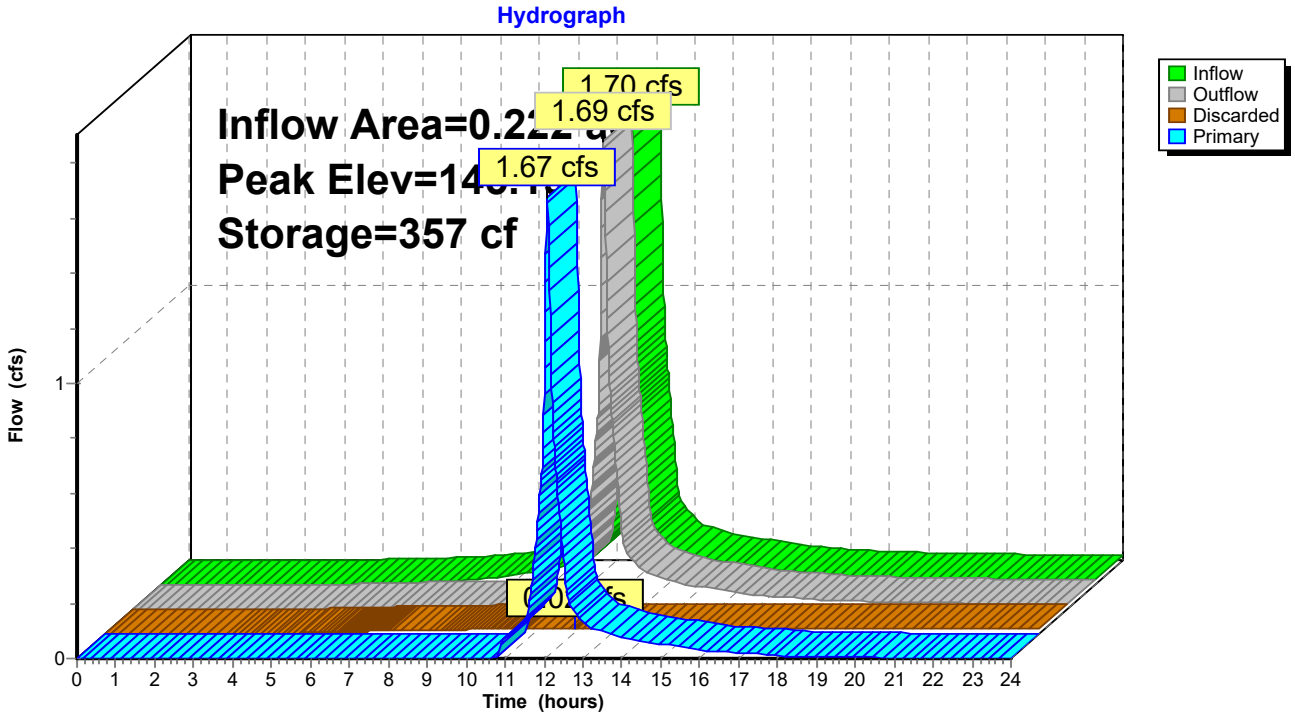
1,013.6 cf Field - 275.6 cf Chambers = 738.0 cf Stone x 40.0% Voids = 295.2 cf Stone Storage

Chamber Storage + Stone Storage = 570.8 cf = 0.013 af
Overall Storage Efficiency = 56.3%
Overall System Size = 46.34' x 6.25' x 3.50'

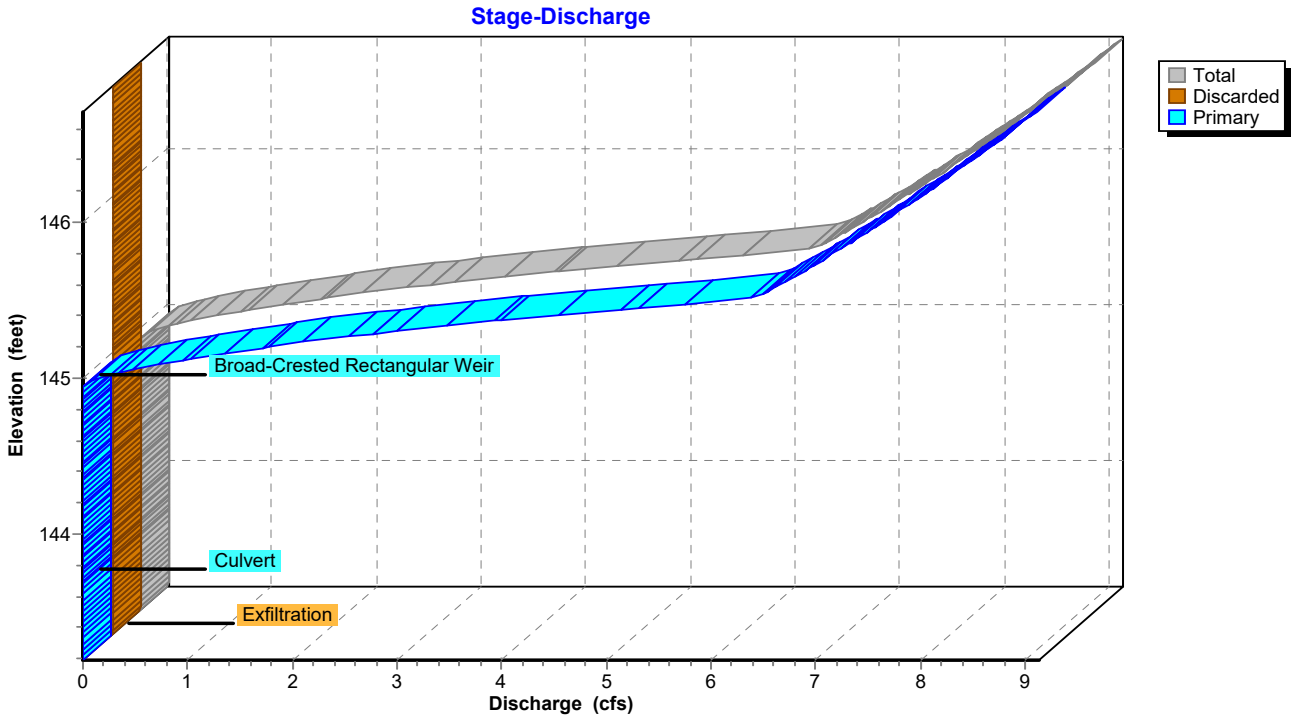
6 Chambers
37.5 cy Field
27.3 cy Stone



Pond ADS 2: ADS 2



Pond ADS 2: ADS 2



Summary for Pond CB-2: CB-2

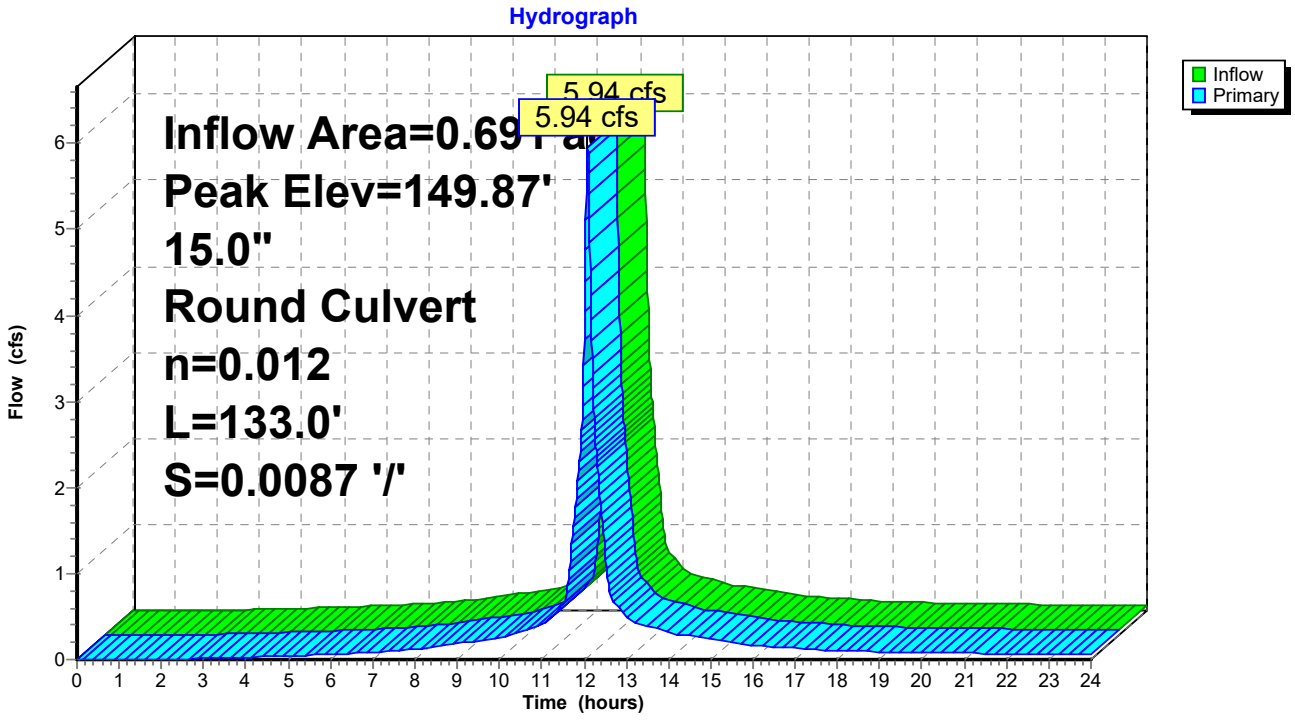
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 8.03" for 100-Year event
Inflow = 5.94 cfs @ 12.08 hrs, Volume= 0.462 af
Outflow = 5.94 cfs @ 12.08 hrs, Volume= 0.462 af, Atten= 0%, Lag= 0.0 min
Primary = 5.94 cfs @ 12.08 hrs, Volume= 0.462 af
Routed to Pond DMH-1 : DMH-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 149.87' @ 12.09 hrs
Flood Elev= 149.80'

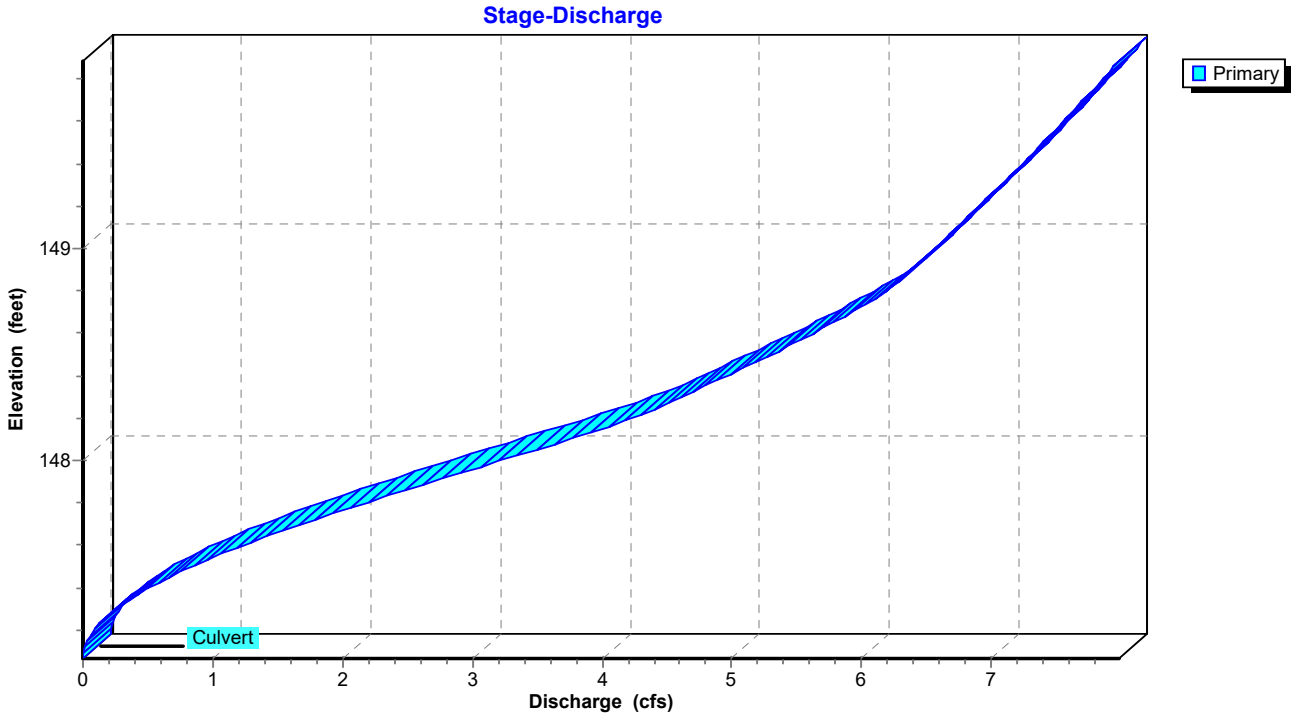
Device	Routing	Invert	Outlet Devices
#1	Primary	147.07'	**15.0" Round Culvert** L= 133.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 147.07' / 145.91' S= 0.0087 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=5.93 cfs @ 12.08 hrs HW=149.84' TW=148.34' (Dynamic Tailwater)
1=Culvert (Outlet Controls 5.93 cfs @ 4.83 fps)

Pond CB-2: CB-2



Pond CB-2: CB-2


Stage-Discharge
Primary
Elevation (feet)
149
148
Culvert
0
1
2
3
4
5
6
7
Discharge (cfs)

Summary for Pond CB-3: CB-3

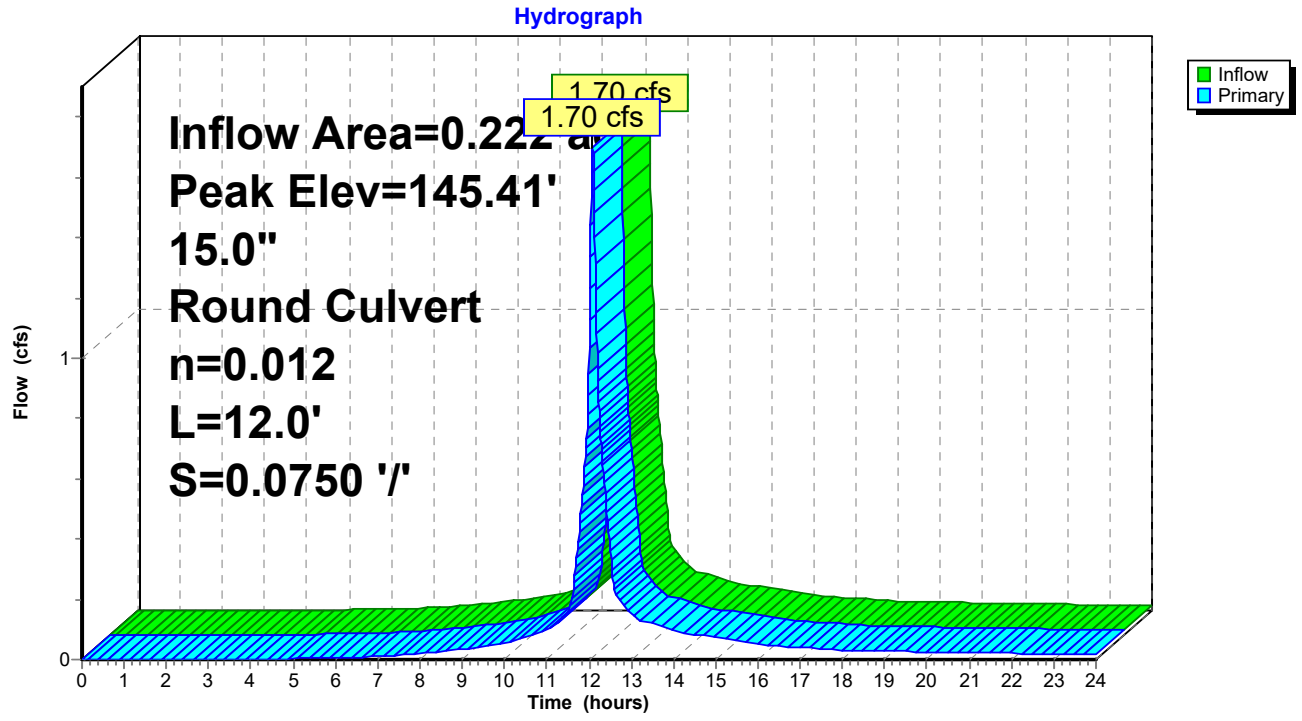
Inflow Area = 0.222 ac, 72.22% Impervious, Inflow Depth > 6.74" for 100-Year event
Inflow = 1.70 cfs @ 12.09 hrs, Volume= 0.125 af
Outflow = 1.70 cfs @ 12.09 hrs, Volume= 0.125 af, Atten= 0%, Lag= 0.0 min
Primary = 1.70 cfs @ 12.09 hrs, Volume= 0.125 af
Routed to Pond ADS 2 : ADS 2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.41' @ 12.09 hrs
Flood Elev= 149.14'

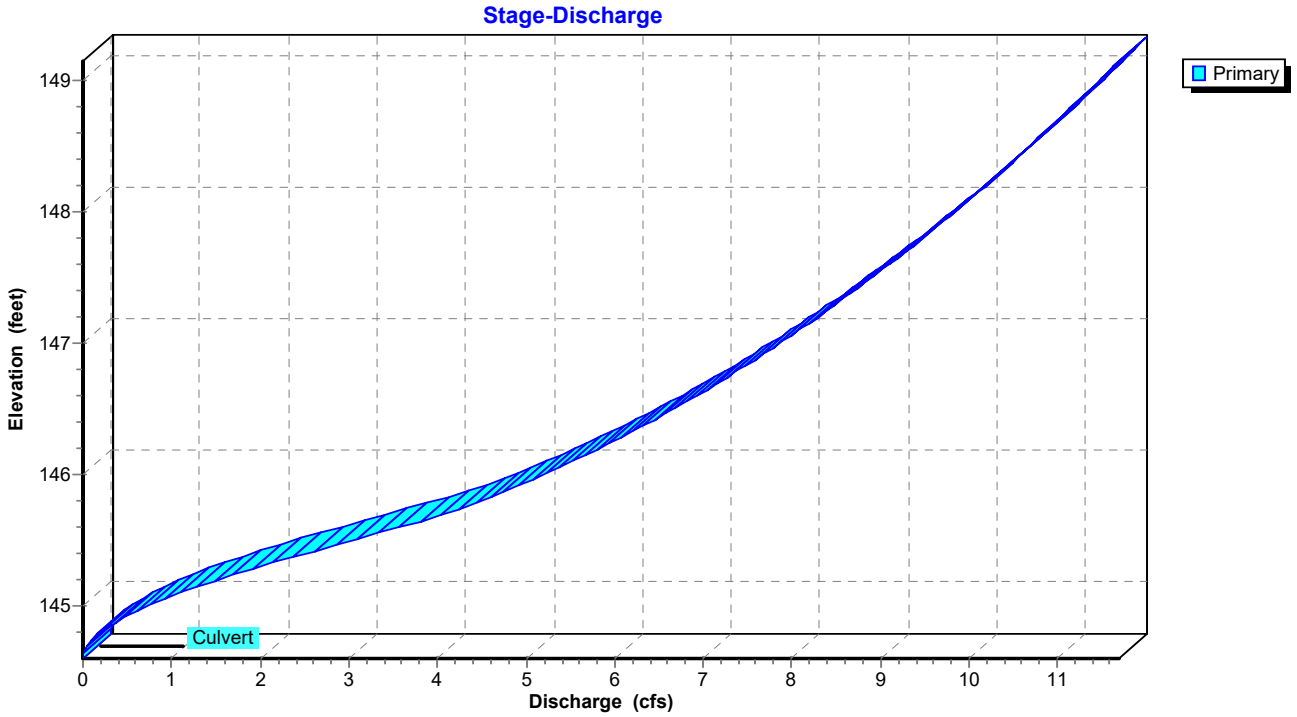
Device	Routing	Invert	Outlet Devices
#1	Primary	144.60'	**15.0" Round Culvert** L= 12.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.60' / 143.70' S= 0.0750 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=1.69 cfs @ 12.09 hrs HW=145.41' TW=145.19' (Dynamic Tailwater)
1=Culvert (Outlet Controls 1.69 cfs @ 2.86 fps)

Pond CB-3: CB-3



Pond CB-3: CB-3


Stage-Discharge
Primary
Elevation (feet)
149
148
147
146
145
Culvert
0
1
2
3
4
5
6
7
8
9
10
11
Discharge (cfs)

Summary for Pond CB-4: CB-4

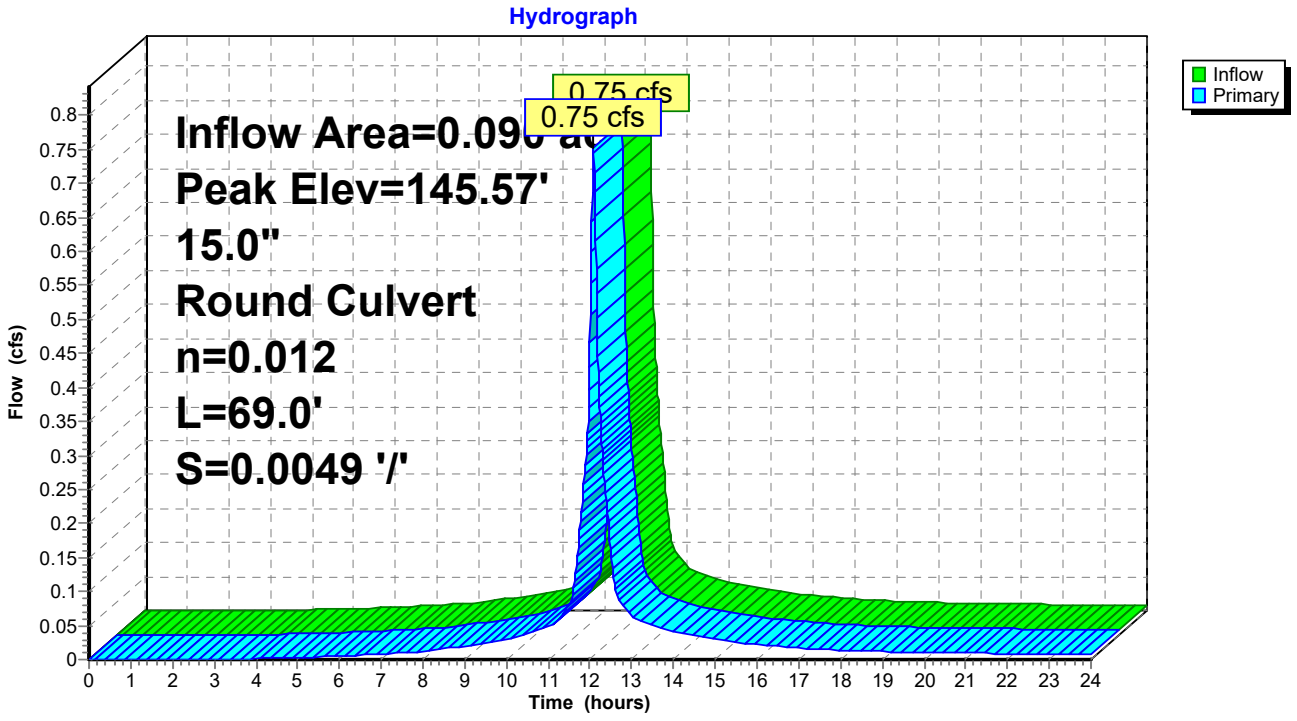
Inflow Area = 0.090 ac, 83.41% Impervious, Inflow Depth > 7.54" for 100-Year event
Inflow = 0.75 cfs @ 12.08 hrs, Volume= 0.057 af
Outflow = 0.75 cfs @ 12.08 hrs, Volume= 0.057 af, Atten= 0%, Lag= 0.0 min
Primary = 0.75 cfs @ 12.08 hrs, Volume= 0.057 af
Routed to Pond CB-3 : CB-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.57' @ 12.09 hrs
Flood Elev= 147.76'

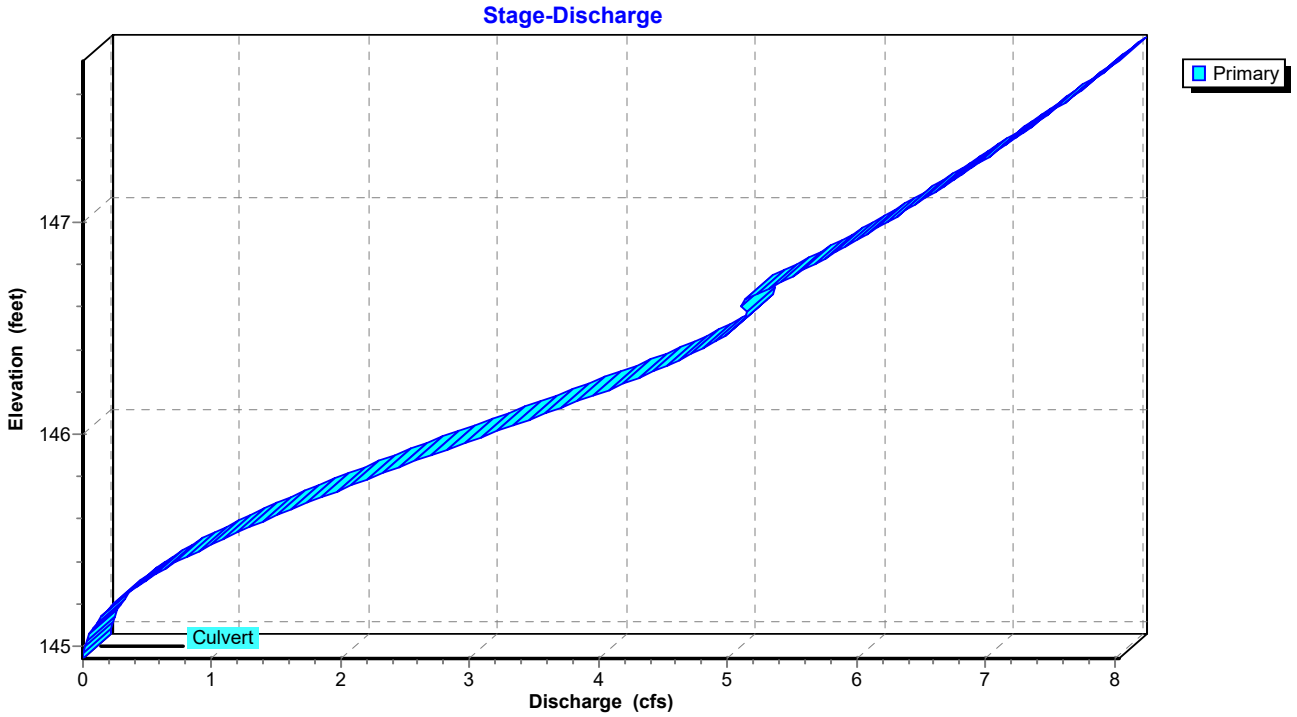
Device	Routing	Invert	Outlet Devices
#1	Primary	144.94'	**15.0" Round Culvert** L= 69.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.94' / 144.60' S= 0.0049 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.75 cfs @ 12.08 hrs HW=145.57' TW=145.41' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.75 cfs @ 1.77 fps)

Pond CB-4: CB-4



Pond CB-4: CB-4


Stage-Discharge
Primary
Elevation (feet)
147
146
145
Culvert
0
1
2
3
4
5
6
7
8
Discharge (cfs)

Summary for Pond DMH-1: DMH-1

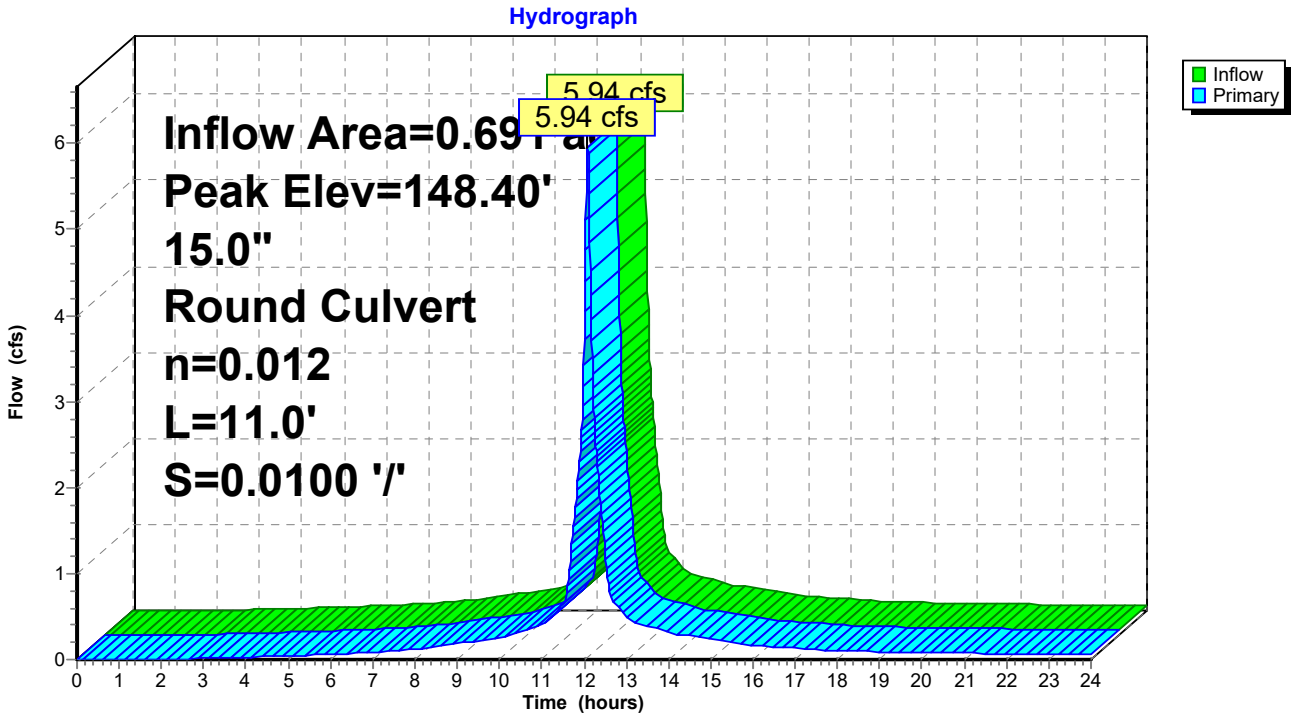
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth > 8.03" for 100-Year event
Inflow = 5.94 cfs @ 12.08 hrs, Volume= 0.462 af
Outflow = 5.94 cfs @ 12.08 hrs, Volume= 0.462 af, Atten= 0%, Lag= 0.0 min
Primary = 5.94 cfs @ 12.08 hrs, Volume= 0.462 af
Routed to Pond ADS 1 : ADS 1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 148.40' @ 12.10 hrs
Flood Elev= 150.35'

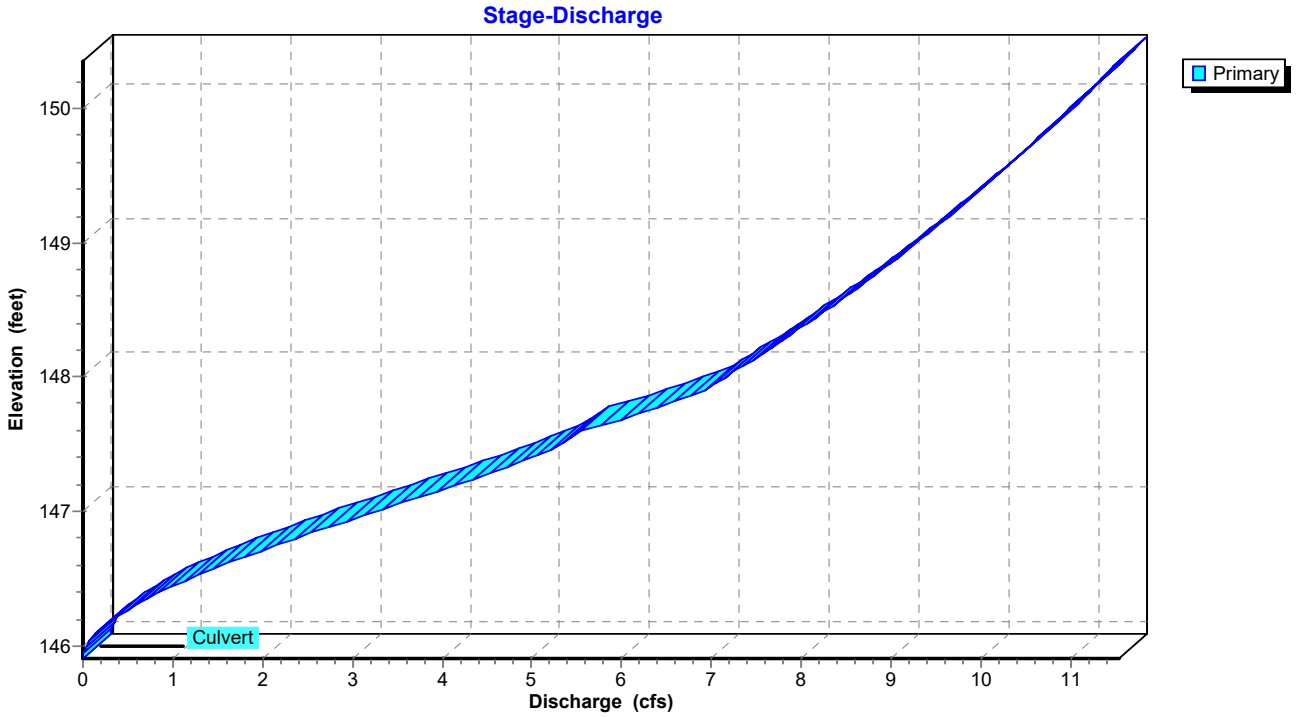
Device	Routing	Invert	Outlet Devices
#1	Primary	145.91'	**15.0" Round Culvert** L= 11.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 145.91' / 145.80' S= 0.0100 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=5.93 cfs @ 12.08 hrs HW=148.34' TW=147.33' (Dynamic Tailwater)
1=Culvert (Inlet Controls 5.93 cfs @ 4.83 fps)

Pond DMH-1: DMH-1



Pond DMH-1: DMH-1



Summary for Pond DMH-2: DMH-2

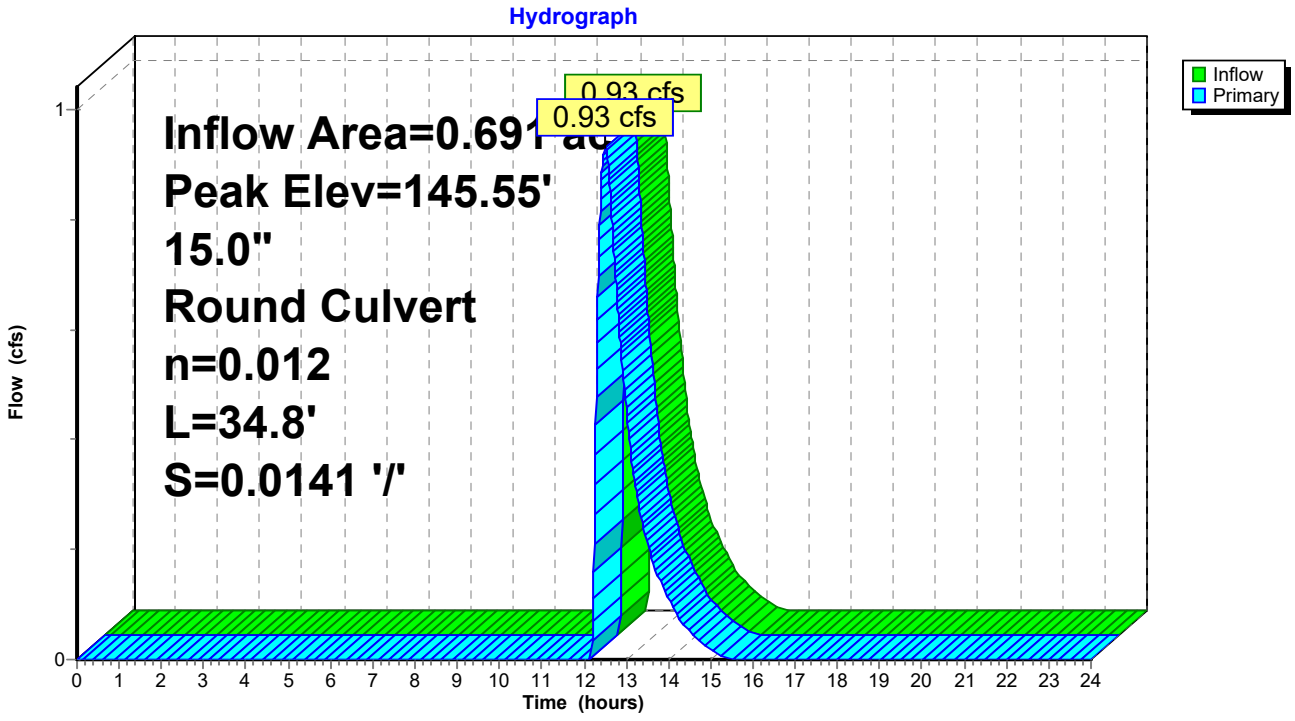
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth = 1.20" for 100-Year event
Inflow = 0.93 cfs @ 12.50 hrs, Volume= 0.069 af
Outflow = 0.93 cfs @ 12.50 hrs, Volume= 0.069 af, Atten= 0%, Lag= 0.0 min
Primary = 0.93 cfs @ 12.50 hrs, Volume= 0.069 af
Routed to Pond DMH-3 : DMH-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.55' @ 12.50 hrs
Flood Elev= 149.88'

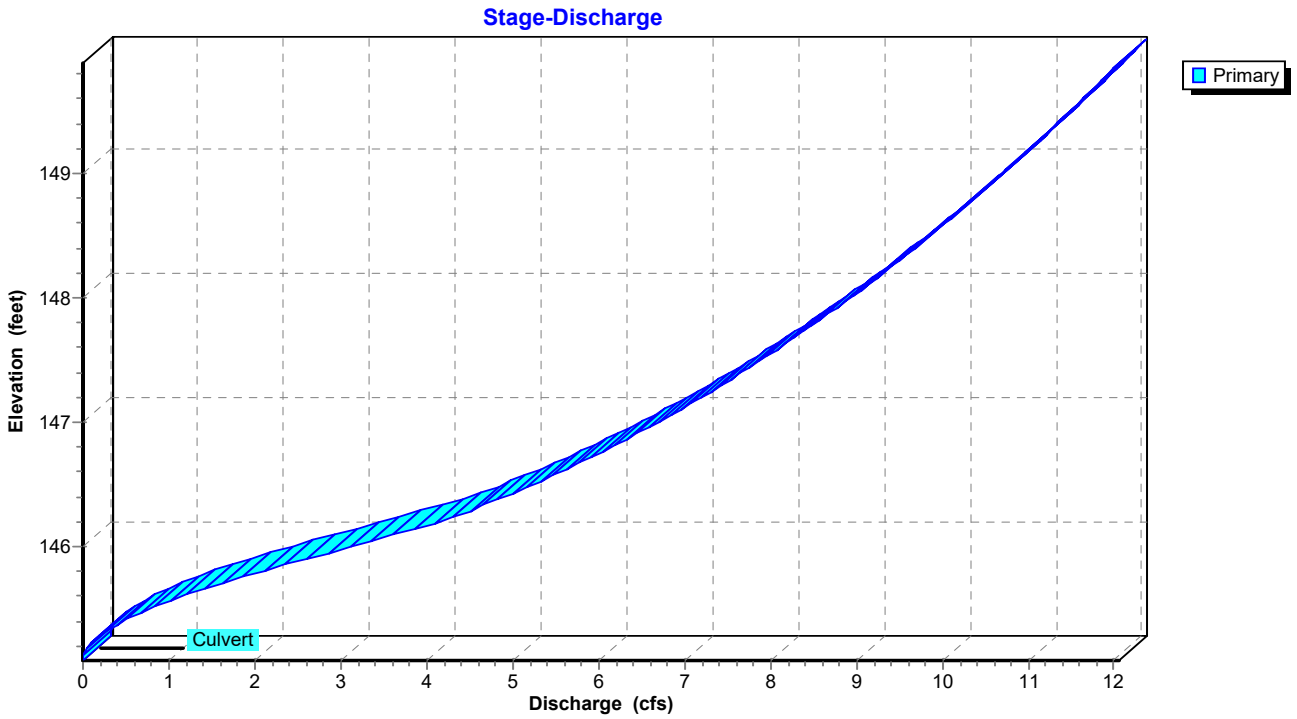
Device	Routing	Invert	Outlet Devices
#1	Primary	145.09'	**15.0" Round Culvert** L= 34.8' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 145.09' / 144.60' S= 0.0141 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.93 cfs @ 12.50 hrs HW=145.55' TW=145.06' (Dynamic Tailwater)
1=Culvert (Outlet Controls 0.93 cfs @ 3.39 fps)

Pond DMH-2: DMH-2



Pond DMH-2: DMH-2



Summary for Pond DMH-3: DMH-3

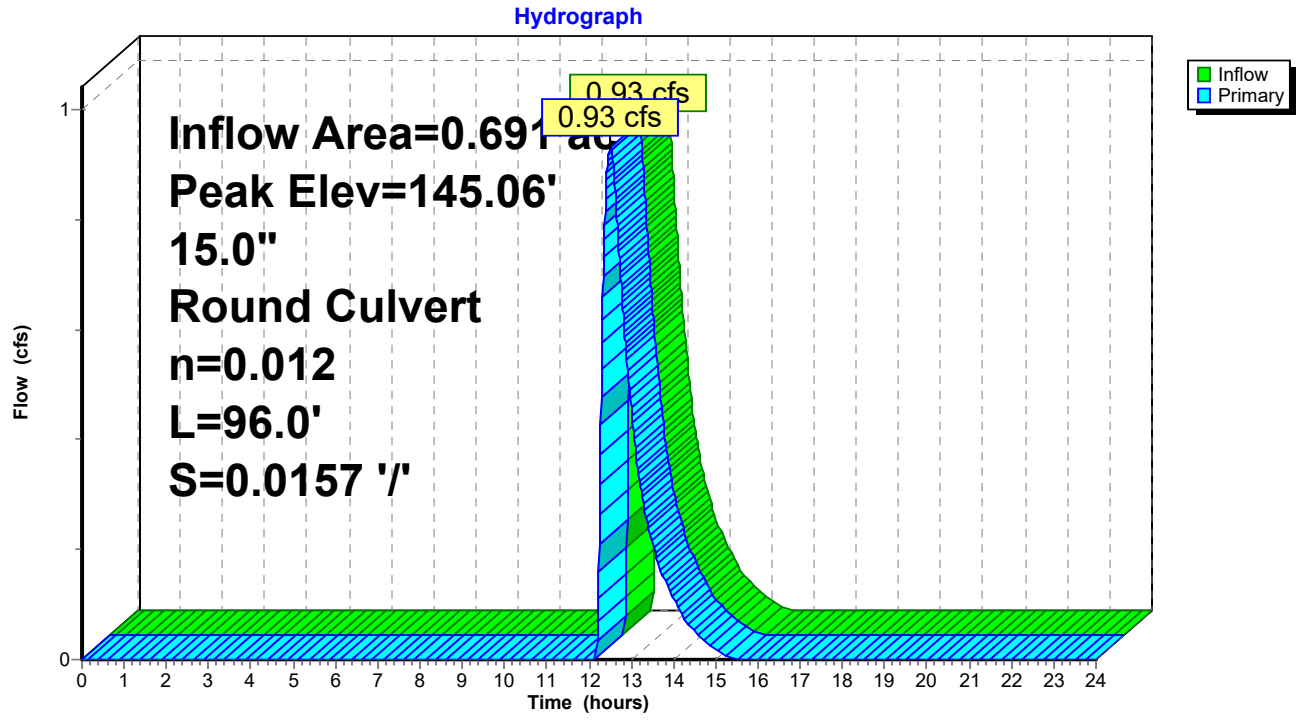
Inflow Area = 0.691 ac, 90.36% Impervious, Inflow Depth = 1.20" for 100-Year event
Inflow = 0.93 cfs @ 12.50 hrs, Volume= 0.069 af
Outflow = 0.93 cfs @ 12.50 hrs, Volume= 0.069 af, Atten= 0%, Lag= 0.0 min
Primary = 0.93 cfs @ 12.50 hrs, Volume= 0.069 af
Routed to Pond DMH-4 : DMH-4

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 145.06' @ 12.50 hrs
Flood Elev= 149.87'

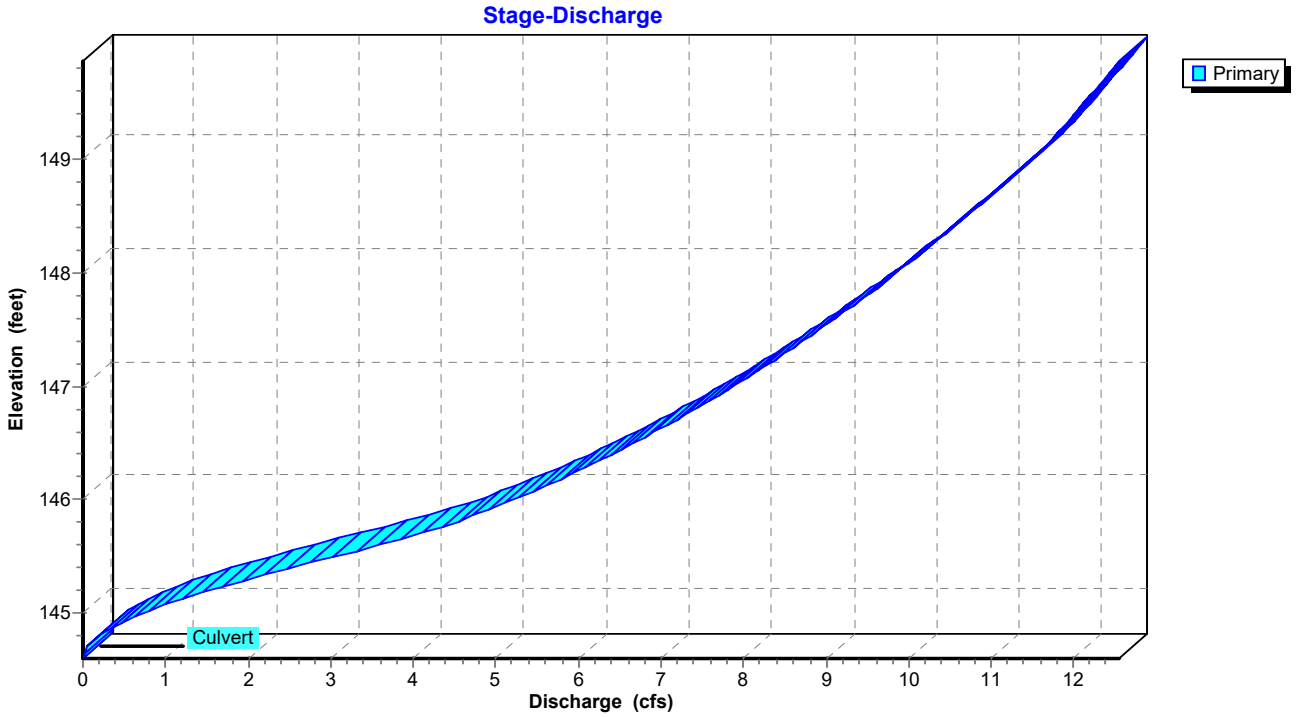
Device	Routing	Invert	Outlet Devices
#1	Primary	144.60'	**15.0" Round Culvert** L= 96.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 144.60' / 143.09' S= 0.0157 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.93 cfs @ 12.50 hrs HW=145.06' TW=143.60' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.93 cfs @ 2.30 fps)

Pond DMH-3: DMH-3



Pond DMH-3: DMH-3



Summary for Pond DMH-4: DMH-4

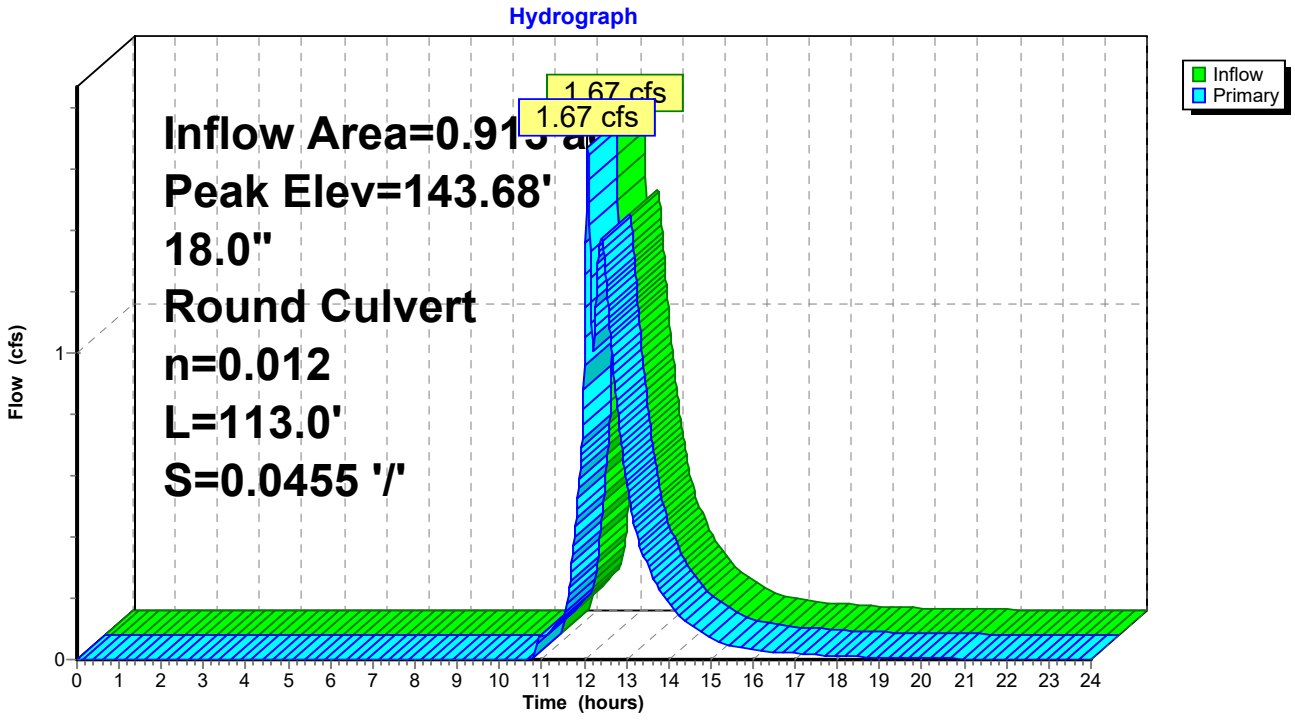
Inflow Area = 0.913 ac, 85.94% Impervious, Inflow Depth = 2.08" for 100-Year event
Inflow = 1.67 cfs @ 12.09 hrs, Volume= 0.158 af
Outflow = 1.67 cfs @ 12.09 hrs, Volume= 0.158 af, Atten= 0%, Lag= 0.0 min
Primary = 1.67 cfs @ 12.09 hrs, Volume= 0.158 af
Routed to Reach POST : POST

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 143.68' @ 12.09 hrs
Flood Elev= 149.87'

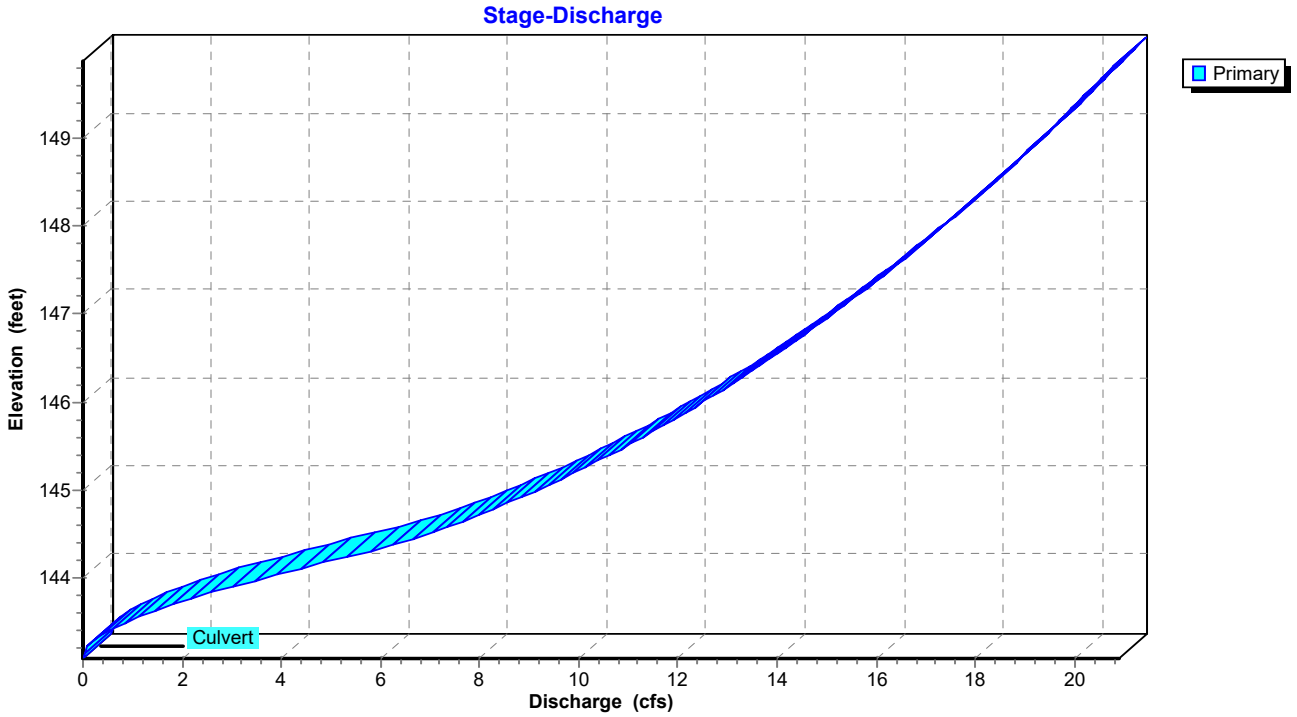
Device	Routing	Invert	Outlet Devices
#1	Primary	143.09'	**18.0" Round Culvert** L= 113.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 143.09' / 137.95' S= 0.0455 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=1.67 cfs @ 12.09 hrs HW=143.68' TW=0.00' (Dynamic Tailwater)
1=Culvert (Inlet Controls 1.67 cfs @ 2.61 fps)

Pond DMH-4: DMH-4



Pond DMH-4: DMH-4



APPENDIX C

ATTACHMENT 1

Construction Stormwater Compliance Inspection Report

Project Name and Location:	Date:	Page 1 of 2
	Permit # (if any): **NYR**	
Municipality: County:	Entry Time:	Exit Time:
On-site Representative(s) and contact information:	Weather Conditions:	
Name and Address of SPDES Permittee/Title/Phone/Fax Numbers: Contacted: Yes ☐ No ☐		

INSPECTION CHECKLIST

SPDES Authority

	Yes	No	N/A		Law, rule or permit citation
1.	☐	☐	☐	Is a copy of the NOI posted at the construction site for public viewing?	
2.	☐	☐	☐	Is an up-to-date copy of the signed SWPPP retained at the construction site?	
3.	☐	☐	☐	Is a copy of the SPDES General Permit retained at the construction site?	

SWPPP Content

	Yes	No	N/A		Law, rule or permit citation
4.	☐	☐	☐	Does the SWPPP describe and identify the erosion & sediment control measures to be employed?	
5.	☐	☐	☐	Does the SWPPP provide a maintenance schedule for the erosion & sediment control measures?	
6.	☐	☐	☐	Does the SWPPP describe and identify the post-construction SW control measures to be employed?	
7.	☐	☐	☐	Does the SWPPP identify the contractor(s) and subcontractor(s) responsible for each measure?	
8.	☐	☐	☐	Does the SWPPP include all the necessary 'CONTRACTOR CERTIFICATION' statements?	
9.	☐	☐	☐	Is the SWPPP signed/certified by the permittee?	

Recordkeeping

	Yes	No	N/A		Law, rule or permit citation
10.	☐	☐	☐	Are inspections performed as required by the permit (every 7 days and after ½" rain event)?	
11.	☐	☐	☐	Are the site inspections performed by a qualified professional?	
12.	☐	☐	☐	Are all required reports properly signed/certified?	
13.	☐	☐	☐	Does the SWPPP include copies of the monthly/quarterly written summaries of compliance status?	

Visual Observations

	Yes	No	N/A		Law, rule or permit citation
14.	☐	☐	☐	Are all erosion and sediment control measures installed/constructed?	
15.	☐	☐	☐	Are all erosion and sediment control measures maintained properly?	
16.	☐	☐	☐	Have all disturbances of 5 acres or more been approved prior to the disturbance?	
17.	☐	☐	☐	Are stabilization measures initiated in inactive areas?	
18.	☐	☐	☐	Are permanent stormwater control measures implemented?	
19.	☐	☐	☐	Was there a discharge into the receiving water on the day of inspection?	
20.	☐	☐	☐	Are receiving waters free of there evidence of turbidity, sedimentation, or oil ? (If no , complete Page 2)	

Overall Inspection Rating: ❑ Satisfactory ❑ Marginal ❑ Unsatisfactory	
Name/Agency of Lead Inspector:	**Signature of Lead Inspector:**
Names/Agencies of Other Inspectors:	

Water Quality Observations

Describe the discharge(s) [source(s), impact on receiving water(s), etc.] _____

_____

_____

_____

_____

Describe the quality of the receiving water(s) both upstream and downstream of the discharge_____

_____

_____

_____

_____

Describe any other water quality standards or permit violations _____

_____

_____

Additional Comments:_____

_____

_____

_____

_____

APPENDIX D

CONSTRUCTION WASTE MANAGEMENT & SPILL PREVENTION PLAN

At the commencement of construction, land clearing materials will be collected and stored on-site for re-use. Construction debris such as cardboard, concrete, metal, wood and similar garbage will be collected in dumpsters and disposed of properly. An open top container will be on site during construction. The contractor will be responsible for organizing and placing containers on site and timely removal/replacement when containers are filled to capacity.

On-site storage of fuel chemicals shall be equipped with a spill kit. The contractor must provide secondary containment for storing any hazardous chemicals on site.

All equipment stored on site shall be inspected daily by the contractor for any oil or lubricant spills or leaks. Any leaks shall be repaired immediately. In addition, all equipment must be closely inspected prior to working in the Village R.O.W.

The contractor shall clean all spills immediately and shall report all spills to the New York State Department of Environmental Conservation.

This plan will be displayed in the construction jobsite trailer at all times.

APPENDIX E

City of Beacon
Stormwater Management Facility Easement and Maintenance Agreement

THIS AGREEMENT is made this ____ day of _____ 2023 by and between the City of Beacon, having an address at 152-158 Fishkill, Beacon, NY 12508 ("Municipality" or "City") and _____ a New York limited liability company (or individual or corporation) having an address at _____ (the "Facility Owner").

WHEREAS, the Facility Owner is the owner of certain real property in the City of Beacon, County of Orange, State of New York, consisting of approximately _____ acres more particularly described in Schedule "A" annexed hereto and made a part hereof (the "Property"); and with a street address of _____ and further known as S-B-L ____-____-____; and further known as the _____ commercial site plan; and

WHEREAS, the project plans were approved by the City of Beacon Planning Board on _____, 2022 with various conditions; and

WHEREAS, the Municipality and the Facility Owner have to enter into an agreement to provide for the long-term maintenance and continuation of stormwater control measures and facilities approved by the Municipality for the below named project; and

WHEREAS, the Municipality and the Facility Owner desire that the stormwater control measures and facilities be built in accordance with the approved project plans and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure optimum performance of the components.

NOW, THEREFORE, the Municipality and the Facility Owner agree as follows:

1. This agreement binds the Municipality and the Facility Owner, its successors and assigns to the maintenance provisions depicted in the approved project plans and described in the Stormwater Pollution Prevention Plan (SWPPP) which are on file with the Municipality's Stormwater Management Officer and where the operation and maintenance requirements are clearly set forth. The Facility Owner shall remain solely responsible for operation and maintenance in perpetuity and the City assumes no operation, maintenance, control or responsibility in respect thereof.

2. The Facility Owner shall install, maintain, clean, repair, replace and continue the stormwater control measures depicted on the approved project plans for the Facility on and about the Property, as necessary to ensure optimum performance of the measures and in accordance with the approved design specifications. The stormwater control measures are identified in the Stormwater Pollution Prevention Plan (SWPPP) approved by the Municipality and shall be in accord with the project plans approved by the Planning Board.

3. The Facility Owner shall be responsible for all expenses, costs and professional fees related to the installation and perpetual maintenance of the stormwater control measures and shall promptly comply with any future regulatory requirements as applicable and shall indemnify and hold the Municipality harmless from all actions, proceedings, including regulatory proceedings, including the Citys reasonable professional fees related thereto, and for all claims, damages, injuries and fines relative to the stormwater control measures and facilities.

4. The Facility Owner shall provide for the periodic inspection of the stormwater control measures, not less than once every 2 years, to determine the condition and integrity of the measures. Such inspection shall be performed by a Professional Engineer licensed by the State of New York. The inspecting engineer shall prepare and submit to the Municipality within 30 days of the inspection, a written report of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures. The Facility Owner shall undertake necessary maintenance, repairs and replacement of the stormwater control measures pursuant to the SWPPP or at the direction of the Municipality or in accordance with the recommendations of the inspecting engineer.

5. The Facility Owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the stormwater control measures except in accordance with written approval of the Municipality. The obligations of the Facility Owner under paragraphs 2, 3 and 4 of this Agreement shall toll upon the completion of the establishment of a drainage district of the Municipality and the acceptance of the dedication of the stormwater control measures by the Municipality. Notwithstanding, the Municipality shall have no obligation to establish any such drainage district nor accept ownership of any of the stormwater control measures.

6. This agreement shall be recorded in the Office of the County Clerk, County of Orange at the expense of the Facility owner and shall be referenced in any offering plan and/or prospectus, lease, contract of sale or future transfer, however, the failure to so reference shall not affect the validity of this Agreement. All rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.

7. If ever the Municipality determines that the Facility Owner has failed to construct or maintain the stormwater control measures and facilities in accordance with the project plans or has failed to undertake corrective action specified by the Municipality or by the inspecting engineer, the Municipality is authorized to undertake such steps as reasonably necessary for the preservation, continuation or maintenance of the stormwater control measures and facilities and is hereby authorized by the owner to assess the expenses thereof as a lien against the property to be collected in the same fashion as other municipal taxes. In lieu thereof, the Facility Owner shall reimburse the Municipality for all actual costs and expenses, incurred in enforcing this Agreement and curing a violation.

8. At any time after a violation of this Agreement is alleged by the Municipality, the owner, at the sole discretion of the Municipality, shall post security in an amount and in a form acceptable to the Municipality to ensure the owner's future performance and maintenance of the stormwater control measures.

9. The Facility Owner hereby grants to the City, its authorized agents, contractors and employees, a permanent easement which runs with the land to enter upon the Property at reasonable times to inspect the stormwater control measures whenever the City deems necessary to ensure that the facility is maintained in proper working condition to meet design standards, and to undertake such steps as the City deems reasonably necessary for the preservation, continuation or maintenance of the stormwater control measures. The Facility Owner hereby releases and shall hold the City harmless from any damages as a result of such entry and work. It is expressly understood and agreed that the City is under no obligation to construct or routinely maintain or repair the stormwater control facilities, and in no event shall this agreement be construed to impose any such obligation on the City.

10. The Facility Owner shall complete the site work within one (1) year of the issuance of permits for the site work, and conduct all site disturbance work in accordance with the approved SWPPP and in compliance with the approved project plans. In the event that the Facility Owner fails to complete the site work within one (1) year of the issuance of permits for the site work or fails to maintain/repair the facilities, the Municipality, upon giving twenty (20) days written notice to the Facility Owner, and a demand to complete, perform and correct by a date certain, and upon default of said Facility Owner, the Municipality shall have the right to complete the site work and/or to maintain/repair the facilities and to take such steps as it deems appropriate to either complete the site work or to stabilize and restore the site and/or to maintain/repair the facilities, and to recover its cost per paragraph 7 above. The time required to notice may be reduced to that deemed practicable and reasonable upon recommendation of the Engineer for the City and upon the engineer's certification that an emergency condition exists which requires action to be undertaken immediately and does not allow time to give notice to the Facility Owner and an opportunity to correct in the manner specified above.

11. The governing bodies of the parties hereto have authorized the respective signatories to this Agreement.

IN WITNESS WHEREOF, the parties have duly executed this agreement as of the day and year first above written.

CITY OF BEACON

By: _____
Lee Kyriacou, Mayor

NAME OF RECORD OWNER:

By: _____
[Print name]

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

On the ___ day of _____, in the year 2023 before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

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

On the ___ day of _____, in the year 2023 before me, the undersigned, personally appeared LEE KYRIACOU personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

CATCH BASIN INSPECTION FORM

Job No: _____ **Town:** _____ **Inspector:** _____ **Date:** _____

Catch Basin I.D.	_____	**Final Discharge from Structure?** Yes ☐ No ☐ **If Yes, Discharge to Outfall No:** _____	
Catch Basin Label:	**Stencil** ☐ **Ground Insert** ☐	**Sign** ☐ **None** ☐ **Other** _____	
Basin Material :	Concrete ☐ Corrygated metal ☐ Stone ☐ Brick ☐ Other: _____ ☐	**Catch basin Condition :**	Good ☐ Poor ☐ Fair ☐ Crumbling ☐
Pipe Material:	Concrete ☐ HDPE ☐ PVC ☐ Clay Tile ☐ Other: _____	**Pipe Measurements:**	Inlet Dia. (in) d= _____ Outlet Dia.(in) D= _____

Required Maintenance / Problems (Check all that apply):

☐ Tree Work Required
☐ New Grate is Required
☐ Pipe is Blocked
☐ Frame Maintenance is Required
☐ Remove Accumulated Sediment
☐ Pipe Maintenance is Required
☐ Basin Undermined or Bypassed
☐ Cannot Remove Cover
☐ Ditch Work
☐ Corrosion at Structure
☐ Erosion Around Structure
☐ Remove Trash & Debris
☐ Need Cement Around Grate
Other: _____

Catch Basin Grate Type:	**Sediment Buildup Depth:**	**More than 50% full?**	**Description of Flow:**	**Street Name/ Structure Location:**
Bar ☐ Cascade: ☐ Other: _____ Properly Aligned : Yes ☐ No ☐	0-6 (in): _____ 6-12(in): _____ 12-18(in): _____ 18-24(in): _____ 24+ (in): _____	Yes ☐ No ☐	Heavy ☐ Moderate ☐ Slight ☐ Trickling ☐	

***If the outlet is submerged check yes and indicate approximate height of water above the Outlet invert.** H above invert (in): _	Yes ☐	No ☐

☐ **Flow** ☐ **Standing Water (check one or both)**	**Observations:**		**Circle those present:**
	Color:		Foam Oil Sheen
	Odor:		Sanitary Waste Bacterial Sheen
Weather Conditions:	Dry > 24 hours ☐	Wet ☐	Orange Staining Floatables
Sample of Screenings Collected for Analysis? Yes ☐ No ☐			Excessive sediment Pet Waste
Amount of sediment removed:			Optical Enhancers
Comment:			Other: _____

StormTech®
Detention • Retention • Water Quality
An ADS company

Isolator® Row PLUS O&M Manual


SC-740


MC-3500


FLAMP

THE MOST **ADVANCED** NAME IN WATER MANAGEMENT SOLUTIONS®

ADS®

THE ISOLATOR® ROW PLUS

INTRODUCTION

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row PLUS is a technique to inexpensively enhance Total Suspended Solids (TSS) and Total Phosphorus (TP) removal with easy access for inspection and maintenance.

THE ISOLATOR ROW PLUS

The Isolator Row PLUS is a row of StormTech chambers, either SC-160, SC-310, SC-310-3, SC-740, DC-780, MC-3500 or MC-4500 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for settling and filtration of sediment as storm water rises in the Isolator Row PLUS and ultimately passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC- 310-3 and SC-740 models) allow storm water to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row PLUS protecting the storage areas of the adjacent stone and chambers from sediment accumulation.

ADS geotextile fabric is placed between the stone and the Isolator Row PLUS chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the perforations in the sidewall of the chamber. The non-woven fabric is not required over the SC-160, DC-780, MC-3500 or MC-4500 models as these chambers do not have perforated side walls.

The Isolator Row PLUS is designed to capture the "first flush" runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole not only provides access to the Isolator Row PLUS but includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row PLUS bypass through a manifold to the other chambers. This is achieved with either an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row PLUS row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row PLUS. After Stormwater flows through the Isolator Row PLUS and into the rest of the StormTech chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row FLAMP™ (patent pending) is a flared end ramp apparatus that is attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance over time by enhancing outflow of solid debris that would otherwise collect at an end of the chamber. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row PLUS may be part of a treatment train system. The design of the treatment train and selection of pretreatment devices by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, the Isolator Row PLUS is recommended by StormTech as an effective means to minimize maintenance requirements and maintenance costs.

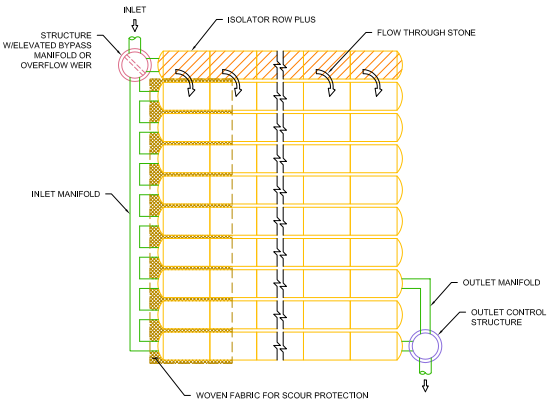
Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row PLUS.



Looking down the Isolator Row PLUS from the manhole opening, ADS PLUS Fabric is shown between the chamber and stone base.



StormTech Isolator Row PLUS with Overflow Spillway (not to scale)





ISOLATOR ROW PLUS INSPECTION/MAINTENANCE

INSPECTION

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row PLUS should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row PLUS incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row PLUS, clean-out should be performed.

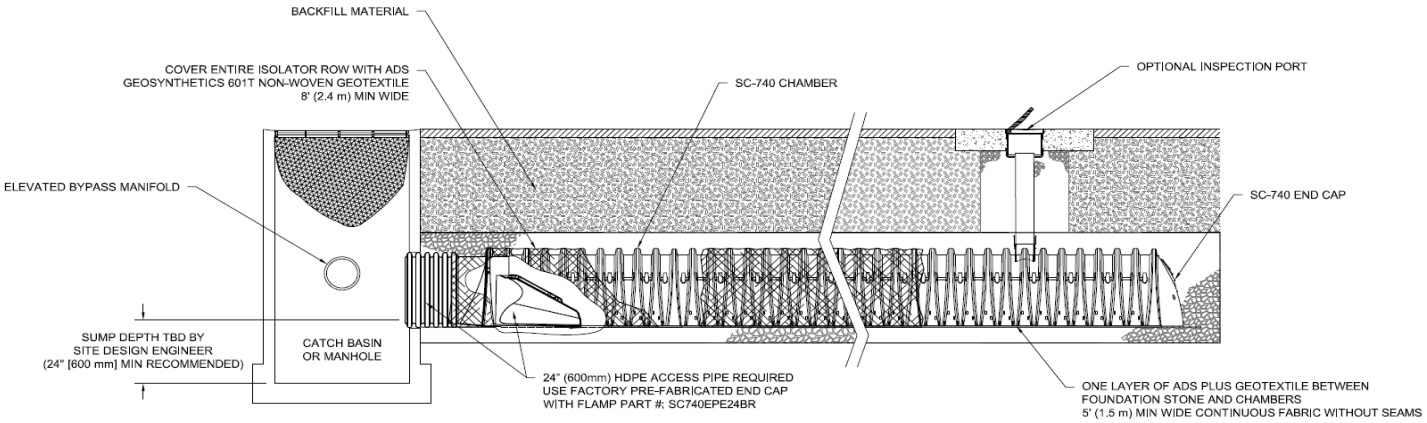
MAINTENANCE

The Isolator Row PLUS was designed to reduce the cost of periodic maintenance. By “isolating” sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row PLUS while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45” are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row PLUS up to 50 chambers long. **The JetVac process shall only be performed on StormTech Isolator Row PLUS that have ADS PLUS Fabric (as specified by StormTech) over their angular base stone.**

StormTech Isolator Row PLUS (not to scale)

Note: Non-woven fabric is only required over the inlet pipe connection into the end cap for SC-160LP, DC-780, MC-3500 and MC-4500 chamber models and is not required over the entire Isolator Row PLUS.



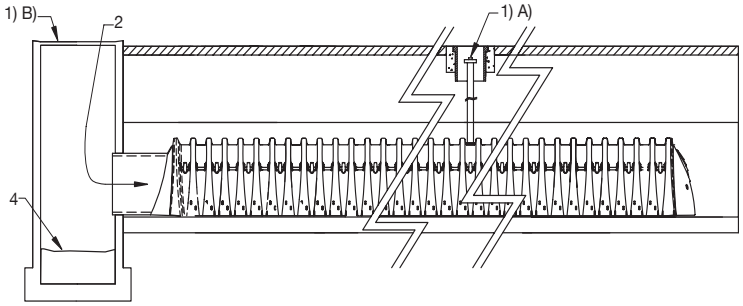
ISOLATOR ROW PLUS STEP BY STEP MAINTENANCE PROCEDURES

STEP 1
Inspect Isolator Row PLUS for sediment.
- A) Inspection ports (if present)
  - i. Remove lid from floor box frame
  - ii. Remove cap from inspection riser
  - iii. Using a flashlight and stadia rod,measure depth of sediment and record results on maintenance log.
  - iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
- B) All Isolator Row PLUS
  - i. Remove cover from manhole at upstream end of Isolator Row PLUS
  - ii. Using a flashlight, inspect down Isolator Row PLUS through outlet pipe
    1. Mirrors on poles or cameras may be used to avoid a confined space entry
    2. Follow OSHA regulations for confined space entry if entering manhole
  - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2. If not, proceed to Step 3.

STEP 2
Clean out Isolator Row PLUS using the JetVac process.
- A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

STEP 3
Replace all caps, lids and covers, record observations and actions.

STEP 4
Inspect & clean catch basins and manholes upstream of the StormTech system.



SAMPLE MAINTENANCE LOG

Date	Stadia Rod Readings		Sediment Depth (1)–(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row PLUS, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

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StormTech Detention • Retention • Water Quality
An ADS company

Advanced Drainage Systems, Inc.
4640 Trueman Blvd., Hilliard, OH 43026
1-800-821-6710 www.ads-pipe.com

APPENDIX H

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM FOR CONSTRUCTION ACTIVITIES

CONSTRUCTION SITE LOG BOOK

Table of Contents

I. Pre-Construction Meeting Documents
   a. Preamble to Site Assessment and Inspections
   b. Operator's Certification
   c. Qualified Professional's Credentials & Certification
   d. Pre-Construction Site Assessment Checklist

II. Construction Duration Inspections
   a. Directions
   b. Modification to the SWPPP

III. Monthly Summary Reports

IV. Monitoring, Reporting, and Three-Month Status Reports
   a. Operator's Compliance Response Form

Properly completing forms such as those contained in Appendix H meet the inspection requirement of NYS-DEC SPDES GP for Construction Activities. Completed forms shall be kept on site at all times and made available to authorities upon request.

I. PRE-CONSTRUCTION MEETING DOCUMENTS
Project Name _____
Permit No. _____ Date of Authorization _____
Name of Operator _____
Prime Contractor _____

a. Preamble to Site Assessment and Inspections
The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified professional[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

The operator shall also prepare a written summary of compliance with this general permit at a minimum frequency of every three months (Operator's Compliance Response Form), while coverage exists. The summary should address the status of achieving each component of the SWPPP.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Operators Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Name (please print): _____

Title _____ **Date:** _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____

c. Qualified Professional's Credentials & Certification

"I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the following Pre-construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (please print): _____

Title _____ **Date:** _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____

d. Pre-construction Site Assessment Checklist
(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Perimeter Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:
Inspection Forms will be filled out during the entire construction phase of the project.
Required Elements:

(1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

(2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

(3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

(4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

(5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass
water; and

(6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

_____ _____

Inspector (print name) **Date of Inspection**

_____ _____

Qualified Professional (print name) **Qualified Professional Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA
[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions
Yes No NA
[ ] [ ] [ ] Is construction site litter and debris appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing
Yes No NA
[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

Runoff Control Practices

1. Excavation Dewatering
Yes No NA
[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

2. Level Spreader
Yes No NA
[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales
Yes No NA
[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

Runoff Control Practices (continued)

4. Stone Check Dam
Yes No NA
[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection
Yes No NA
[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles
Yes No NA
[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation
Yes No NA
[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Stabilized Construction Entrance
Yes No NA
[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

2. Silt Fence
Yes No NA
[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

Sediment Control Practices (continued)

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation ___% of design capacity.

4. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.

Sediment accumulation is ___% of design capacity.

5. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:
1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

III. Monthly Summary of Site Inspection Activities

Name of Permitted Facility:	Today's Date:	Reporting Month:
Location:	Permit Identification #:	
Name and Telephone Number of Site Inspector:		

Date of Inspection	Regular / Rainfall based Inspection	Name of Inspector	Items of Concern

Owner/Operator Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

_____ _____

Signature of Permittee or Duly Authorized Representative Name of Permittee or Duly Authorized Representative Date

Duly authorized representatives must have written authorization, submitted to DEC, to sign any permit documents.

LANC & TULLY
Engineering and Surveying, P.C.

July 5, 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 June 27, 2023, from Cuddy & Feder.
- Response correspondence from Arden Consulting Engineers, dated June 26, 2023.
- Renderings of proposed retaining walls and associated landscaping, dated June 26, 2023, as prepared by Nexus Creative Architecture.
- Report titled "Site Plan & Lot Merge for 152-158 Fishkill Avenue – Stormwater Management Plan", dated June 23, 2023, as prepared by Arden Consulting Engineers.
- Plans titled "Site Plan & Lot Merger for 152-158 Fishkill Avenue", consisting of Sheets 1 of 17 through 17 of 17, all having the latest revision date of June 21, 2023, as prepared by Arden Consulting Engineers.

The proposed project entails the demolition of the existing structures located at 152 and 158 Fishkill Avenue; the merging of the two parcels into a single parcel; and the construction of a mixed-use building consisting of 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. The applicant will need to be referred to the Zoning Board of 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 it 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 53 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. 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.***

4. 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.***

5. 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.***

6. Construction details for the type of retaining wall to be constructed on the site shall be provided on the plans. As the retaining wall is being constructed on or directly adjacent to the property line on the south side of the property, a temporary construction easement may be required to allow for the proper construction of the wall base and wall itself. This should be further investigated by the applicant's engineer.

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.*** We would recommend that the applicant's consultant discuss the required size of the line with the mechanical engineer and fire suppression firm used for the project.

Sheet 2 of 17 (Existing Conditions):

1. The overhead lines running from Fishkill Avenue to the utility pole on the right side of the project continue to run in an easterly direction to additional utility poles located to the east, with service lines running from these poles to the neighboring parcels to the south. The plans shall be updated to reflect the poles to the east, as well as the continuation of the overhead lines and service lines to the neighboring buildings.

2. As the utility poles mentioned in the comment above have a Central Hudson tag on each of them, the applicant and applicant's consultants shall further investigate as to whether a utility easement exists for these poles and power lines. It is further recommended that Central Hudson be contacted to verify if an easement exists or not. If an easement does exist, it shall be shown on the plans.

Sheet 3 of 17 (Demolition Plan):

1. The plan does not reflect the existing utility pole on the south side of the site to be removed, Sheet 4 of 17 shows the area of the pole to be a parking stall for the proposed project. If the pole cannot be removed or relocated, based upon comments above for Sheet 2 of 17, then the proposed parking stall on Sheet 4 of 17 would need to be removed, in turn further reducing the number of proposed parking stalls on site to service the project.

Sheet 4 of 17 (Site Plan):

1. As there is minimal area for snow storage in comparison to the amount of impervious area to be cleared of snow, notes shall be added to the plans that stockpiled snow shall be removed from the site within 24-hours after a snow event to ensure that the required parking for the site is not impacted by stockpiled of snow in parking stalls.

Sheet 5 of 17 (Grading Plan):

1. The plan shall be labeled "Grading & Utility Plan".

2. The plan shall note the 4" water service line into the building to be ductile iron. It should be noted that Note No. 27 on Sheet 14 of 17 states that the water service line is to be 6". The plans and notes shall be coordinated.

Sheet 14 of 17 (Water & Sewer Details):

1. The water service and sanitary sewer service details shall be revised to reflect the use of NYSDOT Item No. 304.12 (Type 2 – Item 4) for backfill. The details shall also note that the restoration of the pavement shall match the thickness of the existing pavement plus the thickness of the concrete under the roadway.

Stormwater Management Plan Comments:

1. Section 2.0.2 on Page 5 of the report refers to a boundary & topographic survey completed by Heritage Land Surveying, but Sheet 1 of the plans refers to a boundary & topographic survey completed by CV Associates. The report should be consistent with the plans.

2. Section 2.0.3 on Page 6 shall be expanded upon to further discuss the soil testing conducted on site, the soils on site, as well as the ability of the soils to infiltrate stormwater at the site.

3. Section 4.0.2 on Page 9 of the report has a listing of 5 notes at the top of the page but note 4 is blank. If a note was intended to be added, it should be included, or the number of the notes renumbered.

4. The "Concrete and Grout" paragraph under Section 4.0.4 on Page 11 shall include a note about having a concrete/grout washout area on site.

5. A stormwater maintenance and easement agreement shall be prepared and submitted for review by the Planning Board Attorney and our 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: July 7, 2023
Re: **152-158 Fishkill Avenue Site Plan and Subdivision**

I have reviewed the June 27, 2023 cover letter from Cuddy+Feder, June 26, 2023 response letter from Arden Consulting Engineers, June 26, 2023 retaining wall illustrations, and 17-sheet Site Plan set by Arden Engineers, with most sheets dated June 21, 2023 but sheets 9-10 dated June 26, 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 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.

2. On the Site Plan, both ADA parking aisles should be level to the sidewalk.

3. The parking aisles are wider than necessary in certain areas, as shown on the Sheet 6 truck turning diagrams. A sizeable landscaping island should be provided in front of the terraced retaining walls and the small island west of the six central parking spaces could be larger.

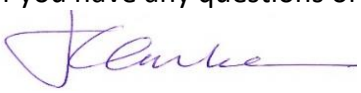
4. The entrance driveway still appears overly wide, 52 feet wide at the middle of the sidewalk. This could be narrowed to about 44 feet, based on the turning diagrams.

5. The 4-foot fence on the retaining walls should be indicated on the plans and shown in a detail.

6. An area variance is being requested for the height of the rear retaining walls. The Board should provide a recommendation to the ZBA on the variance.

7. 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

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SITE PLAN AND SUBDIVISION (LOT MERGER)
FOR 152-158 FISHKILL AVE

Parcel Nos. 6054-29-041801 and 6054-29-042814

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 the subdivision (lot merger) of two adjacent lots, with a combined 48,885 square feet (1.01 acres), to be merged into a single lot for the new construction of a single 2½ story mixed-use building having a footprint of approximately 9,341 square feet with approximately 6,957 square feet of commercial areas on the first floor and 16 residential units on the 2nd and 3rd floors, consisting of eight (8) one-bedroom units and eight (8) two-bedroom units, with off-street surface parking located in the rear of the proposed building (the "Proposed Action" or "Project"). The Proposed Action will include the demolition and removal of two existing buildings (one on each of the existing lots). The properties are located within the Transitional ("T") Zoning District at 152 Fishkill Avenue (Parcel No. 6054-29-041801) and 158 Fishkill Avenue (Parcel No. 6054-29-042814) (hereafter, collectively the "Property" or "Project Site").

The Proposed Action is an Unlisted action. The Planning Board circulated its Notice of Intent to act as Lead Agency and received no objections.

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 Transitional (T) Zoning District. 152 Fishkill Avenue is presently improved with a multi-storied dwelling with two paved walkways to the front

of the building as well as a paved driveway leading to a modest paved/gravel parking area in the rear of the building. 158 Fishkill Avenue is presently improved with a one-story commercial automobile garage having most of the area in front of the building which faces Fishkill Avenue being paved as well as a gravel unimproved parking/storage fenced area located on the side and rear of the building.

The Proposed Action would involve the subdivision (lot merger) of the two existing adjoining lots, having a combined 48,885 square feet (1.01 acres), removal of the existing structures, paved areas, gravel areas, and the construction of a new 2½ story mixed-use development with a building footprint of approximately 9,341 square feet. Per Planning Board and consultants' recommendations, the Applicant has reduced the originally proposed grade changes between the Fishkill Avenue sidewalk and the proposed first floor and the elevations have been revised so that the proposed building is now less than the maximum permitted height. As such, the Proposed Action and development will have typical site work associated with such construction. The rear of the property contains steep slopes, as such, the Applicant has proposed the construction of retaining walls in the parking areas of the rear of the property as shown on Sheet 5 of 17 of the Site Plans entitled Grading Plan, *see also* "Retaining Wall Renderings" as prepared by Nexus Creative, dated June 26, 2023. A portion of the retaining walls will be terraced and landscaped and are an appropriate mitigation measure to minimize disturbances to such steep slopes, notwithstanding the Applicant will need a variance from the Beacon Zoning Board of Appeals due to certain sections of the proposed retaining walls exceeding the maximum permitted height under the City Code. Furthermore, on Sheet 17 of 17, Grading Notes No. 1, the Applicant's contractor is to install erosion and sediment control measures prior to any site disturbance. There are no wetlands, water bodies, or other environmentally sensitive areas on the Property and no encroachment upon or impact to nearby wetlands or waterbodies is anticipated.

The Proposed Action will not have a significant adverse environmental impact as a result of any physical changes to the property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual 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 Project does not include or require wastewater discharged to groundwater. There will be no bulk storage of petroleum or chemicals on-site. The Project proposes to connect to existing municipal water and sewer infrastructure located in Fishkill Avenue.

  Per Sheet 4 of 17, the Applicant anticipates a sewage flow of approximately 3,390 gallons per day ("gpd"). The Applicant proposes the installation of a new sewage line discharging into the existing City sewage system along Fishkill Avenue flowing into the City of

Beacon's sewage treatment plant as shown on Sheet 5 of 17. The treatment plant currently has the capacity for four (4) million gallons per day (MGD) and operates at an average of +/- 2.28 MGD, therefore, there is sufficient capacity for the Proposed Action. As typical, it is anticipated that water supply demand will be consistent with the sewer flows which is 3,390 gpd. Sufficient capacity in the municipal water system exists for such demand.

- **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 Property is not located within a regulated flood plain and there are no wetlands or water bodies on or adjacent to the Property. The Project includes the implementation of erosion and sediment controls during construction. The Project will result in an increase of approximately 0.80 acres of impervious surface coverage on the Property. However, stormwater facilities are proposed to attenuate post-development stormwater flows and provide water quality treatment. In the post-development condition, most of the proposed impervious surfaces will drain into the proposed stormwater management facilities and recharge the local groundwater. The stormwater facilities, which include an infiltration practice with isolator chambers to separate solids from the runoff, shall be designed in accordance with the applicable state and local laws and regulations such that the Project should not result in any negative effects on downstream properties with respect to water quantity or quality.

  For these reasons, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

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

  Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

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

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

  The FEAF Part 1 indicates that the Property may contain or serve as a habitat for the Indiana Bat. The site is developed with two existing buildings in an urban mixed-use area. The Applicant proposes the removal of approximately 50 trees. Pursuant to NYSDEC recommendations, removal of trees greater than four (4) inches in diameter at the Project Site will take place between October 1 and March 31 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees.

  As shown on Sheets 9 & 10 of 17, the Applicant has provided a proposed landscaping plan as well as a landscaping narrative which provides for the planting of several trees around the parking areas and the building (including but not limited to red maples, grey birches, ironwoods, red oaks, blackhaw, and redbuds), which are proposed to planted at sizes ranging from five (5) to eight (8) feet, as well as various shrubbery and small plants.

  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 one or more officially designated scenic views. According to the FEAF Part 1, the Project is approximately 1.2 miles from the Dennings Point State Park, and due to the distance thereof, the Proposed Action will not result in a significant adverse impact to any views from the Dennings Point State Park.

  The Proposed Action is visible from publicly accessible vantage points, both seasonally and year around, but it is consistent with the built environment surrounding the Property. The façade and architectural design of the proposed building is subject to review and approval by the Planning Board/Architectural Review Board. The Planning Board Subcommittee on Architectural Review reviewed the Proposed Action at its April 28, 2023, meetings and offered its comments and recommendations to the Applicant. Accordingly, the Applicant submitted architectural renderings of the proposed building, prepared by Nexus Architecture Planning Design, dated May 28, 2023, incorporating updates regarding ADA-accessibility and the front entrance to of the proposed Building which have been reviewed by the Planning Board and found generally acceptable. The proposed architecture will continue to be reviewed by the Subcommittee and the Planning Board, as a whole, but based on the current design the Planning Board finds that the proposed building will not result in a significant adverse impact on aesthetic resources.

Additionally, the Applicant initially proposed a building height of approximately 37 feet, which would have required a height variance. However, the Applicant has revised the Project so that a height variance for the proposed building is no longer needed. The reduction in height will improve the building's aesthetic appearance as it will be more consistent with the surrounding properties.

The Project requires a height variance from the City of Beacon Zoning Board of Appeals for the proposed rear retaining wall as noted on Sheet 4 of 17. The retaining wall is addressed above in the Section of this Negative Declaration pertaining to Impacts to Land. The Applicant has lowered the initial proposed height of the retaining wall in certain locations and it presently ranges in height up to 15.4 feet. A portion of the wall has been terraced with incorporated landscaping to mitigate its visual impact. The Zoning Board's review of the variance application and the Planning Board's site plan review will include attention to the face of the wall to ensure the wall is consistent with the character of the neighborhood.

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.**

  According to the FEAF Part 1, the Project is near or adjacent to several historic/archeological resources which are identified as eligible for listing on the State Register of Historic Places on the NYS Cultural Resource Information System, including the Memorial Building, Angelo Commercial, Empire National Bank, Stravos Commercial, Roosa Commercial, Dumke Commercial and several others identified on the FEAF Part 1. However, none of these resources are contiguous to or even across the street from the Project Site. Therefore, due to the lack of proximity between the Project Site and the identified resources identified as eligible for listing on the State Register, the Planning Board finds that the Proposed Action will not have a significant adverse impact upon such resources. Further, no archeological resources have been discovered or are expected to be discovered on the Property due to its pre-existing developed condition and location in an urban downtown area. Thus, impacts to archeological resources are unlikely and not significant.

  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 Property is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. The Project will result in a net increase of 12 residential units and therefore, a recreation set aside or fee may be required which will be used for the future need for park

and recreational opportunities in the City of Beacon due to increased demand caused by the new residential units proposed as part of the Project.

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.**

Traffic. The Applicant provided a Traffic Impact Study, prepared by Colliers Engineering and Design, dated February 24, 2023 ("TIS"), to assess current and future traffic operating conditions. The Traffic Impact Study utilized industry-standard traffic engineering guidelines, as noted by the City's Traffic Consultant, Creighton Manning, in its review of the TIS, dated March 10, 2023. Access to the Project will be a new consolidated access driveway onto Fishkill Avenue at the northern end of the Property, thus eliminating one existing curb cut. The driveway will be approximately 26 feet wide and is expected to be large enough to accommodate the turning radius of fire trucks and garbage vehicles as shown on Sheet 6 of 17. Utilizing accepted estimates of traffic demand under build and no-build conditions, the TIS determined similar levels of service and delays will be experienced at nearby intersections under either condition. As such the Proposed Action is not expected to have any significant adverse impact on overall traffic operation.

Parking. The Applicant provided a Shared Parking Analysis, prepared by Colliers Engineering and Design, dated March 8, 2023, last revised April 23, 2023, pursuant to the Beacon Code § 223-26.C(6). The Shared Parking Analysis provides a justification for the Project's proposal for shared parking spaces between the commercial establishment and the residential units. According to Sheet 4 of 17, the Applicant has proposed to provide 53 off-street parking spaces to be shared between the commercial establishment(s) and residential units, when 63 off-street parking spaces are required under the City of Beacon Code. According to the Shared Parking Analysis the Proposed Action would result in a total peak parking demand of 51 parking spaces parking on a weekday, occurring between 10 AM and 11AM. Here, the residential units are expected to have a peak demand in the late evenings and early morning whereas the commercial establishments will have a peak demand from the late mornings to early evenings. Moreover, the Applicant has proposed to provide an additional 6 on-street parking spaces along Fishkill Avenue. The City Traffic Consultant, in its letter dated May 8, 2023, has reviewed the Shared Parking Analysis and opined that proposed number of off-street parking is expected to accommodate the parking demand of the Proposed Action.

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 odors, noise or light.**

  The Proposed Action is not anticipated to generate any noxious odors. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction which may include noise associated with rock removal. The Proposed Action is not anticipated to produce extraordinary noise post-construction that is not typical for mixed-use development. Pursuant to the proposed Lighting Plan (Sheet 7 of 17) and associated Details (Sheet 8 of 17) the proposed exterior lighting surrounding the building and illuminating the parking areas will not result in light spillage onto adjacent residential properties, will be downward facing and/or shielded and consistent with lighting utilized at neighboring properties, thus mitigating light glare and light pollution impacts to surrounding properties. All exterior lighting shall comply with City Code Section 223-14.B.

- **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.**

  The Applicant provided a Phase I & II Environmental Site Assessment ("ESA") performed by Sterling Environmental Engineering, P.C., dated December 27, 2018, which was prepared by the Property's previous owner in conjunction with the Applicant's purchase of the Property. The subsurface investigation did not indicate evidence of any additional potential recognized environmental conditions or vapor encroachment conditions in connection with the Property. *See* ESA, page 1. The ESA provided that one (1) former NYSDEC registered aboveground storage tank was removed from 158 Fishkill Ave and was classified as "Closed/Removed" in 2013. However, the ESA reports that the previous owner purportedly removed an undisclosed underground storage tank, but no such evidence of spills or disturbances were discovered from such alleged unregistered removal according to the ESA. Moreover, according to the ESA there is a possibility that the property at 158 Fishkill Avenue has undiscovered underground storage tank(s) as the property served as the site of a gasoline station. However, no evidence of such was visible or discovered during the investigations performed for the ESA. Sterling Environmental Engineering also performed soil boring and subsequent sampling at 158 Fishkill Avenue during its ESA investigation and did not uncover contamination exceeding federal or state standards for compliance. While the ESA indicated the presence of asbestos containing

material at the subject buildings, the Applicant will undertake appropriate asbestos abatement and any other environmental remediation (if necessary) during demolition and site development in accordance with local, state and federal standards.

No spills have been reported to NYSDEC at 152 Fishkill Avenue, but 158 Fishkill Avenue was the site of NYSDEC Spill No. 1405576, which was the spill of transformer oil and was subsequently closed in 2014. Additionally, according to the FEAF Part 1, the Project is within 2,000 feet of two sites listed in the NYSDEC Environmental Site Remediation database: Brunetto Cheese (Site Code B00130) and Churchill Mills (Site Code C314118). The Brunetto Cheese site is classified as "completed," meaning that remediation has been satisfactorily completed. The Churchill Mills site is classified as requiring "no further action at this time." Therefore, such incidents are not expected to have any impact on human health as a result of the Proposed Action.

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

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

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code. Additionally, the Applicant was referred to Planning Board's Architectural Review Board Subcommittee, the Applicant has incorporated the ARB's design feedback and review of the architecture will continue. Furthermore, the Proposed Action which consists of ground floor commercial space and a net increase of 12 dwelling units (8 1-bedroom units and 8 2-bedroom units) is not expected to create a significant adverse impact on community resources such as emergency services and the Beacon City School District. For these reasons, the Proposed Action is not inconsistent community plans and community character.

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: July 11, 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 2 - Identification of Potential Project Impacts

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

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

Tips for completing Part 2:

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

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

☐ NO ☑ YES

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

2. Impact on Geological Features

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

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

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

3. Impacts on Surface Water

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

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

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

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐ NO ☑ YES

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

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

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

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

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

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

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

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

7. Impact on Plants and Animals

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

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

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: N/A	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: _____ N/A	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

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

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

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

9. Impact on Aesthetic Resources

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

☐ NO ☑ YES

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

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

10. Impact on Historic and Archeological Resources

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

☐ NO ☑ YES

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

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

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

11. Impact on Open Space and Recreation

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

☑ NO ☐ YES

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

12. Impact on Critical Environmental Areas

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

☑ NO ☐ YES

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

13. Impact on Transportation

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

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

14. Impact on Energy

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

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

15. Impact on Noise, Odor, and Light

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

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

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

16. Impact on Human Health

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

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

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

17. Consistency with Community Plans

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

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

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

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

18. Consistency with Community Character

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

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

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

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

PRINT FULL FORM

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

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

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

Reasons Supporting This Determination:
To complete this section:

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

SEE ATTACHED

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

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

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

All application materials submitted by the Applicant, memoranda from City staff and consultants, Traffic Impact Study, 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: Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 152-158 Fishkill Ave

Name of Lead Agency: City of Beacon Planning

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Date:

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

For Further Information:

Contact Person: Amanda Caputo, Planning Board Secretary

Address: One Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5005

E-mail: acaputo@beaconny.gov

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

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

PRINT FULL FORM

City of Beacon Planning Board Agenda
07/11/2023

Title:

Continue review of application for Site Plan Amendment, 511 Fishkill Avenue, submitted by Diamond Properties

ATTACHMENTS

Comment Response Letter _511 Fishkill Avenue_230627.pdf

Sheet 1_Site Plan_Planning Board Submission 3_230627.pdf

Sheet 2_Existing Conditions Plan_Planning Board Submission 3_230627.pdf

Sheet 3_Enlarged Plan_Planning Board Submission 3_230627.pdf

511 Fishkill Ave 06-30-23 Engineer review.pdf

Planner Review 511 Fishkill Av 7.7.23.pdf

511 Fishkill Ave - Amended Site Plan Resolution.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

June 27, 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 June 9, 2023, and Lanc & Tully's Memorandum dated June 7, 2023.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. The Applicant agrees to complete previously approved Site Plan elements.

2. The two ADA parking spaces at the front of the building have been relocated to the side of the building. Each ADA aisle space will have a curb ramp to the existing sidewalk. Parking signage will be installed at each ADA space.

3. The route to the deck is not ADA compliant because there are steps up to the deck. The plans have been modified to explain that the food ordering service does not require the route to be accessible.

4. The Industrial Arts Food Truck has been eliminated from the application.

Lanc & Tully Comment Responses:

1. Utility lines have been added to the plans.

2. Construction details have been added to the plans.

3. Curb cuts have been added at all ADA aisle spaces, and a construction detail has been added to the plans.

4. The Industrial Arts Brewing mobile food truck has been eliminated from the application.

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

5. The Industrial Arts Brewing mobile food truck has been eliminated from the application.

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.

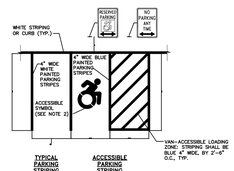
SIGNED THIS _____ DAY OF _____, 20____ BY

_____ CHAIRMAN

_____ SECRETARY

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

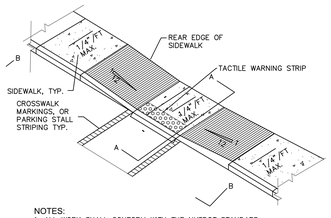
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
2	06/27/23	REVISED PER PLANNING BOARD COMMENTS	AJS



TYPICAL PARKING STRIPING | ACCESSIBLE PARKING STRIPING

NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE 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



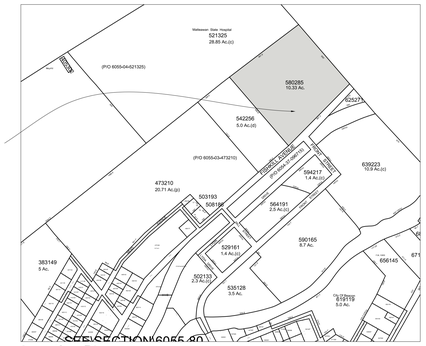
NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, JANUARY 2, 2002 AND ALL ADDENDA THERETO; SPECIFICALLY SECTION 608- SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

DROP CURB RAMP DETAIL
NOT TO SCALE

Bulk Zoning Regulations Table

	Minimum Lot Width	Minimum Lot Depth	Required Minimum Setbacks Front	Side [b]	Rear [b]	Existing Setbacks 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.



Location Plan
Scale: NTS



LEGEND (Dwg. No. C1.13)

DESCRIPTION	SYMBOL
PROPERTY LINE	
BUILDING	
DISTURBANCE LIMIT LINE	
NEW EVERGREEN TREE	
NEW DECIDUOUS TREE	

LEGEND (Dwg. No. C1.13)

DESCRIPTION	SYMBOL
TREE WALL	
HEDGE	
CURB	
WOODED AREA	
EXISTING TREE	
AREAS OF SNOW STORAGE	

Zoning Summary

Zoning District:	HI (Heavy Industry)
Tax Map No.:	6055-04-580285
Lot Area:	9.79 acres (426,327.9 sf)
Building Footprint:	76,773 square feet (existing)
Total Lot Coverage:	18%
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Industrial, Warehouse, Brewery, Office, Retail, Commercial Recreation (Arcade)
Proposed Use:	Industrial, Warehouse, Brewery, Office, Retail, Commercial Recreation (Arcade)

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Brewery *1 space per 2 employees but not less than 1 space per 400 square feet of gross floor space* *1 space per employee but not less than 1 space per 1,000 square feet of gross floor space*	42,802 sf total area *(14,000 sf brewery requires 35 spaces; 28,802 sf warehouse requires 29 spaces)* 10 employees estimated	64 spaces
Warehouse *1 space per employee but not less than 1 space per 1,000 square feet of gross floor space*	66,696 sf 20 employees estimated	67 spaces
Arcade (commercial recreation) *1 space for each 4 persons of maximum occupancy or 1 space for each 200 square feet of gross floor area, whichever is greater* *5 spaces per bowling lane*	11,381 sf minus 2700 sf for 5 bowling lanes = 8,681 sf 8,681 sf @ 50 sf/occupant = **174 arcade game occupants** 5 bowling lanes @ 5 per lane = **25 bowling lane occupants**	69 spaces (44 for game occupancy + 25 for bowling lane occupancy)
Office (For Brewery) *1 space for each 200 square feet of gross floor area, excluding utility areas*	2,296 sf	0 spaces - Non-simultaneous use
Brewery Event Space / Lounge *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*	4,965 sf 331 occupants @ 15 sf per occupant	111 spaces
Total Required Parking Spaces		***311***
Total Proposed Parking Spaces		**205 (7 spaces are accessible)**
Total Required Loading Spaces		1
Total Proposed Loading Spaces		5

Notes:
1. The current application is to amend the site plan to show a food container for the District Social Arcade use. There is proposed new fencing around the District Social food container area to comply with NY State requirements for the liquor license.
2. The Planning Board previously approved the site plan for the property in 2019, and approved an amendment to the site plan to show the addition of the deck in 2020.
3. Note that the site plan reflects observed minor field condition changes to the layout of the previously approved site plan. Handicapped parking spaces were relocated from the originally approved site plan locations to place them closer to the building entrance. The total number of parking spaces and accessible spaces remains unchanged.
4. The Applicant had originally agreed, for the prior Site Plan approval, to monitor actual parking needs, along with the City, during the first few months of peak operations to make sure the parking supply is adequate. During the time the parking was monitored, there were no comments about the parking supply that would have required additional measures.
5. The proposed changes do not affect the previously approved parking counts.
6. Hours of operation for District Social Food Container: Friday: 5pm to 10:30pm. Saturday: 2pm to 10:30pm, Sunday: 2pm to 4:30 pm.
7. Customer Ordering From Food Container is as follows:
   a. Customers use inside kiosk to place orders and pay for food. Receipt is provided.
   b. When order is placed, order receipt prints in the food truck, and staff prepare order.
   c. Customer advises in the ordering process which table or area they're seated.
   d. They'll then run food up to the bar/venue and hand order to recipient. They can confirm order# on customer's receipt.
   e. We'll have 4 or 5 food kiosks located throughout the venue.
   f. Beverages can be picked up at the bar already in the venue.
   g. If customer orders anything alcoholic, bartender will confirm ID and age at bar.

Index of Drawings

Sheet 1 of 3	Site Plan
Sheet 2 of 3	Survey / Existing Conditions Plan
Sheet 3 of 3	Part Enlarged Site Plan & Utilities

Amendment To Site Plan Application

Site Plan - Sheet 1 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

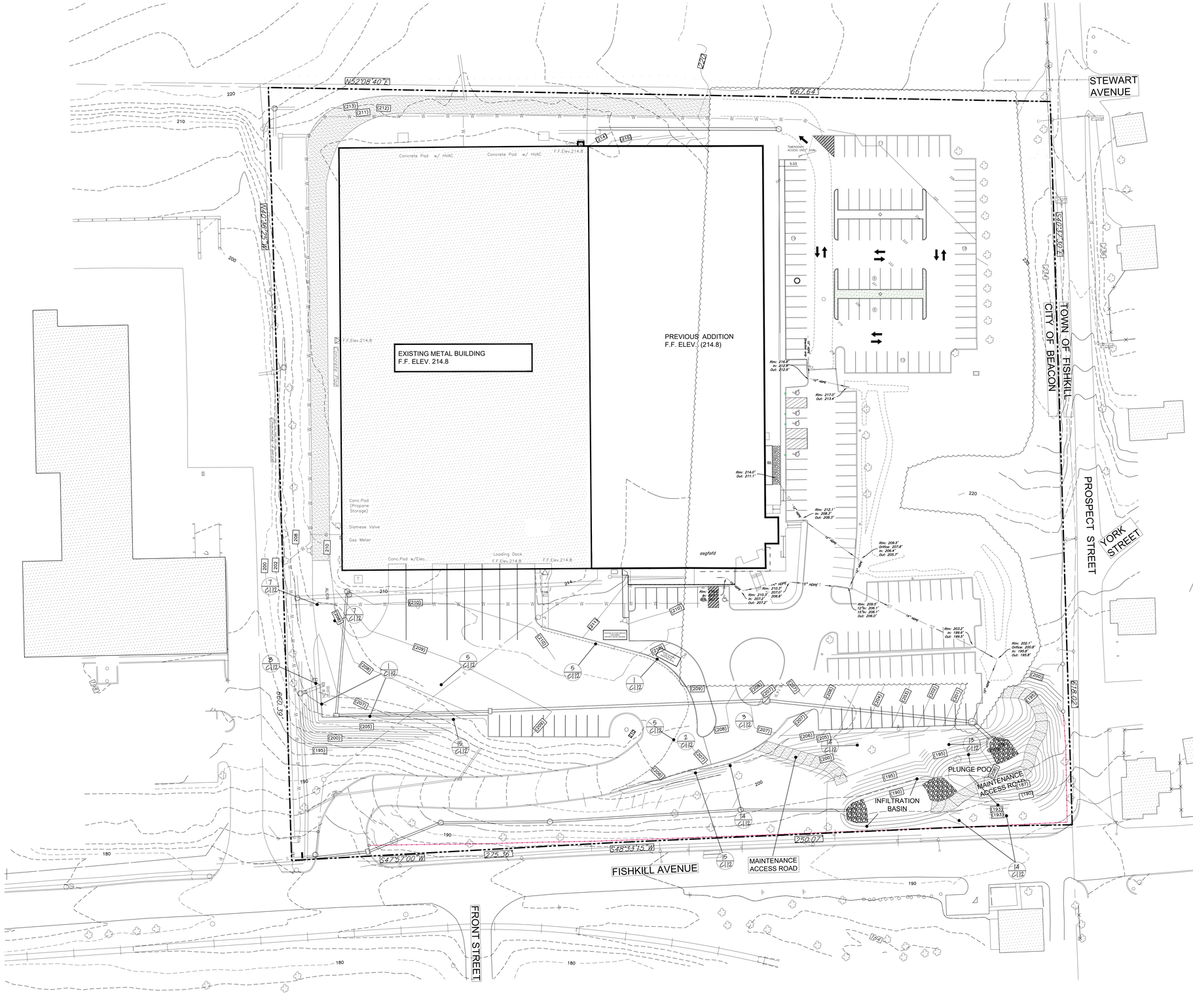
_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



Existing Conditions Survey Plan

Scale: 1" = 30'

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
2	06/27/23	NO CHANGE	AJS

Amendment To Site Plan Application

Existing Conditions Survey - Sheet 2 of 3

511 Fishkill Avenue Arcade / Industrial Arts Brewing Company

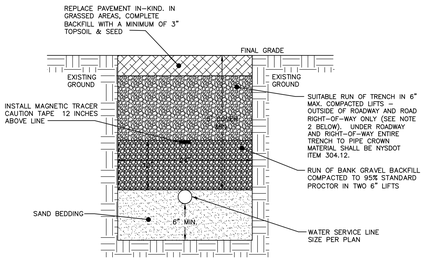
511 Fishkill Avenue - Beacon, New York
Scale: As Noted
April 3, 2023

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

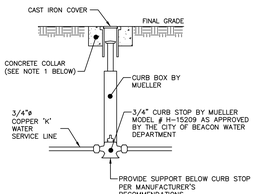


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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.

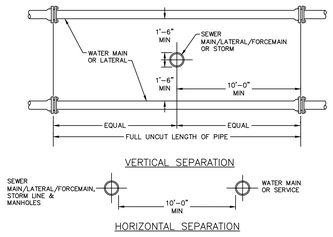
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



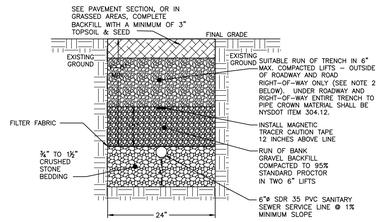
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL EXTEND 6" MIN. BEYOND THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



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.

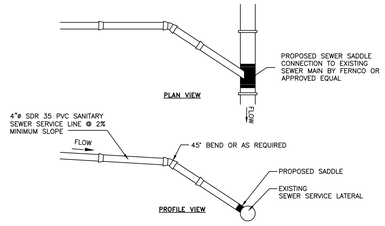
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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

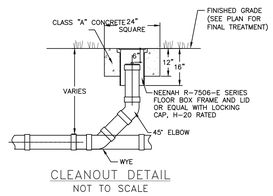
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

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



CLEANOUT DETAIL
NOT TO SCALE

Utility Connection Details

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

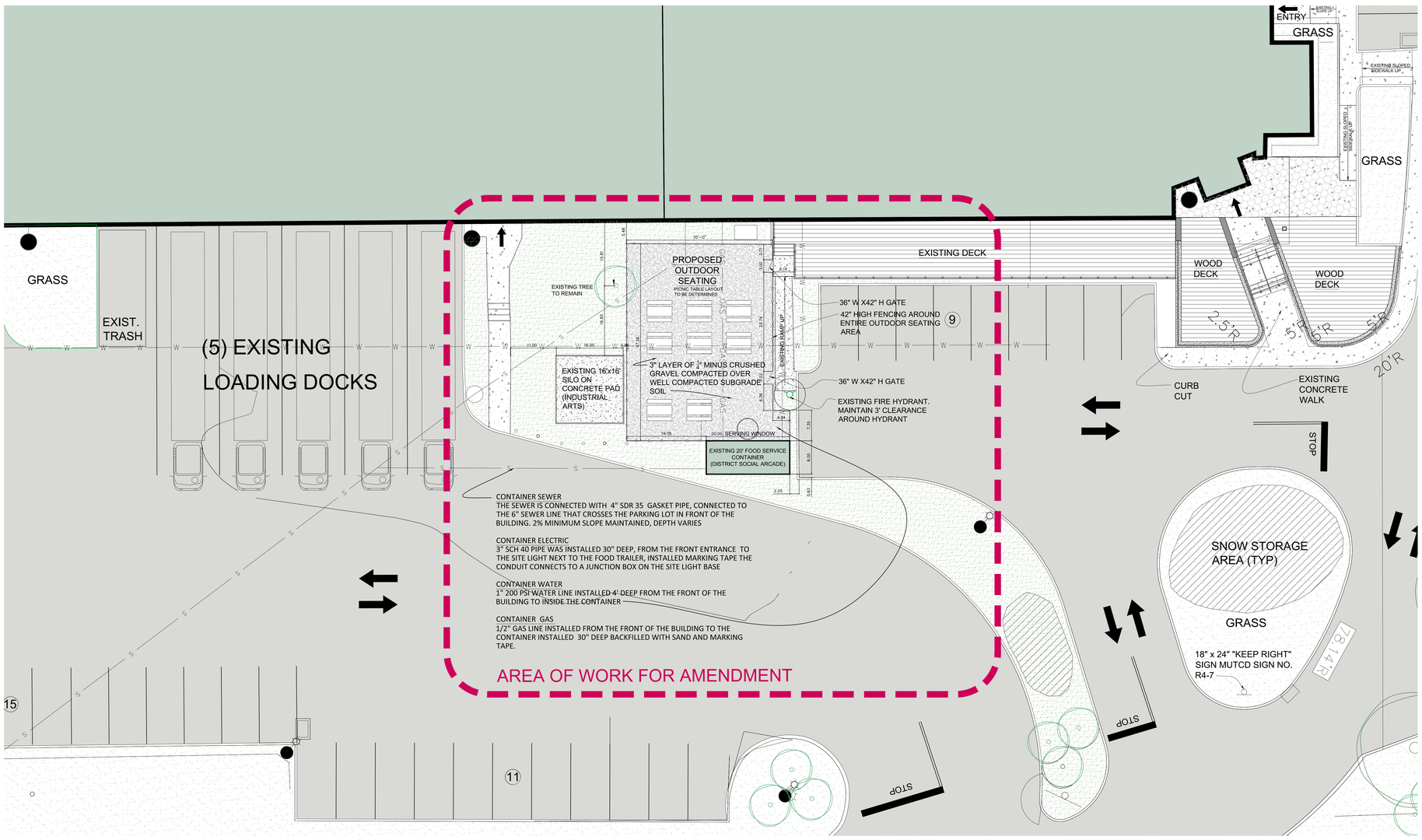
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SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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



Site Plan
Scale: 1" = 10'



Proposed Fence
42" HIGH BLACK COATED CHAIN LINK FENCE



Proposed Gate

SITE LEGEND

- PROPERTY LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- 42" HIGH FENCING AS SPECIFIED
- SAFETY FENCING AT INDUSTRIAL EQUIP.
- EXISTING CONCRETE CURBING
- EXISTING FIRE HYDRANT TO REMAIN
- HANDICAP PARKING SIGN
- BALLUSTERS AT INDUSTRIAL EQUIP.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	05/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
2	06/27/23	REVISED PER PLANNING BOARD COMMENTS	AJS

Amendment To Site Plan Application

Partial Enlarged Site Plan & Utilities - Sheet 3 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

LANC & TULLY
Engineering and Surveying, P.C.

June 30, 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 June 27, 2023, from 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 June 27, 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. Based on our review of the above, we would like to offer the following comments:

General Comments:

1. On Sheet 3 of 3, the note with regards to the water service line states "1" 200 psi water line installed 4' deep from the front of the building to inside the container." Although this is stated, the plan shows the connection of the water service line to the water line running through the parking lot along the front of the building. This shall be further clarified by the project architect as to how and where this service line is connected and shall also show the location of all valves on the service line. Sufficient valving on the line shall be provided to ensure that the water service can be shut down. The plan shall also note the material of the water service line.

2. The "Water Service Line Trench Detail" on Sheet 3 shall be revised to lighten the hatching of the trench materials so that the text and call outs within this area can be clearly read.

3. A "Water Service Shut-Off Valve Detail" has been included on Sheet 3, but the location of the valve is not shown on the plan. The plan shall clearly show the location of the curb stop valve. If a curb stop valve was not installed, then the detail should be removed.

4. The "Sanitary Sewer Service Line Trench Detail" on Sheet 3 shall be revised to lighten the hatching of the trench materials so that the text and call outs within this area can be clearly read.

5. The location of the sanitary sewer clean-out, as reflected in the construction details, shall be shown on the plans as to its location on the sanitary sewer service.

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: July 7, 2023
Re: **511 Fishkill Avenue, Amended Site Plan**

I have reviewed the response letter from Aryeh Siegel and a 3-sheet Amendment to Site Plan Application set, all dated of June 27, 2023.

Proposal

The project would add a food service container and 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 the previously approved Site Plan elements, such as the shade trees in the rear parking lot.

2. All my other previous comments have been addressed.

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

GRANTING AMENDED SITE PLAN APPROVAL
FOR 511 FISHKILL AVENUE

Parcel ID#6055-04-580285

WHEREAS, the Beacon Planning Board received an application for Amended Site Plan Approval from Aryeh Siegel, Architect, on behalf of applicant, Diamond Properties aka DP 108, LLC (collectively the "Applicant") to add a new fixed exterior food service container and fenced seating area at the front of an existing 128,317 square foot building ("Proposed Action" or "Project"); and

WHEREAS, the subject property is located at 511 Fishkill Avenue consisting of +/- 9.79 acres in the Heavy Industrial (HI) Zoning District and is designated on the City tax maps as Parcel No. 6055-04-580285 (the "Site" or "Property"); and

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

WHEREAS, the Site Plan is shown on the drawings entitled, "Amendment to Site Plan Application – 511 Fishkill Avenue Arcade/Industrial Arts Brewing Company", Sheets 1-3, dated April 3, 2023, and last revised June 27, 2023, prepared by Aryeh Siegel, Architect and Hudson Land Design Professional Engineering, P.C. ("Site Plan Drawings"), as follows:

Sheet	Title
Sheet 1 of 3	*Site Plan*
Sheet 2 of 3	*Existing Conditions Survey*
Sheet 3 of 3	*Partial Enlarged Site Plan; and*

WHEREAS, the Proposed Action is a Type II action pursuant to the New York State Environmental Quality Review Act ("SEQRA"), and accordingly, no further environmental review is required; and

WHEREAS, the application also consists of application forms, correspondence and the Environmental Assessment Form (EAF) submitted to the Planning Board; and

WHEREAS, on July 14, 2009 the Planning Board granted Site Plan approval for a 54,000 square foot expansion of the existing building for a manufacturing/distribution facility (Mechtronics) which included the construction of 100 parking spaces plus 85 land-banked parking spaces for future use, if needed; and

WHEREAS, on May 14, 2019, the Planning Board granted Site Plan approval for the conversion of a vacant 128,317 square foot building into a 37,247 square foot brewery with an accessory 2,296 square foot office and an accessory 4,965 square foot event space/lounge; 72,428 square foot warehouse; 11,381 square foot arcade and associated site work including land-banked parking spaces; and

WHEREAS, on April 14, 2020, the Planning Board granted Amended Site Plan approval for the construction of an outdoor deck on the southern side of the Property; and

WHEREAS, the Applicant has now proposed to erect an exterior food service container within a new fenced area connected to the existing deck, which would be connected to existing utilities, at the front of the building as shown on the Site Plan Drawings, as amended; and

WHEREAS, the Planning Board reviewed the application at its meetings on May 9, 2023, June 13, 2023, and July 11, 2023; and

WHEREAS, the application also includes the relocation of two ADA compliant parking spaces to the side of the building; and

WHEREAS, the Applicant initially proposed a mobile food truck as part of the current application but subsequently withdrew that component of the application; and

WHEREAS, on July 11, 2023, the Planning Board opened and closed a duly noticed public hearing on the application for Amended Site Plan approval concerning the Proposed Action, at which time all those interested were given an opportunity to be heard; and

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants Amended Site Plan Approval for the Project, as shown on the Site Plan Drawings and other application materials listed 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 Amended Site Plan by the Chairman of the Planning Board:

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

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

4. The comments contained in the City Engineer's letter to the Planning Board dated June 30, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

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

B. The following conditions shall be fulfilled prior to the issuance of a Certificate of Occupancy, or Certificate of Compliance, as applicable:

1. The Applicant shall complete all elements required pursuant to the previously approved Amended Site Plan, including the planting of shade trees in the rear parking lot.

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

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

1. All conditions, set forth in the any previous Planning Board Resolution(s) related to the Property, and not superseded herein, shall remain in full force and effect.

2. As used herein, the term "Applicant" shall include Diamond Properties and/or DP 108, LLC, and their successors and assigns, and where applicable their contractors and employees.

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

5. 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 therefor has not been granted by the City, this resolution shall be rendered null and void.

6. 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.

7. The approval granted by this resolution does not supersede the authority of any other entity.

8. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

Resolution Adopted: July 11, 2023
Beacon, New York

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

Motion by: _____, seconded by _____:

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

Approved _____
Denied _____

City of Beacon Planning Board Agenda
07/11/2023

Title:

City Council request to review Local Law to rezone 6 Commerce Street from R1-7.5 to the CMS district

ATTACHMENTS

6 Commerce St - tax map.pdf

6 Commerce St zoning district letter_Redacted.pdf

City Planner Memo on 6 Commerce Street_Redacted.pdf

Local Law_Amending Zoning of property at 6 Commerce Street (4884-4808-4841.1).pdf

Resolution Referring a Local Law to Rezone 6 Commerce Street.pdf



Dutchess County
New York

6 Commerce St - CMS

Dutchess County, NY

Printed By:

N

ParcelAccess
5/8/2023

Hudson Todd
4 Cross St, Beacon, NY 12508

March 31, 2023

Mayor and City Council
1 Municipal Plaza
Beacon, NY 12508

Re: Change in Zoning Designation for 6 Commerce St

Dear Mayor Kyriacou, Councilmembers Rhodes, McCray, Longno, Aymar-Blair, Mansfield, and Wake:

We are writing to request a change of zoning for the property located at 6 Commerce St. … from the current designation of R1-7.5 to designation as Central Main Street (CMS) zone.

6 Commerce St has a varied history and the current R1-7.5 zone reflects only its use in recent years as a single-family residence. Other properties on this (North) side of Commerce St carry the Central Main Street (CMS) zone designation, except for the parcel at 5 Cliff St. property, which is in the Transition (T) zone and used for surface parking. A change to CMS designation for 6 Commerce St would be consistent with adjoining properties, allow compatible and supportive uses, and contribute to the vitality of Beacon's Main St. commercial corridor.

The R1-7.5 residential properties across Commerce Street to the south are not in appreciable dialogue with 6 Commerce, as they are well separated via elevation differences, landscaping, and building orientations. However, the entire immediate neighborhood around 6 Commerce is in the Central Main Street (CMS) zone. The building shares outdoor space, trash and utility services, and parking with its directly adjoining neighbors – all of which are in CMS with their accompanying CMS uses, e.g retail, hospitality, food and bev on the ground floor with rental apartments above

We have been speaking with multiple local individuals and businesses that are interested in renting 6 Commerce. They propose uses that include professional office, café, retail, etc … all permitted uses in the CMS and are uses these business owners believe would thrive in this location.

Thank you very much for your consideration of this request. We would be very happy to follow with more information and to continue the conversation to whatever extent is helpful and necessary.

Sincerely,

Joe Donovan



John Clarke Planning and Design jclarkeplandesign@gmail.com
[redacted]

To: Mayor Kyriacou and the Beacon City Council
From: John Clarke, City Planner
Date: June 1, 2023
Re: **Rezoning Request for 6 Commerce Street**

In a May 31, 2023 letter to the Mayor and City Council, the property owner of 6 Commerce Street requested a rezoning from R1-7.5 to the Central Main Street (CMS) district. While the Council has no obligation to consider this type of zoning request, in this case the proposed rezoning to CMS has some merit.

The 0.05-acre parcel with an existing 2½-story building does not meet the minimum 7,500 square feet required for a conforming lot in the R1-7.5 district. It was apparently attached to the larger-lot residential district on the south side of Commerce Street because at the time the building was being used as a single-family home. One-family detached dwellings are not a permitted use in the CMS district. All the adjoining parcels on the block north of Commerce Street are in the CMS district.

The property owner has renovated the building and is now interested in renting it out for a commercial use. Permitted uses in the CMS district include retail businesses, restaurants, service uses, professional offices, live-work units, and multi-family residential.

There are several issues related to this parcel if it was in the CMS district:

1. While there are multiple parcels along Main Street that are as small as 0.05 acres in size, most all of them meet the minimum CMS lot depth of 75 feet. This parcel is only 46 feet deep and would thereby be non-conforming in terms of lot depth.

2. There is only one parking space on the parcel. Any commercial use would likely need a parking waiver or variance, although the Planning Board often grants waivers for commercial uses on small existing lots in the CMS district under Section 223-41.18G(3) and (4). Finding parking along Commerce Street can be difficult, but the Municipal Building and County Center parking lots generally have available public parking spaces within 800 feet of this parcel. The planned Tompkins Firehouse public lot will offer a third nearby option.

3. The rezoning could potentially remove one housing unit when the rental market is particularly tight. However, the building could also support a ground floor commercial use and an apartment on the upper floor with the parking space for the residential tenant.

All these concerns seem minor or manageable. If the City Council decides this rezoning is worthy of consideration, the next steps would be to draft a Zoning Map change law and to set a public hearing on the proposal. The applicant will be present at the meeting to answer any questions.

PROPOSED LOCAL LAW NO. 4 OF 2023

CITY COUNCIL
CITY OF BEACON

LOCAL LAW
AMENDING THE ZONING OF
A CERTAIN PROPERTY
FROM R1-7.5 TO CMS

A LOCAL LAW to amend the zoning of a certain property from R1-7.5 to CMS

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. The zoning map established by Section 223-3 of Chapter 223 of the City of Beacon City Code is amended to change the Zoning District designation of the following parcel in the City of Beacon from the R1-7.5 Zoning District to the Central Main Street ("CMS") Zoning District:

City of Beacon Tax Parcel No.: 130200-5954-27-757950, which is located at 6 Commerce Street.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein the Code of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability. The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

This local law shall take effect immediately filing with the Office of the Secretary of State.

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 71 OF 2023

RESOLUTION REFERRING A LOCAL LAW TO REZONE 6 COMMERCE STREET TO THE CITY OF BEACON PLANNING BOARD AND DUTCHESS COUNTY PLANNING BOARD FOR A REPORT AND RECOMMENDATION

WHEREAS, the owner of the property located at 6 Commerce Street (Parcel Tax ID No. 757950) has requested the City Council consider rezoning the property from R1-7.5 to the Central Main Street ("CMS") District; and

WHEREAS, the City Council wishes for the Planning Board to provide a report and recommendation on the proposed rezoning.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers the local law to amend the City of Beacon zoning map to rezone the property located at 6 Commerce Street from the R1-7.5 District to the Central Main Street District to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council.

Resolution No. 71 of 2023		**Date: June 12, 2023**					
☐ Amendments						**☐ 2/3 Required**	
☐ Not on roll call.			**☐ On roll call**			**☐ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
		Justice McCray	**x**				
		George Mansfield	**x**				
	x	**Wren Longno**	**x**				
x		**Molly Rhodes**	**x**				
		Dan Aymar-Blair		**x**			
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

City of Beacon Planning Board Agenda
07/11/2023

Title:

Certificate of Appropriateness - 21 South Ave; Facade

ATTACHMENTS

21 South Ave July ARB Submission.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: June 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: **see attached**

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: N/A

Stone/Brick: _____

M S 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

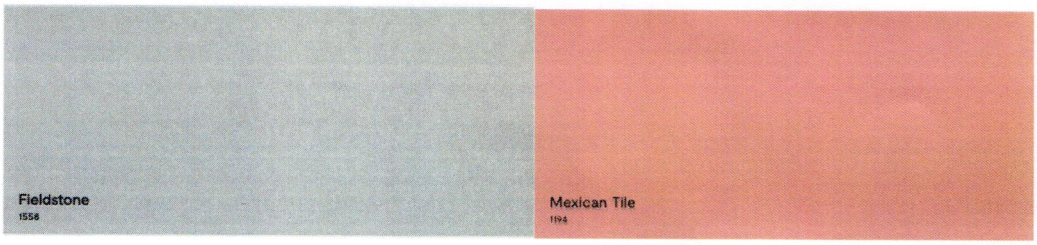
21 South Ave, Beacon NY
Architectural Review Board Application
Mona Kleinberg

I. Colors

Proposed colors:

Benjamin Moore

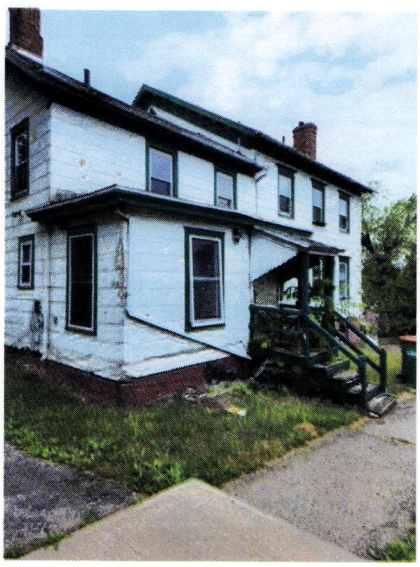
Simply White (OC-117) All Trim and Porch Columns and Railing
Fieldstone (1558) Siding & Roof Brackets
Mexican Tile (1194) Exterior Doors



Simply White
OC-117

II. Small Mudroom (North Side)

The mudroom has significant water and insect damage. Due to the damage, it will likely have to be rebuilt in place. We seek approval to rebuild the mudroom to match what is currently there (see image below).



City of Beacon Planning Board Agenda
07/11/2023

Title:

Certificate of Appropriateness - Kent Street Lot 1; Single Family Home

ATTACHMENTS

23-016-LLS-Lot 1-Spec Residence-Kent Street Beacon-Model-1.pdf

23-016-LLS-Lot 1-Spec Residence-Kent Street Beacon-Model-2.pdf

KENT STREET

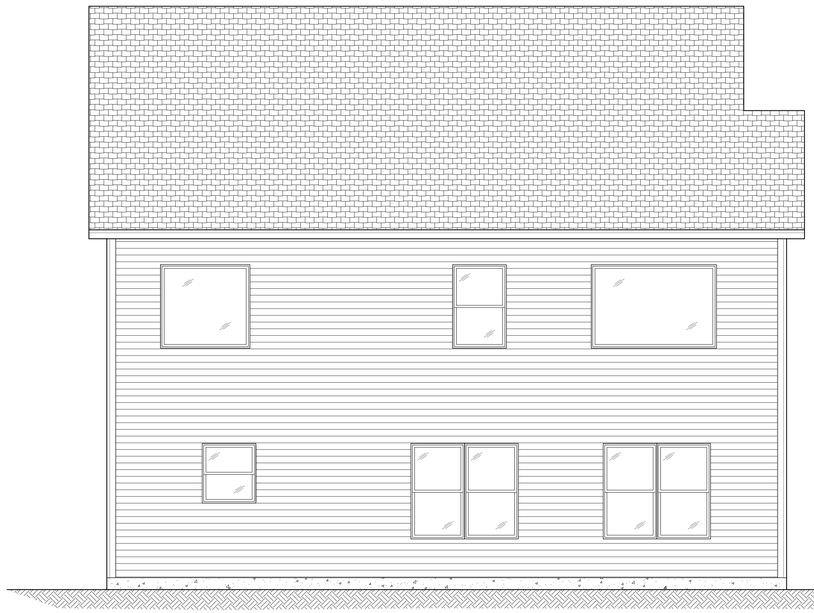
LOT #1
CITY OF BEACON, NEW YORK



FRONT ELEVATION



REAR ELEVATION



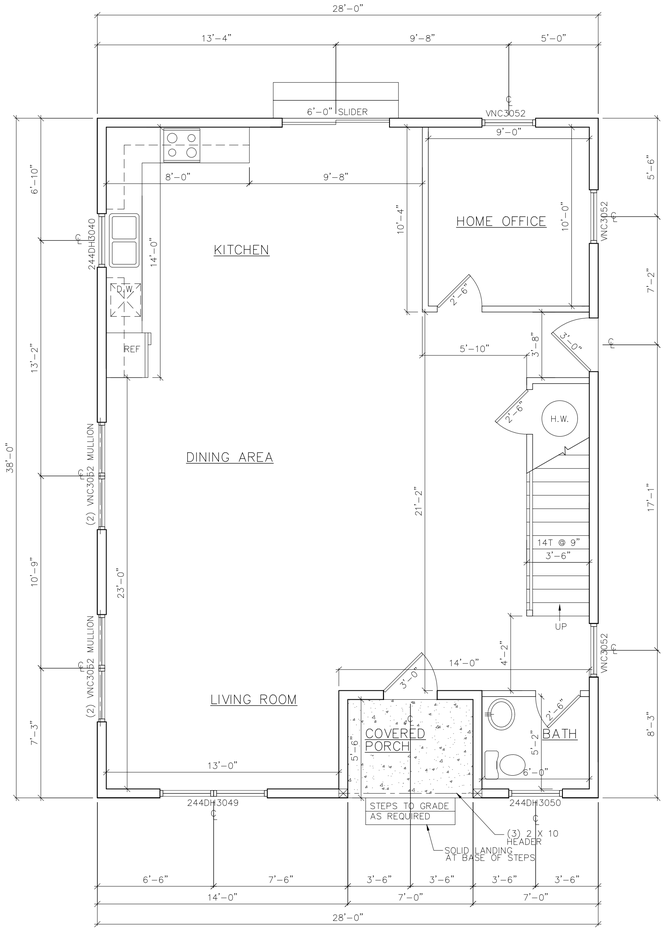
LEFT ELEVATION



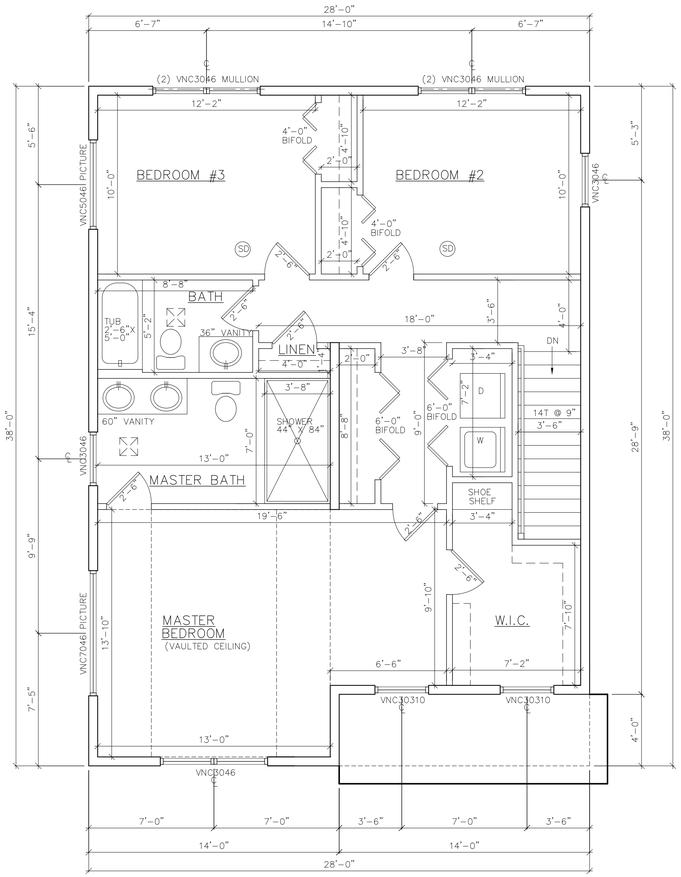
RIGHT ELEVATION

KENT STREET

LOT #1
CITY OF BEACON, NEW YORK



FIRST FLOOR PLAN



SECOND FLOOR PLAN

City of Beacon Planning Board Agenda
07/11/2023

Title:

Certificate of Appropriateness - Kent Street Lot 2; Single Family Home

ATTACHMENTS

23-016-LLS-Lot 2-Spec Residence-Kent Street Beacon-Model-1.pdf

23-016-LLS-Lot 2-Spec Residence-Kent Street Beacon-Model-2.pdf

KENT STREET

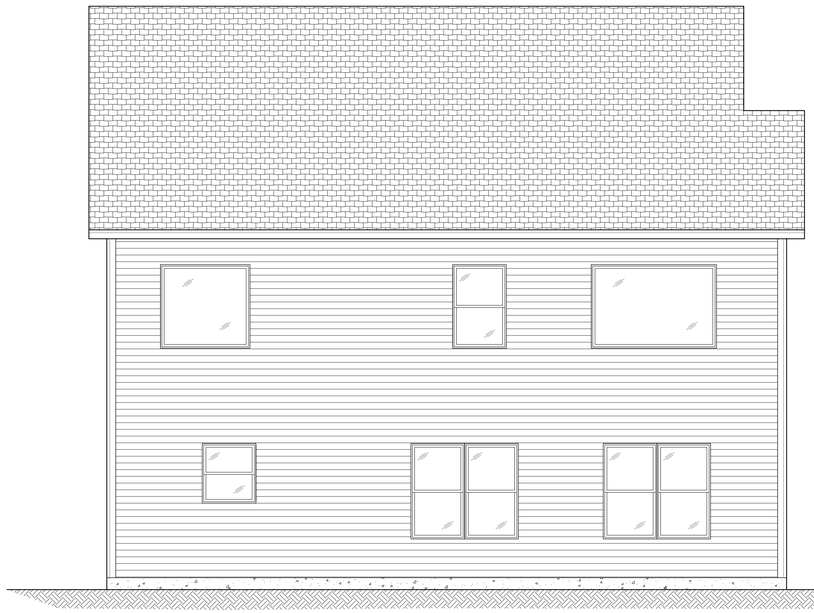
LOT #2
CITY OF BEACON, NEW YORK



FRONT ELEVATION



REAR ELEVATION



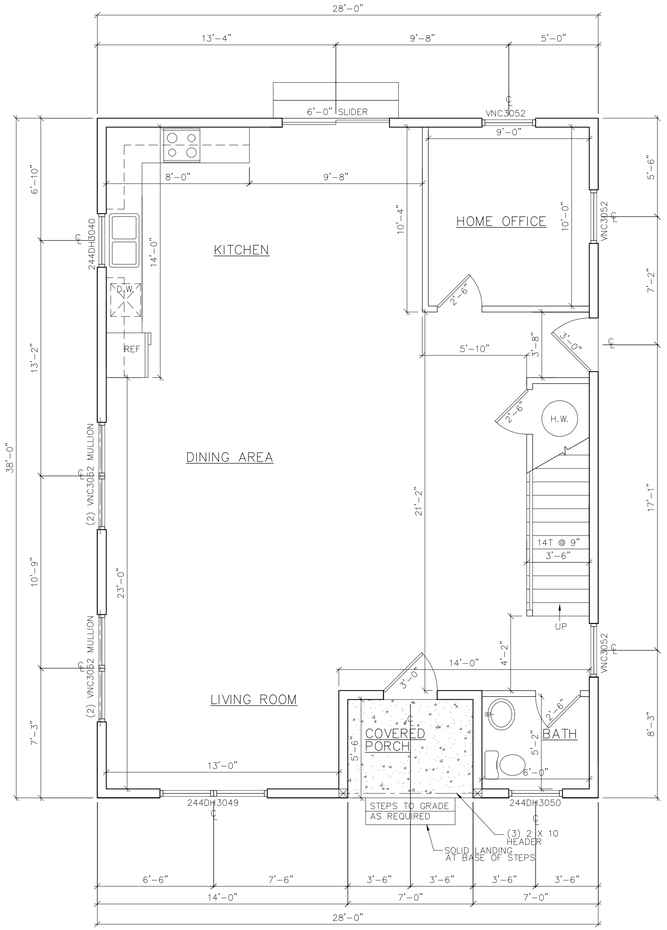
LEFT ELEVATION



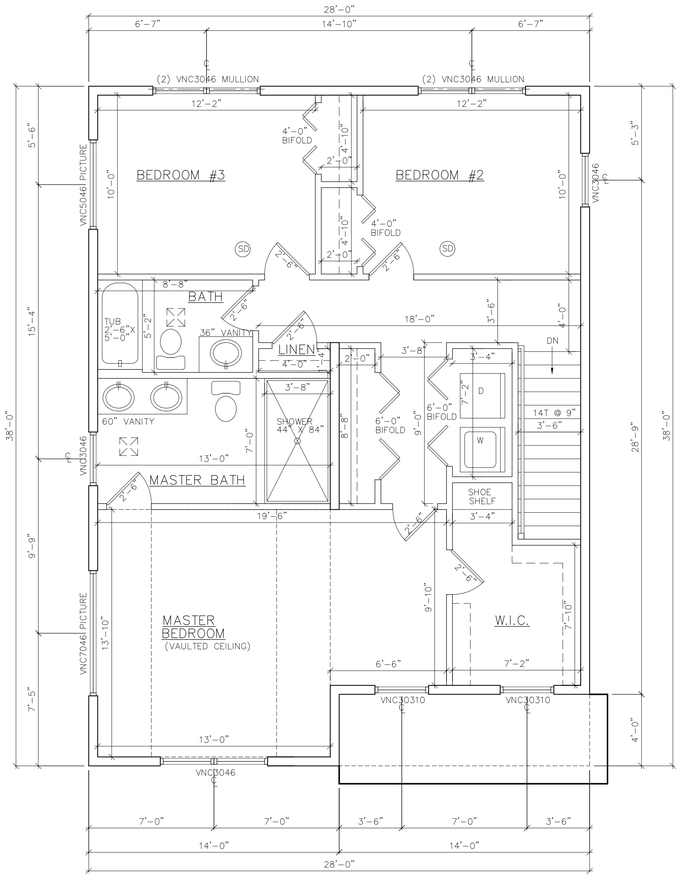
RIGHT ELEVATION

KENT STREET

LOT #2
CITY OF BEACON, NEW YORK



FIRST FLOOR PLAN



SECOND FLOOR PLAN

City of Beacon Planning Board Agenda
07/11/2023

Title:

Certificate of Appropriateness - Kent Street Lot 3; Single Family Home

ATTACHMENTS

23-016-LLS-Lot 3-Spec Residence-Kent Street Beacon-Model-1.pdf

23-016-LLS-Lot 3-Spec Residence-Kent Street Beacon-Model-2.pdf

KENT STREET

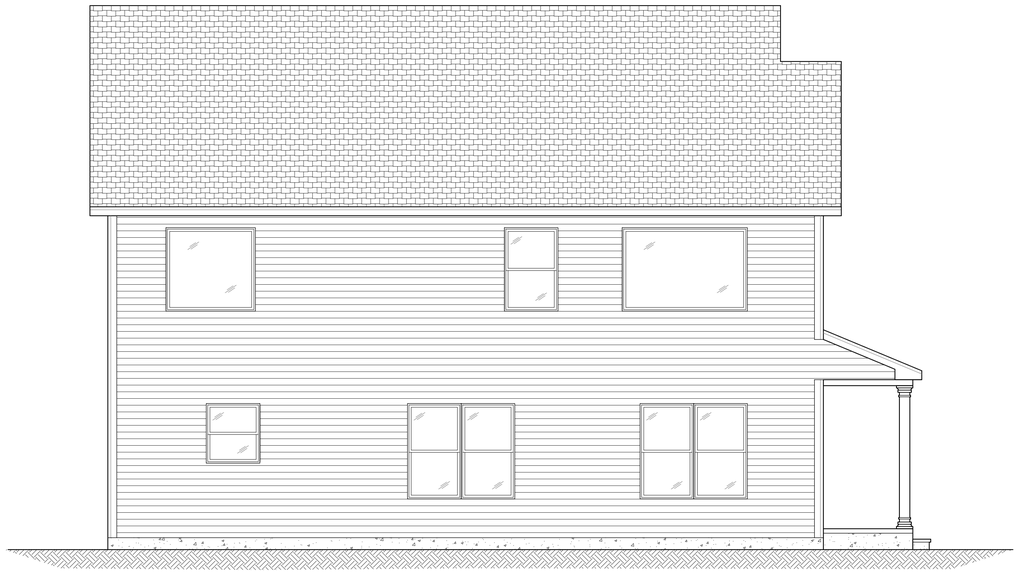
LOT #3
CITY OF BEACON, NEW YORK



FRONT ELEVATION



REAR ELEVATION



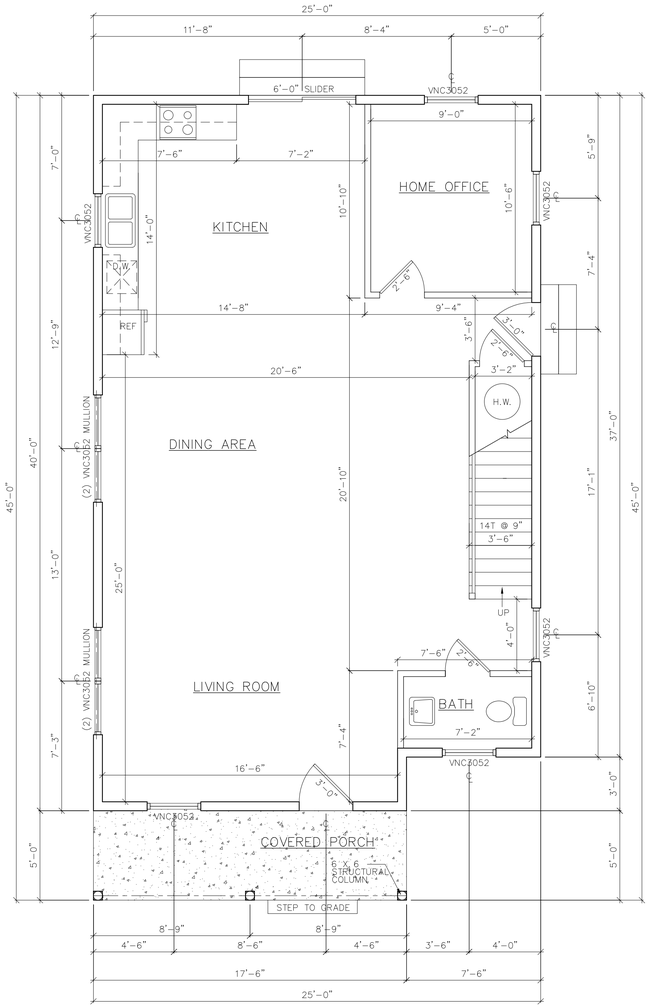
LEFT ELEVATION



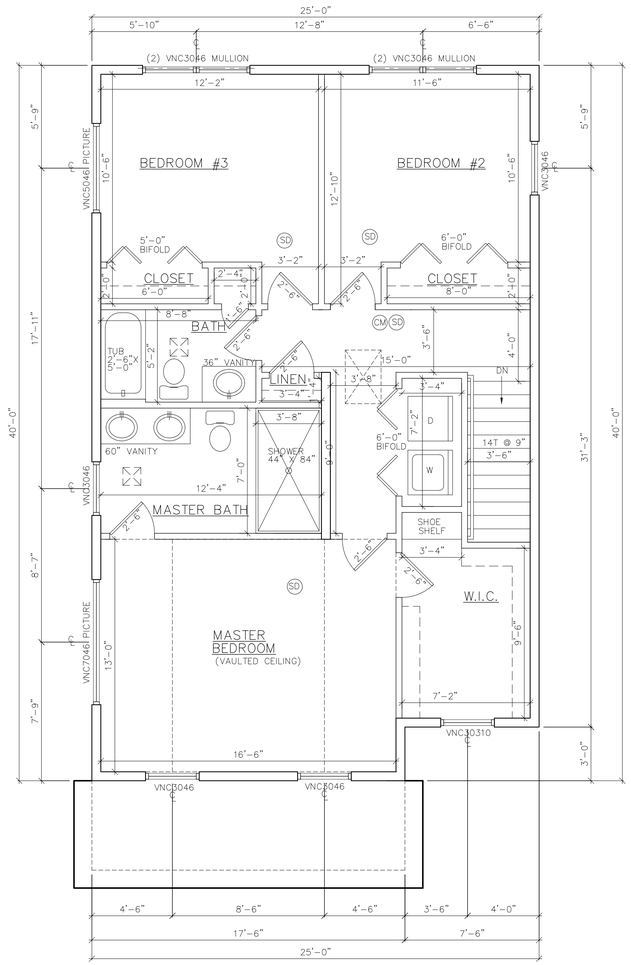
REAR ELEVATION

KENT STREET

LOT #3
CITY OF BEACON, NEW YORK



FIRST FLOOR PLAN



SECOND FLOOR PLAN

City of Beacon Planning Board Agenda
07/11/2023

Title:

Certificate of Appropriateness - Highland Place Lot 1; Single Family Home

ATTACHMENTS

2023.045 - Lot 1 Highland Place_Presentation Page_2023_06-27.pdf

Highland Pl Lot 1 Application.pdf

2023.045 - Lot 1 Highland Place_Presentation Page_2023_06-29.pdf

Highland Lot 1 - Architectural Response Letter.pdf

LOT #1 HIGHLAND PLACE

City of Beacon, Dutchess County, New York









MATERIAL SELECTION

ELDRADO STONE VENEER - STACKED STONE COLOR: NANTUCKET	JAMES HARDIE - PANEL SIDING COLOR: COBBLE STONE	FIBERON CLADDING WILDWOOD COLLECTION - TUPELO
WINDOW & DOOR FINISH -TERRATONE	ROOFING - EPDM	ROOFING - ALIMUNUM METAL ROOF
JAMES HARDIE - HARDIE TRIM COLOR: KHAKI BROWN		LIGHT FIXTURE FINISH: BRONZE



GARAGE DOOR - CLOPAY CANYON RIDGE LOUVER (CAN254) IN "DARK FINISH"



FRONT DOOR - CLOPAY CRAFTSMAN COLLECTION IN "DARK FINISH"

JUNE 27, 2023

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane Suite 2
Wappingers Falls, New York 12590

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: _____

Project Address: LOT 1 Highland Pl.

Project Architect/Engineer: Day & Stokosa

Owner/Builder: Siddharth Bhattacharji

Contact Phone No.: 609-306-2599

Approval Requested: _____ Certificate of Appropriateness ✓ New Single Family House

Color/Materials:

Siding: Hardie Plank Panel - Cobblestone & Fibercon Cladding Wildwood - TU PEIA

Roofing: EPDM

Windows: Color: Terretone Type: Casement.

Trim: Hardie - Khaki

Garage Door: Clopay - Canyon Ridge Louver - "Dark Finish" 254

Stone/Brick: El Dorado Stacked - Nantucket.

_____

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

LOT #1 HIGHLAND PLACE

City of Beacon, Dutchess County, New York



HARDIE TRIM IN KHAKI BROWN

ANDERSEN WINDOW & DOOR IN TERRATONE

FIBERON CLADDING IN TUPELO

HARDIE PANEL IN COBBLE STONE

LIGHT FIXTURES IN BRONZE

ELDORADO STONE VENEER IN NANTUCKET

CLOPAY LOUVER GARAGE DOOR





HARDIE TRIM IN KHAKI BROWN

FIBERON CLADDING IN TUPELO

HARDIE PANEL IN COBBLE STONE

FIBERON CLADDING IN TUPELO

METAL ROOF

WOOD STAINED COLUMNS TO MATCH SIDING

ELDORADO STONE VENEER IN NANTUCKET

ANDERSEN WINDOW & DOOR IN TERRATONE



MATERIAL SELECTION

- ELDRADO STONE VENEER - STACKED STONE COLOR: NANTUCKET
- JAMES HARDIE - PANEL SIDING COLOR: COBBLE STONE
- FIBERON CLADDING WILDWOOD COLLECTION - TUPELO
- WINDOW & DOOR FINISH -TERRATONE
- ROOFING - EPDM
- ROOFING - ALIMUNUM METAL ROOF
- JAMES HARDIE - HARDIE TRIM COLOR: KHAKI BROWN
- LIGHT FIXTURE FINISH: BRONZE



GARAGE DOOR - CLOPAY CANYON RIDGE LOUVER (CAN254) IN "DARK FINISH"



FRONT DOOR - CLOPAY CRAFTSMAN COLLECTION IN "DARK FINISH"

JUNE 27, 2023

DAY | STOKOS ENGINEERING P.C.
3 Van Wyck Lane Suite 2
Wappingers Falls, New York 12590

DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Suite 2
Wappingers Falls, New York 12590
Phone: 845-223-3202

June 27, 2023

Chairman John Gunn
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re: Highland Place Lot 1 – Revised Architectural Renderings

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant, and in response to the Planning Board's comments at the June 13, 2023 meeting, we are submitting revised architectural renderings for the single-family residence proposed on Lot 1 of the Highland Place residential subdivision. Specifically, the renderings reflect the following changes:

Roof

- The main roof was restructured into three different roof planes. The roof planes on either side are at the same height, while the roof plane in the middle has been raised 2'-0".
- The roof pitch across all three roof plans were revised from ¼" / 12 to ½" / 12.
- The roof overhangs were revised from 1'-0" in depth to 2'-0" in depth.
- A small roof was added above front entry door, where none was previously proposed.
- The pitch of the garage roof has been rotated.

Materials

- The James Hardie Artisan V-Groove Siding in Arctic White was changed to Fiberon Wildwood Cladding Eden Collection in Tupelo.
- The stone veneer on the front elevation, garage, and left elevation was reduced and lowered. Those areas that were previously stone veneer were replaced with Fiberon Wildwood Cladding Eden Collection in Tupelo.
- The Hardie Trim color was changed from Arctic White to Khaki Brown.
- The Andersen Windows finish was changed from White to Terratone.
- The curtain wall windows were changed from Aluminum Finish to Aluminum painted Terratone finish.
- The front and garage doors were changed to Clopay Craftsman Collection and Clopay Canyon Ridge Louver, both in "Dark Finish".

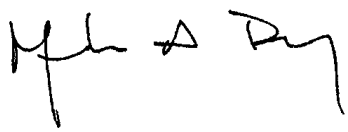
The proposed residence incorporates modern design elements found in other new developments in and around the City of Beacon. Such features include a flat roof, strong linear lines, large glass windows, and combination of façade materials, all of which coalesce into an architectural style emphasizing minimalism and functionality.

In response to Board comments at the June 13th meeting, the Applicant has updated the renderings to reflect inclusion of additional design components. These revisions—e.g., warm earth tones (tupelo, brown, terratone) for the siding and garage and front doors as well as the restructuring of the roof plane into three distinct components—act to soften the residence's style in a manner that provides continuity, but not excessive similarity with surrounding structures.

As this Board is aware, the standards for architectural review establish that the repeated use of identical or overly similar facades in a neighborhood, as well as excessively dissimilar facades, have the potential to act as a detriment to the desirability of the surrounding area. In recognition of this standard, the Applicant is proposing a contemporary design that is not inappropriate to the surrounding residential area by virtue of its consistency with several other, modern Beacon residential developments. Such developments include 8 Mountain Lane, 50 Mountain Lane, 43 Maple Street, 47 Maple Street, 112 Washington Avenue, 52 Ackerman Street, and 1 Water Street. Furthermore, to the extent that the proposed residence is not identical in style or structure as the surrounding residential neighborhood, such consideration is a benefit to the Application given that this Board's architectural standards mandate that excessively similar facades can lead to inappropriateness or poor quality of exterior appearance.

The Applicant looks forward to discussing the new renderings with the Planning Board at the July 11, 2023 meeting. Should any questions arise in the meantime, please don't hesitate to contact the undersigned.

Sincerely,



Mark A. Day, PE

City of Beacon Planning Board Agenda
07/11/2023

Title:

Certificate of Appropriateness - Highland Place Lot 2; Single Family Home

ATTACHMENTS

Highland Pl Lot 2 Application.pdf

COLOR ELEVATIONS Lot 2.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: _____

Project Address: Lot D- Highland Pl

Project Architect/Engineer: Day & Stokosa

Owner/Builder: Lori Joseph Builders

Contact Phone No.: 845-416-1808

Approval Requested: ____Certificate of Appropriateness ✓ New Single Family House

Color/Materials:

Siding: Horizontal Double 5" Vinyl - Slat Grey

Roofing: Timberline Pewter Grey

Windows: Color: Double Hung - Anderson Type: Black

Trim: White

Garage Door: Wayne Dalton 8300 Sonoma Ranch w/ Stockton IV Window

Stone/Brick: N/A

_____
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:

_____

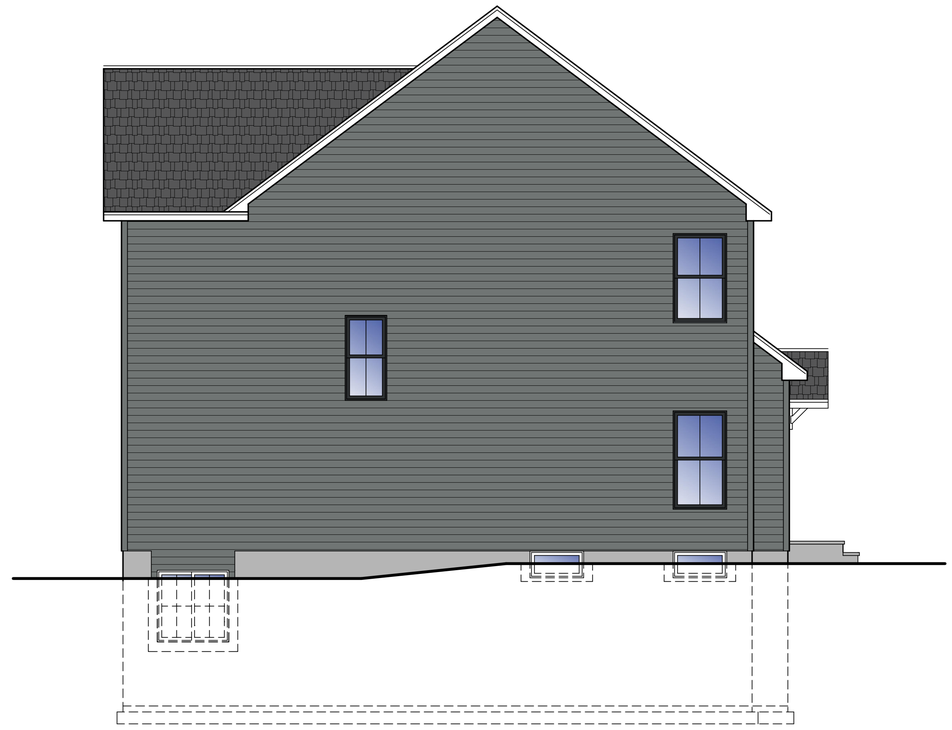
_____

FEE: $100.00



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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
06-22-23	
Revisions 05-25-23	
Project No. 2023.132	License No. 083970

DAY | STOKOSA
ENGINEERING P.C.

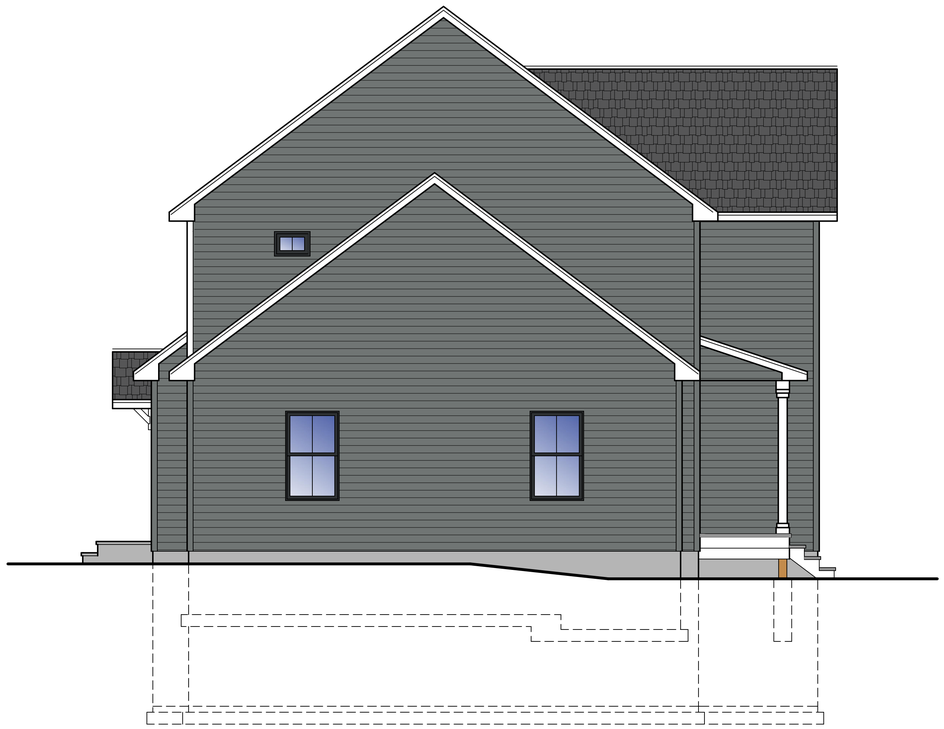
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT

Lot #2 Highland Place
City of Beacon
Dutchess County, New York

New Residence For:
Joseph Construction

SCALE 1/4" = 1'-0"	DRAWN BY S.M.M.	DRAWING No. E1CLR
DATE 05-17-23	CHECKED BY B.J.S.	



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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	Brian J. Stokosa, PE
06-22-23	
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:
Joseph Construction

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E2CLR
DATE 05-17-23	CHECKED BY B.J.S.	

City of Beacon Planning Board Agenda
07/11/2023

Title:

Certificate of Appropriateness - Highland Place Lot 4; Single Family Home

ATTACHMENTS

Highland Pl Lot 4 Application.pdf

COLOR ELEVATIONS Lot 4.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: _____

Project Address: LOT 4 Highland Pl.

Project Architect/Engineer: DAY & STOKSTAD

Owner/Builder: ~~GAP~~ Lori Joseph Builders

Contact Phone No.: 845-416-1808

Approval Requested: _____Certificate of Appropriateness ✓ New Single Family House

Color/Materials:

Siding: Vinyl Double 4" Pebble stone clay / 5" perfection shingle Desert Sand

Roofing: Timberline Arch. Charcoal

Windows: Color: Black. Type: Double Hung

Trim: Pebble stone clay

Garage Door: Wayne Dalton 8300 Ranch w/ Stockton II window

Stone/Brick: N/A

G 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)

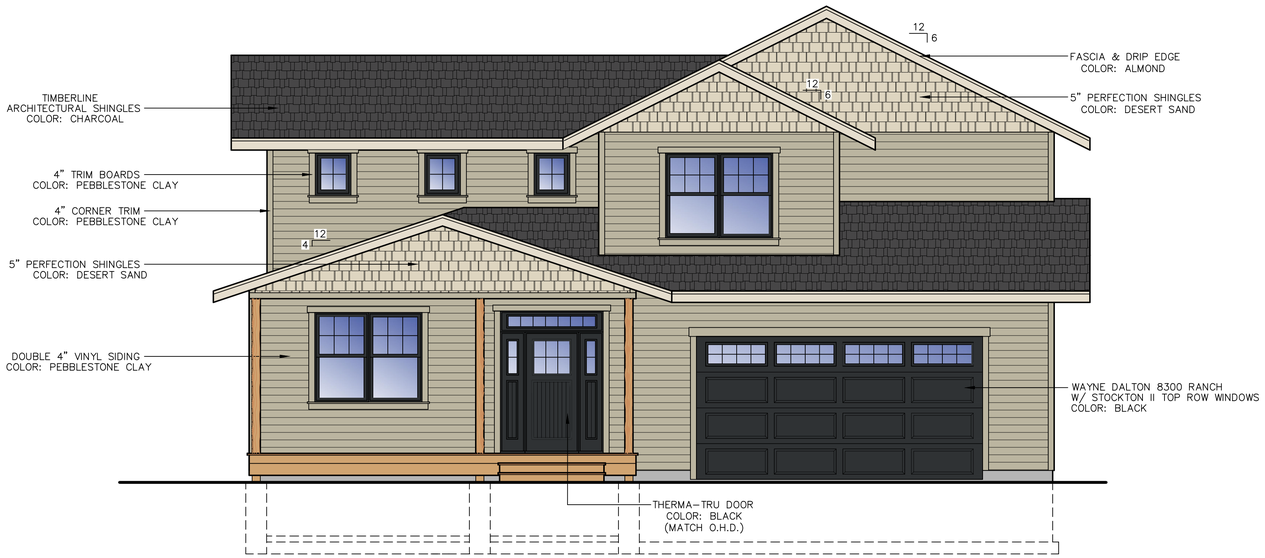
Plan Approved _____
(Date)

Subject to the following:

_____

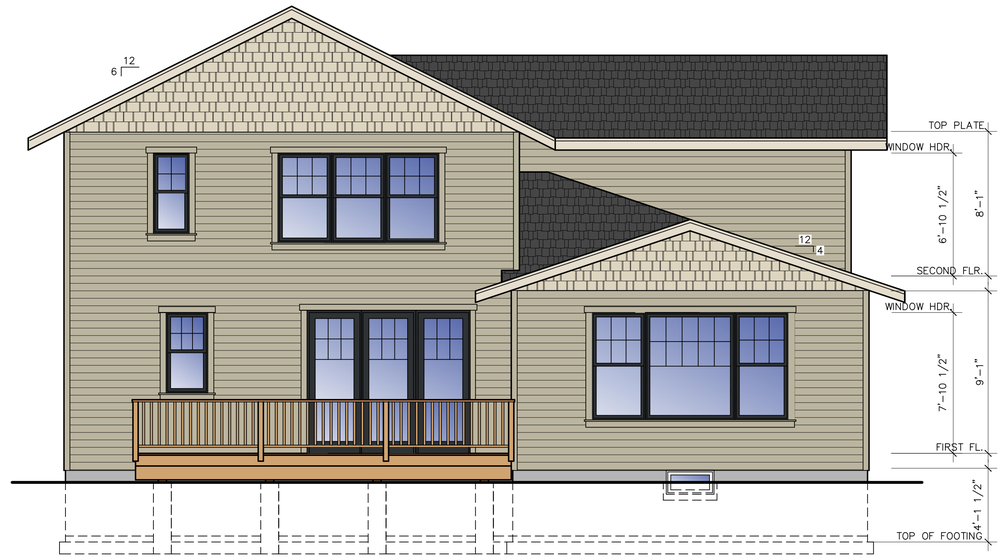
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FEE: $100.00



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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 06-26-23	
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

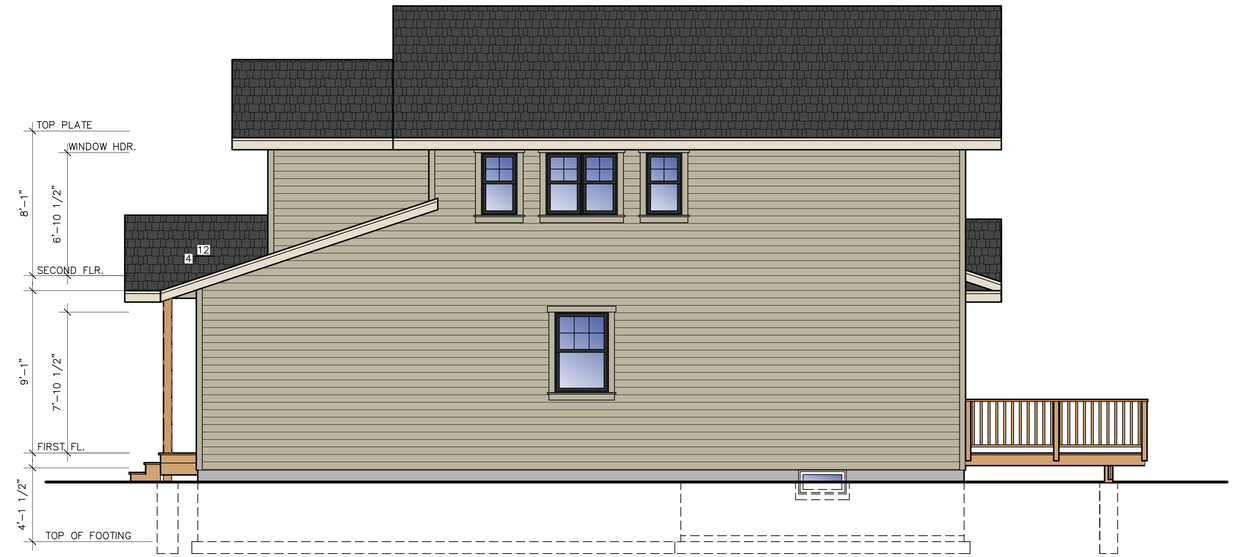
PROJECT

Lot #4 Highland Place Sub.
City of Beacon
Dutchess County, New York

New Residence For:
Thomas Joseph

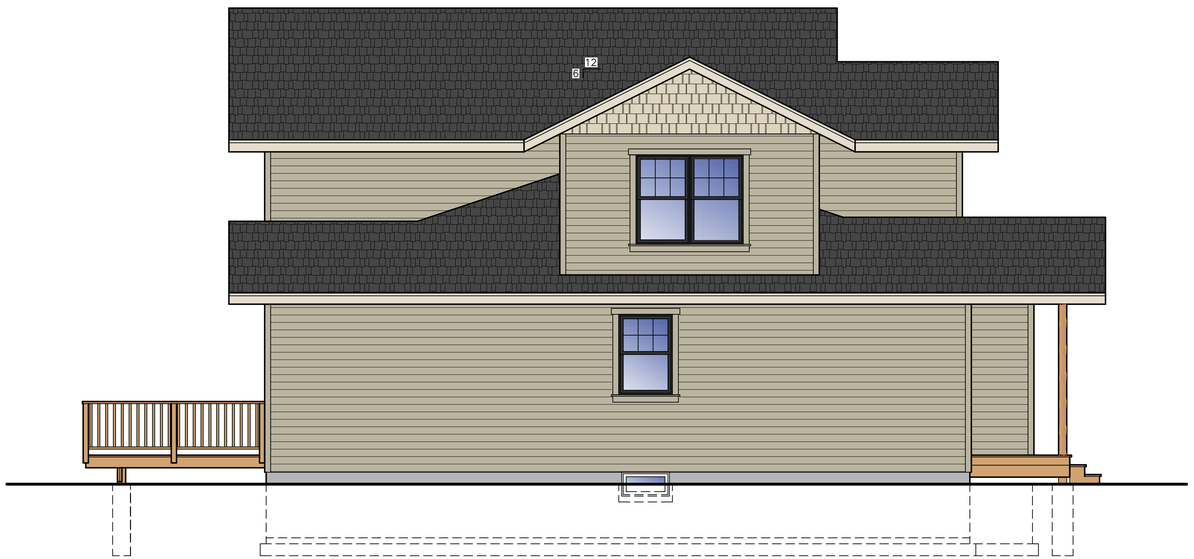
SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E1CLR
DATE 04-25-23	CHECKED BY B.J.S.	

Z:\2023 AutoCad Dwgs\Joseph Construction\house plans Lot 4 Highland Place - 2023.130\dwg\2023.130.dwg



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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	Brian J. Stokosa, PE
06-26-23	
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.	E2CLR
DATE	CHECKED BY	
04-25-23	B.J.S.	

City of Beacon Planning Board Agenda
07/11/2023

Title:

Certificate of Appropriateness - 426 Main St; Sign

ATTACHMENTS