COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

August 8, 2023
7:00 PM
Planning Board Agenda

Regular Meeting

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

Miscellaneous Business

Architectural Review

1. Certificate of Appropriateness - 28 Townsend Street; Single Family Home
2. Certificate of Appropriateness - 32 Townsend Street; Single Family Home
3. Certificate of Appropriateness - 80 Church Street; Single Family Home

City of Beacon Planning Board Agenda
08/08/2023

Title:

Public Hearing on 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

152-158 Fishkill PB 8.8.23 Architectural Drawings & Landscaping Plan(5753012.1).pdf

152-158 Fishkill PB 8.8.23 Supplemental Planning Board - Cover Letter(5753038.1).pdf

John Clarke PB 152-158 Fishkill Av 8.4.23.pdf

152-158 Fishkill Av 7.21.23 PBSub arch rvw.pdf



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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
07.25.23 PB SUBMISSION

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
ARCHITECTURAL SITE PLAN

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

Scale:
0 10 20 30

Date:
07.25.23

Project No:
22-26

Drawing By:
LH/SB

Checked By:
JT

Seal:
REGISTERED ARCHITECT
JACLYN ANNE THOMAS
036224
STATE OF NEW YORK

Drawing No:
SK0

sheet 1 of 9



2 WEST ELEVATION (FISHKILL AVE)
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
07.25.23 PB SUBMISSION

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
EAST AND WEST ELEVATIONS

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

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

Date: 07.25.23
Project No: 22-26
Drawing By: LH/JT
Checked By: JT

Seal: REGISTERED ARCHITECT JOCELYN ANNE TYLER 036224 STATE OF NEW YORK

Drawing No:
SK5

sheet 6 of 9



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
07.25.23 PB SUBMISSION

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
NORTH AND SOUTH ELEVATIONS

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

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

Date: 07.25.23
Project No: 22-26
Drawing By: LH/SB
Checked By: JT

Seal: REGISTERED ARCHITECT JUDITH ANNE THEILER 036224 STATE OF NEW YORK

Drawing No: SK6

sheet 7 of 9



FRONT 3D VIEW 1



FRONT 3D VIEW 2



RETAINING WALL VIEW 1

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.



RETAINING WALL VIEW 2

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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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
07.25.23 PB SUBMISSION

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
3D RENDERINGS

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

Scale:

Date:
07.25.23

Project No:
22-26

Drawing By:
LH

Checked By:
JT

Seal:
REGISTERED ARCHITECT
JACQUELYN ANNE THIELE
036224
STATE OF NEW YORK

Drawing No:
SK7

sheet 8 of 11



REAR 3D VIEW



TERRACE 3D VIEW

MATERIAL PALETTE:



METAL STANDING SEAM ROOF
PAC-CLAD MIDNIGHT BRONZE



OLD CHICAGO BRICK



FIBER CEMENT SIDING
TRESPA - PURA NFC - PU14 FRENCH WALNUT



FIBER CEMENT PANELS
TRESPA - METEAON LUMEN - PUL9000 METROPOLIS BLACK

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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
07.25.23 PB SUBMISSION

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
3D RENDERINGS & MATERIALS

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

Scale:

Date:
07.25.23

Project No:
22-26

Drawing By:
LH

Checked By:
JT

Seal:
REGISTERED ARCHITECT
JACQUELYN ANNE THIELE
036225
STATE OF NEW YORK

Drawing No:
SK8



EXISTING



PROPOSED

1 STREETSCAPE
1" = 20'-0"

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Date Issued:
02.27.23 INITIAL P.B. SUBMISSION
07.25.23 PB SUBMISSION

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
STREETSCAPE DIAGRAMS

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

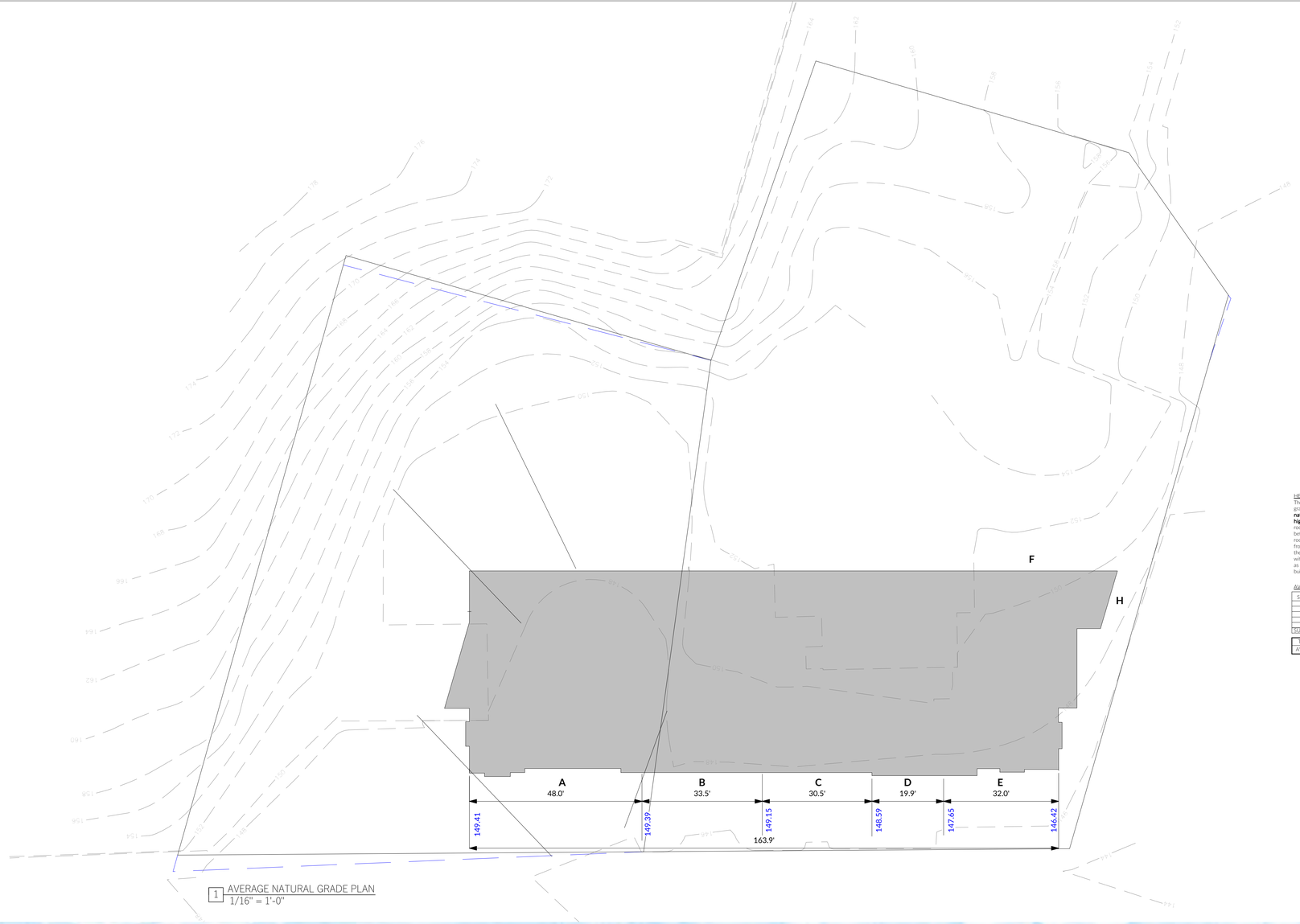
Scale: 1" = 20'-0"
0 20 40 60

Date: 07.25.23
Project No: 22-26
Drawing By: SB
Checked By: JT

Seal: REGISTERED ARCHITECT JACLYN ANNE THOMPSON 036224 STATE OF NEW YORK

Drawing No: SK9

sheet 9 of 9



1 AVERAGE NATURAL GRADE PLAN
1/16" = 1'-0"



2 SITE SECTION
1/8" = 1'-0"

HEIGHT OF BUILDING
The vertical distance from the average established grade in front of the lot or **from the average natural grade at the building line, whichever is higher**, to the level of the highest point of the roof, if the roof is flat, or to the mean level between the eaves and the highest point of the roof, if the roof is of any other type. When a lot fronts on two or more streets of different levels, the lower street, or the average elevation of the lot with regard to the abutting streets, may be taken as the base for measuring the height of the building.

AVERAGE NAUTRAL GRADE CALCULATION:

SECTION	AVERAGE GRADE	TOTAL
A	149.60 x 48.00'	7,171.20
B	149.27' x 33.50'	5,000.55
C	148.87' x 30.50'	4,540.54
D	148.12' x 17.00'	2,517.39
E	147.06' x 32.00'	4,705.28
SUB TOTAL	163.90'	24,365.16

TOTAL	163.90'	24,365.16
AVERAGE GRADE: 24,365.16 /163.90' = 148.66'		

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Date Issued:
07.25.23 PB SUBMISSION

Project Title:
152-158 FISHKILL AVE.
BEACON NY

Drawing Title:
AVERAGE NATURAL GRADE & BUILDING HEIGHT

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

Scale:
As indicated

Date:
07.25.23

Seal:

Project No:
22-26

Drawing By:
Author

Checked By:
Checker

Drawing No:
SK10

sheet_____ of _____

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

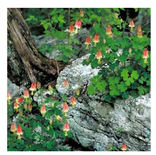
22 *Parthenocissus quinquefolia* **Virginia Creeper**




1 *Polystichum acrostichoides*
Christmas Fern


2 *Eragrostis spectabilis*
Purple Lovegrass

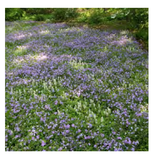

3 *Schizachyrium scoparium*
Little Blue Stem


4 *Aquilegia canadensis*
Columbine


5 *Aster*
Heath Aster


6 *Erigeron pulchellus*
Robin's Plantain


7 *Geranium maculatum*
Wild Geranium


8 *Phlox stolonifera*
Creeping Phlox


9 *Sedum ternatum*
Stonecrop Sedum


10 *Sysyrhinchium angustifolium*
Blue Eyed Grass


11 *Aronia melanocarpa*
Black Chokeberry


12 *Cornus sericea*
Red Twigged Dogwood


13 *Fothergilla gardenia*
Dwarf Fothergilla


14 *Ilex verticillate*
Winterberry


15 *Rhus aromatica*
Fragrant Sumac


16 *Acer rubrum*
Red Maple


17 *Betula populifolia*
Grey Birch


18 *Carpinus caroliniana*
Ironwood


19 *Cercis cabadensis*
Redbud


20 *Quercus rubra*
Red Oak


21 *Viburnum prunifolium*
Blackhaw

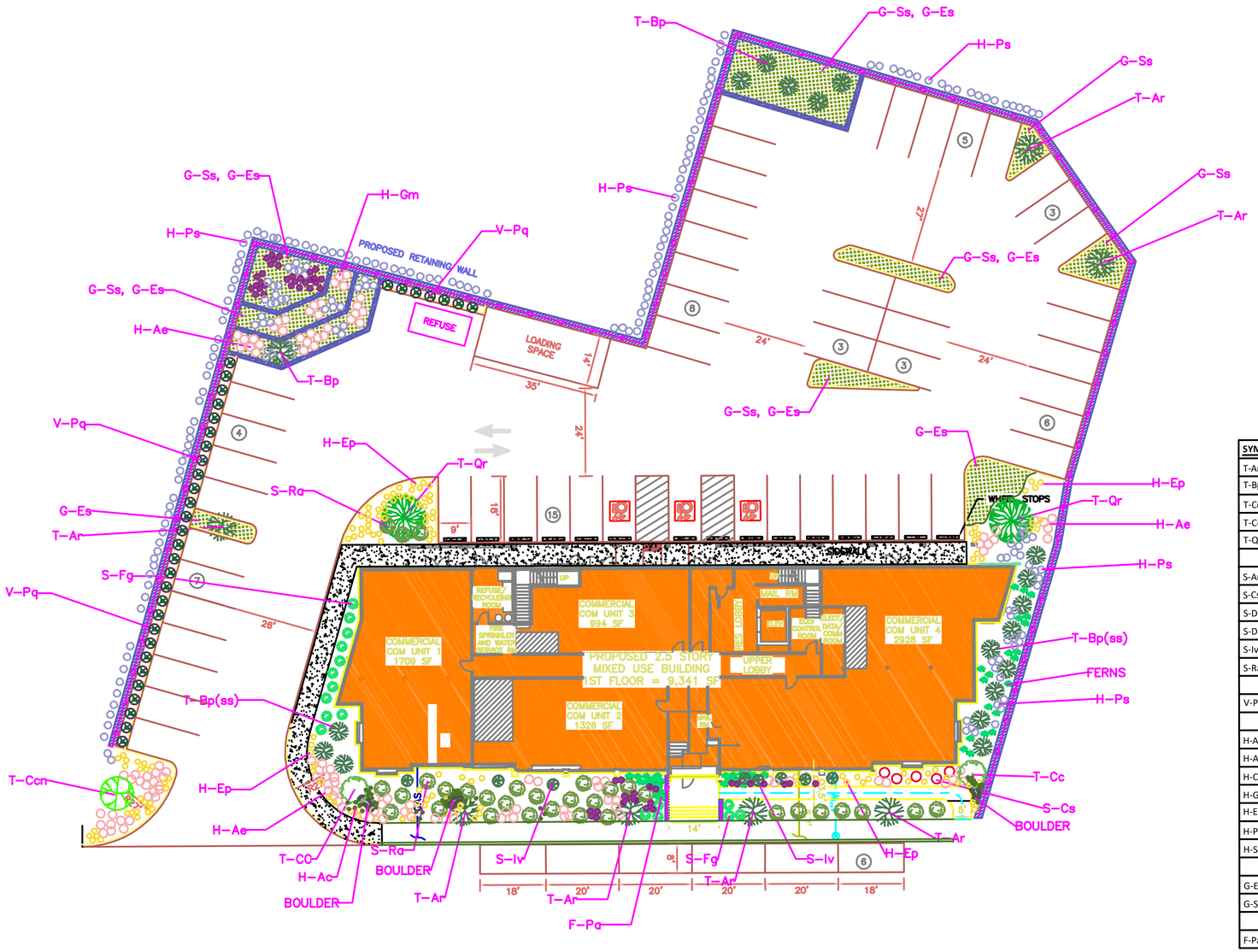

22 *Parthenocissus quinquefolia*
Virginia Creeper

Beacon, New York
914 645 8039

Landscape Restorations

Landscape Diagram
July 25, 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-Pq	Vine	Parthenocissus quinquefolia	Virginia Creeper	1 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

Beacon, New York
914 645 8039
Landscape Restorations

Landscape Plan
July 25, 2023

152-158 Fishkill Avenue
City of Beacon, Dutchess County, New York



1 *Polystichum acrostichoides*
Christmas Fern

2 *Eragrostis spectabilis*
Purple Lovegrass

3 *Schizachyrium scoparium*
Little Blue Stem

4 *Aquilegia canadensis*
Columbine

5 *Aster*
Heath Aster

6 *Erigeron pulchellus*
Robin's Plantain

7 *Geranium maculatum*
Wild Geranium

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Creeping Phlox

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Dwarf Fothergilla

14 *Ilex verticillate*
Winterberry

15 *Rhus aromatica*
Fragrant Sumac

16 *Acer rubrum*
Red Maple

17 *Betula populifolia*
Grey Birch

18 *Carpinus caroliniana*
Ironwood

19 *Cercis cabadensis*
Redbud

20 *Quercus rubra*
Red Oak

21 *Viburnum prunifolium*
Blackhaw

22 *Parthenocissus quinquefolia*
Virginia Creeper

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
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T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

July 25, 2023

VIA E-MAIL
AND HAND DELIVERY
Hon. John Gunn
and Members of the Planning Board
City of Beacon
One 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 (the "Application"). This supplemental submission provides a brief procedural update to the Board and further details the updates to the Site Plan in advance of the Public Hearing that is scheduled on the Application for the Board's August 8, 2023 meeting Agenda.

PROJECT PROCEDURAL UPDATE:

As this Board is aware, at its July 11, 2023 meeting, the Planning Board adopted a Negative Declaration in accordance with the State Environmental Quality Review Act ("SEQRA"), finding that the Project will not have any potentially significant adverse environmental impacts. At that same meeting, the Planning Board set the public hearing on the Application for the Board's August 8, 2023 meeting Agenda, and the Board also made a positive recommendation to the City's Zoning Board of Appeals ("ZBA") in connection with the Applicant's pending application for area variance relief for the height of the proposed retaining walls for the Project. Following the opening and closing of the public hearing on the variance application at the ZBA's July 18, 2023 meeting Agenda, the ZBA approved the requested variance.[1]

Additionally, as is more fully detailed herein, the Applicant appeared again before the Planning Board's Architectural Review Board Sub-Committee (the "ARB Subcommittee") on July 21, 2023. Pursuant to the Applicant's discussions with the Planning Board at its July 11th meeting and at the Applicant's second meeting with the ARB Subcommittee on the Project, this submission also includes the requested Project elevations.

[1] Note: The Applicant will provide the Planning Board with a copy of the ZBA's final area variance approval resolution once it is made available to the Applicant.

THE DESIGN OF THE PROJECT HAS BEEN UPDATED TO REFLECT COMMENTS FROM THE PLANNING BOARD AND THE ARB SUBCOMMITTEE:

As noted above, the Applicant met again with the ARB Subcommittee on July 21, 2023. We understand from the Project architect, Nexus Creative Architecture, that the ARB Subcommittee was generally pleased with the design process, and the architectural review of the Project was referred back to the full Planning Board.

As is more fully shown on the enclosed updated drawings, including the renderings and elevations, the Applicant made the following adjustments to the Project:

- The architectural drawings and landscaping drawings have been revised to reflect the most recent site plan, as well as to clearly illustrate the planting bed at the bottom level of the tiered retaining wall along the parking area and behind the refuse area;
- The architectural drawings and landscaping drawings were revised to increase the landscape bed at the west side of the interior six (6) parking spaces;
- The asphalt driving aisle lanes have been reduced to a standard width of 24 feet;
- The proposed retaining walls have been updated to include textured materials;
- The massing of the proposed building has been updated to reflect comments received from the ABR Subcommittee; and
- Architectural finishes have been provided on the plans.

CONCLUSION & INDEX OF ENCLOSURES:

In support of this Application, we respectfully submit five (5) copies of the updated Architectural Drawings, prepared by Nexus Creative Architecture, Planning, Design, dated February 27, 2023 and last revised July 25, 2023, which are numbered and titled as follows:

Sheet SK0 – Architectural Site Plan
Sheet SK5 – East & West Elevations;
Sheet SK6 – South & North Elevations;
Sheet SK7 – 3D Renderings;
Sheet SK8 – 3D Renderings;
Sheet SK9 – Streetscape Elevation; and
Sheet SK10 – Average Natural Grade & Building Height.

Also enclosed please find five (5) copies of the Landscaping Plan, prepared by Landscape Restorations, dated July 25, 2023, which sheets are numbered and titled as follows:

Sheet 1 – Conceptual Landscape Diagram; and
Sheet 2 – Conceptual Landscape Plan.

As is detailed in previous submissions and as will be discussed further at the Public Hearing on the application, the Applicant respectfully submits that the Project satisfies the applicable Site Plan and Subdivision review criteria established under the Zoning Code.

The Applicant looks forward to appearing at the August 8, 2023 Public Hearing to answer any additional questions that the Board may have at that time. 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.

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 4, 2023
Re: **152-158 Fishkill Avenue Site Plan and Subdivision**

I have reviewed the cover letter from Cuddy+Feder, sheets 1 and 6-9 of a 9-sheet set by Nexus Architecture, and 2 sheets additional sheets by Landscape Restorations, all dated July 25, 2023.

Proposal
The applicant is proposing to construct a 2½-story, mixed-use building in the Transitional (T) district, including first floor office space and 16 apartments. Two adjoining lots with 43,885 total square feet will be merged through the subdivision approval process.

Comments and Recommendations
The engineering drawings were not updated and the applicant did not respond to the consultant comments from last month, so many of my previous comments will be repeated.

1. The applicant is requesting a shared parking deduction under Section 223-26 C(6) and the possible land-banking of parking spaces under Section 223-26 E. The Site Plan shows 53 spaces, but an additional land-banking request appears reasonable. If 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 near the trash enclosure.

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. At its July 21 meeting, the Architectural Review Subcommittee provided comments on the revised building design and referred the design back to the full Board. The submitted architectural plans reflect most if not all the Subcommittee comments.

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

John Clarke, Beacon Planning Consultant

c: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer
Taylor Palmer, Esq., Project Attorney
Michael A. Morgante, P.E., Project Engineer

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

Description: Proposed 2 1/2-story mixed-use building in Transitional district with ground floor offices and 16 apartments on upper floors.

Project Name: _____

Project Address: 152-158 Fishkill Avenue

Date of Meeting(s) of ARB Subcommittee: July 21, 2023, 11:00 am – 12:05 pm

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

Jaclyn Tyler and John Fry, Project Architects; Debra Adamsons, Landscape Designer

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

Color renderings of revised design from Fishkill Avenue looking southeast and northeast, along with views of parking lot/retaining walls with plantings.

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

1) Doors and windows: Discussion about proportion of the upper floor windows and whether the window sizes should have more complementary patterns from floor to floor. Additional question: will the windows be flush to the siding or are they recessed/projecting?

2) Roof: Double gables at the north and south ends have been eliminated and the overall roof planes are now have dormer forms, rather than cut-outs for the apartment terraces. Questions about the two raised bulkheads at northern end and in the middle: should the central version be relocated and should they be lowered closer to roof level.

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

4) North elevation: Subcommittee agreed that end gable solution much improved.

5) South elevation: Not discussed in detail, other than in the context of the proposed roof.

6) West elevation: Three vertical brick sections at ends and central entrance work well to break-up the length of the building. Discussion about the width of the dormers and remaining roof sections in between. Suggestion to increase the overhang of the dormer roofs and to work on the 1st-floor pilaster elements, either by reflecting them up into the 2nd floor or have a stronger horizontal band at the top of the 1st floor.

7) East elevation: Not shown. Should have an elevation for the next submission.

8) Signs: _____

9) Color and material type: Brick vertical sections with horizontal siding, probably a wood composite material with no raised grain. The roof may be standing seam metal, but not final yet. Additional question: will the brick be full dimension or thin brick?

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

Overall, the Subcommittee members seemed pleased with the changes since the last meeting. Landscaping was also discussed, including the western frontage, which reflects the mountain backdrop. A natural mix of native trees and plants, along with boulders are featured. The proposed plantings and cascading vines on the retaining walls were shown. It was requested that vines growing from the base of the wall also be considered.

The Subcommittee decided to refer the architecture back to the full Board, assuming that the suggested changes will be incorporated into the design presented at the next Planning Board meeting.

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

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

City of Beacon Planning Board Agenda
08/08/2023

Title:

Continue review of application for Site Plan Amendment, Two Cross Street, three-story mixed-use building, submitted by Hudson Todd, LLC

ATTACHMENTS

Two Cross PB 8.8.23 230725RGD_Parking Letter Revised.pdf

Two Cross PB 8.8.23 Clarke review 7.7.23.pdf

Two Cross PB 8.8.23 cvr ltr 7.25.23.pdf

Two Cross PB 8.8.23 DRAINAGE Report 2023-0725.pdf

Two Cross PB 8.8.23 I&I Report Hudson Todd LLC 2023-0720.pdf

Two Cross PB 8.8.23 response to comments John Clarke7.7.23.pdf

Two Cross PB 8.8.23 response to comments John Russo6.30.23.pdf

Two Cross PB 8.8.23 Russo revew 06-30-23.pdf

Two Cross PB 8.8.23-Plan Set 2023-0725.pdf

Lanc Tully Two Cross Street 08-03-23 Review.pdf

John Clarke PB Cross St 8.4.23.pdf

Creighton Manning 8.4.23 Two Cross St_Review 2.pdf

Full EAF Part 2 - Amended Two Cross Street (4871-1765-3869.1).pdf

Full EAF Part 3 - Amended Two Cross Street (4889-9820-9389.2).pdf

Two Cross Street - AMENDED SEQRA Negative Declaration (4895-9778-0588.4).pdf

Two Cross Street - AMENDED Site Plan & Cert of Appropriateness Resolution (4894-1427-9788.7).pdf

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

Colliers
Engineering & Design

June 26, 2023
Revised July 25, 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 proposes a mixed-use building to consist of a 18 affordable housing units including nine (9) senior housing units, geared towards low income and frail elderly adults, nine (9) general affordable housing units, 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 25 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.

Colliers Engineering & Design

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.

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

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 consistent with the 25 parking spaces proposed on the Site.

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, studies conducted by the City of Beacon Main Street Access Committee has found that there is much available parking within one block of Main Street in this area. Together, these publicly available parking areas provide sufficient area to accommodate any excess parking demand generated by the facility.

While the shared parking analysis supports the free use of parking spaces within the on-site parking, based on discussions with the Planning Board, the Applicant proposes to designate six (6) parking spaces to be reserved for the senior housing units consistent with the parking requirements of the City Code. The remaining 19 on-site parking spaces will be fully shared parking spaces for use by the remaining residential units and commercial space.

Based on the shared parking analysis and the availability of nearby public parking, the Applicant specifically requests the Board consider modification of the parking requirement for the commercial portion of the Project as has been done for other commercial uses within the CMS district and as is permitted within the CMS District under Section 223-41.18.(G).(3) of the City Code to reduce the total parking requirement from 34 required spaces to the 25 spaces proposed under the reduced parking plan. It is the opinion of Colliers Engineering & Design that the reduced parking plan totaling 25 parking spaces will sufficiently accommodate the parking needs of the Project as supported by the shared parking analysis and noted availability of public parking in the area.

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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& Design

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.

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Appendix

Appendix B | Institute of Transportation Engineers Data

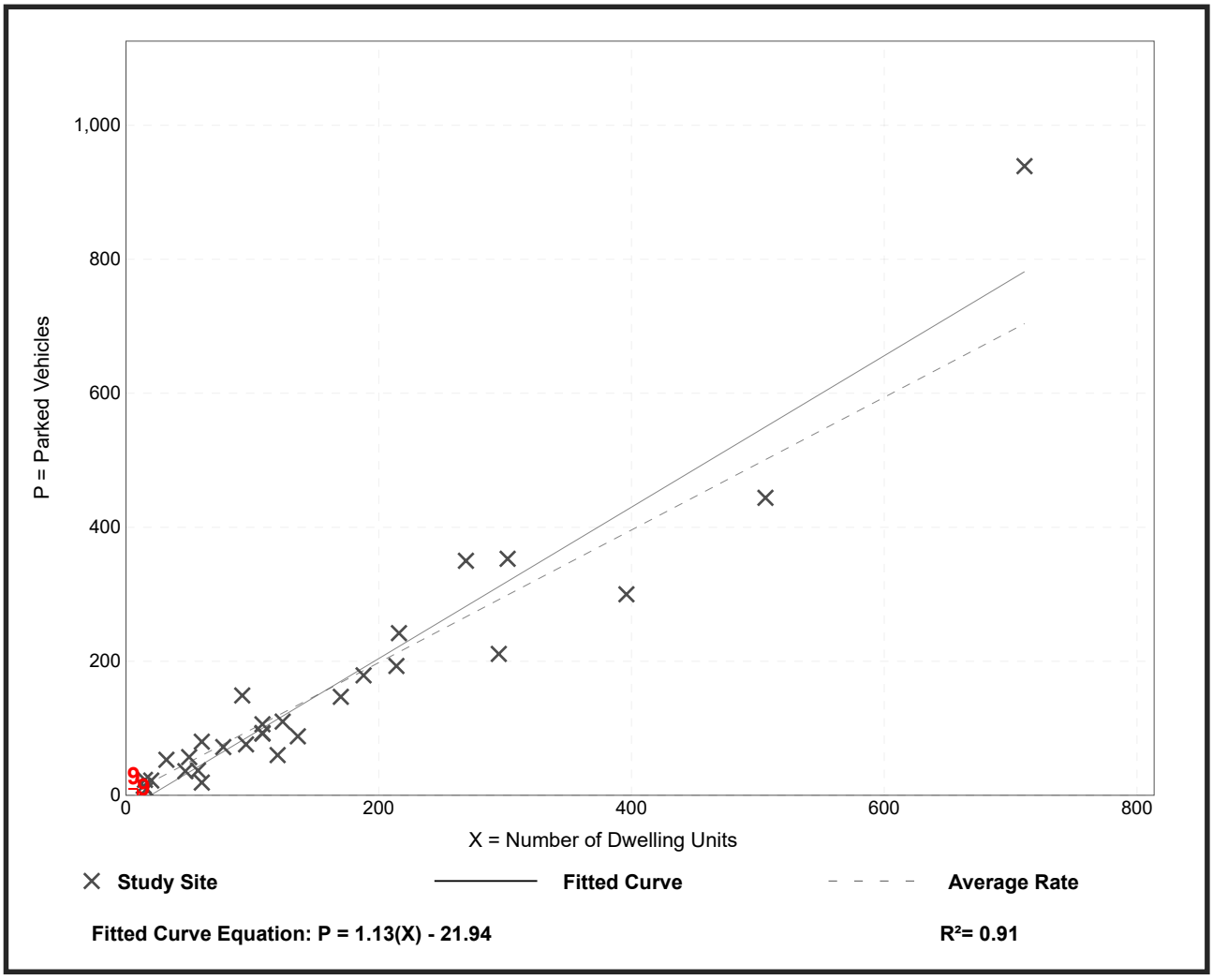
Affordable Housing - Income Limits
(223)

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

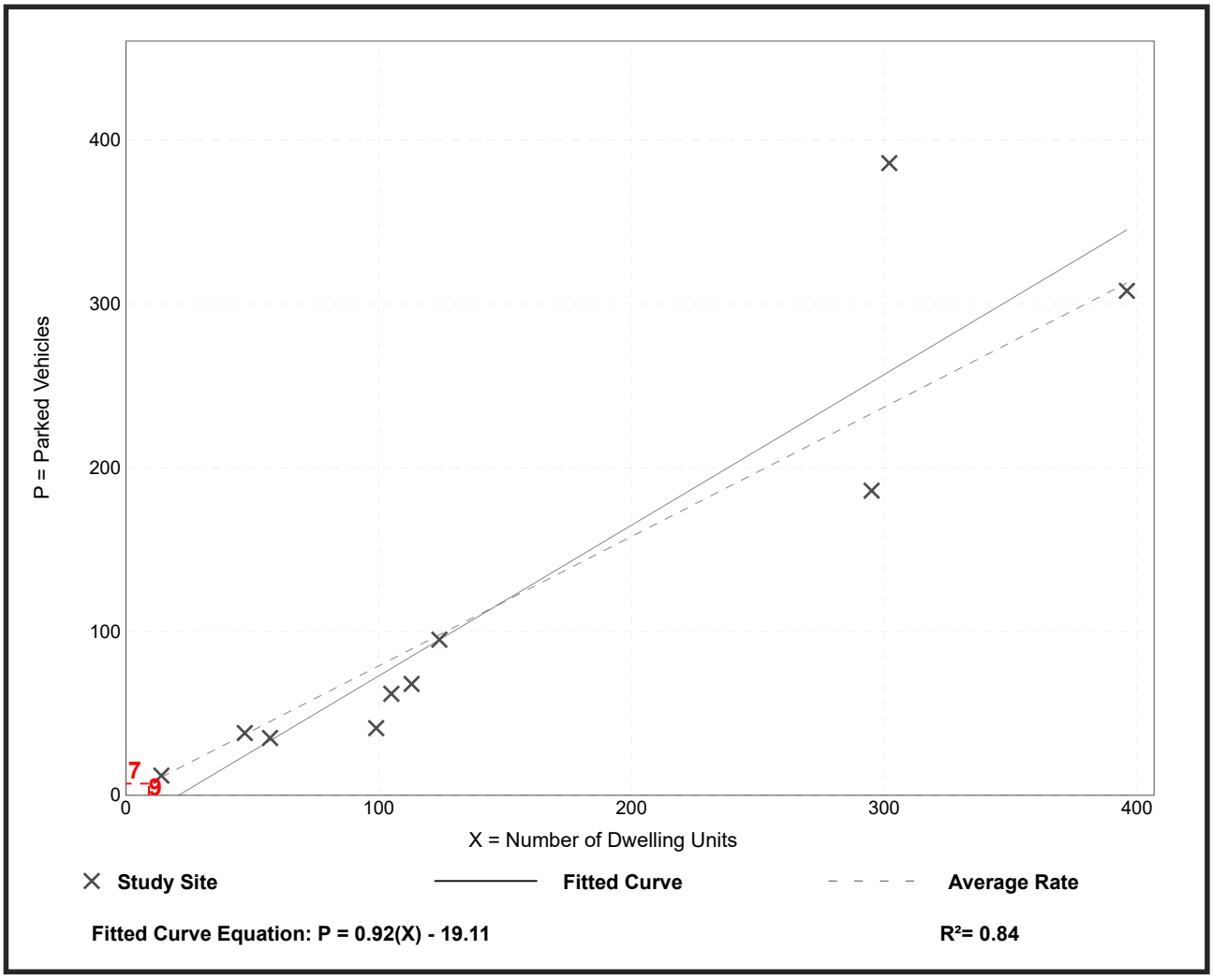
Affordable Housing - Income Limits
(223)

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



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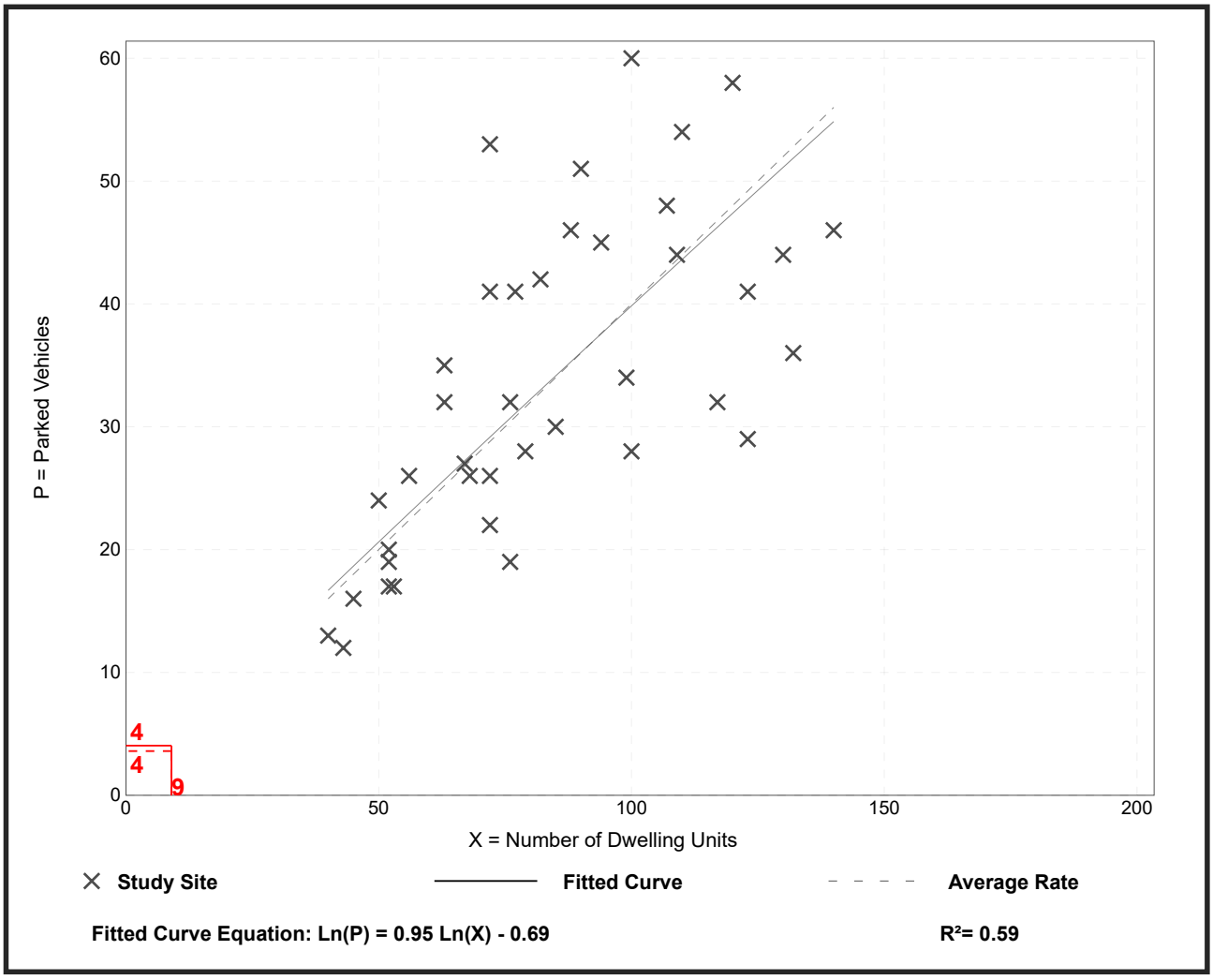
Assisted Living
(254)

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

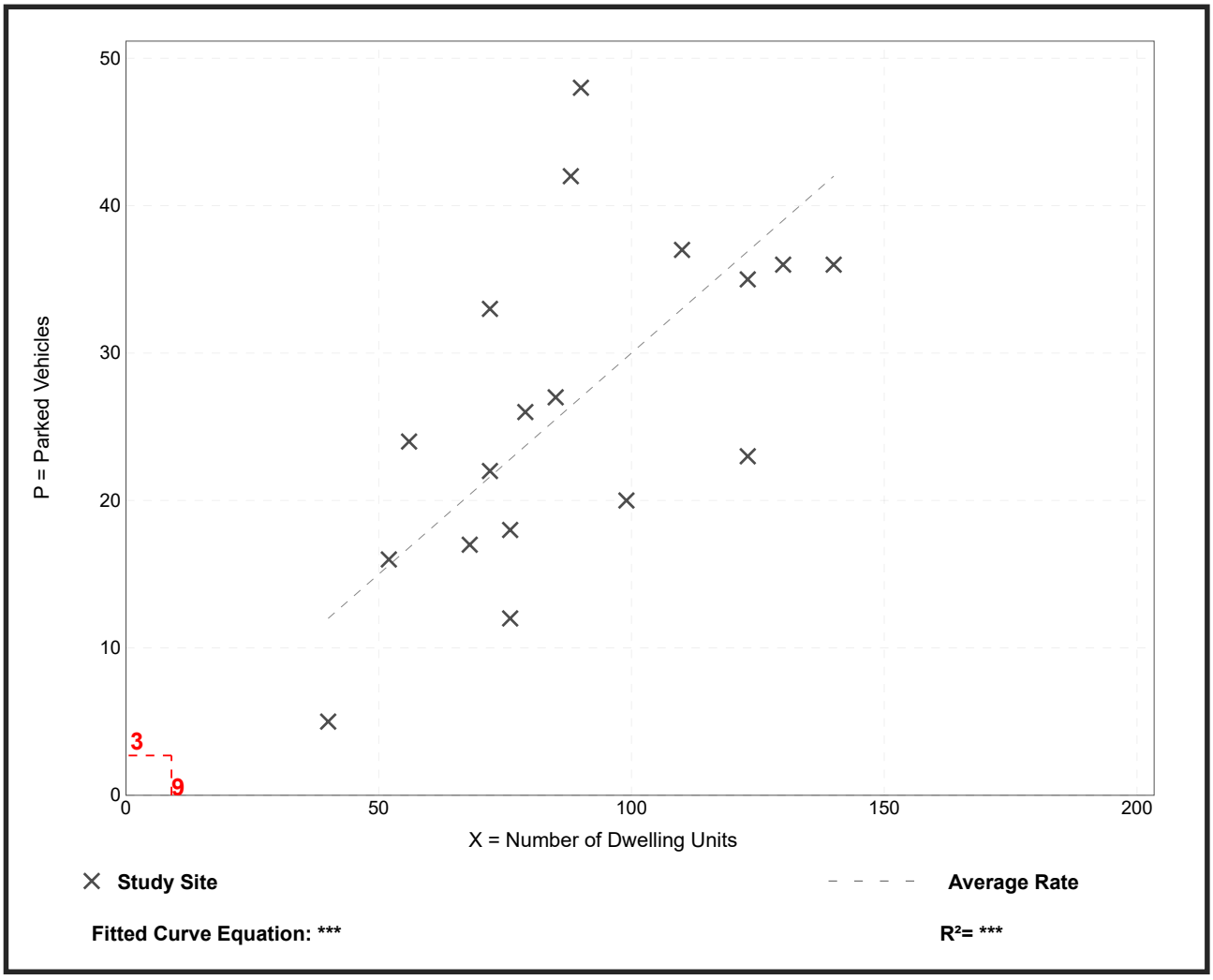
Assisted Living
(254)

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

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:

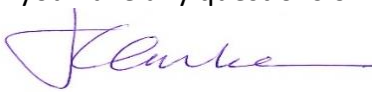
    a. The proposed perpendicular space between the 8 and 10 Cross Street buildings does not have the required back-up area of 24 feet. If the space was made a few feet deeper and the two parallel spaces were moved closer to the rear lot line, a 24-foot area could be created.

    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

Hudson Todd LLC

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

July 25, 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 August 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 August 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 August 8th 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
646-284-3118

attached:
Two Cross St plan set - Arch. and Engineering updated 7/25/23
Collier's updated Parking Study 7/25/23
EAF - updated 7/25/23
Response to Comments from John Clarke 7/7/23
Response to Comments from John Russo 6/30/23
Drainage Report for 2 Cross Street
I&I Two Cross Report

Drainage Report
for
2 Cross Street

Prepared for:
Hudson Todd, LLC
4 Cross Street
Beacon, NY 12508

July 26, 2022
Revised August 30, 2022
Revised July 25, 2023



Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
Ph: (845) 440-6926
F: (845) 440-6637

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4.0 EXISTING DRAINAGE CONDITIONS 2

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6.0 DRAINAGE ANALYSIS CONCLUSIONS 3

7.0 EROSION AND SEDIMENT CONTROL 4

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APPENDIX B: SUPPORTING DATA
APPENDIX C: HYDROLOGIC MODELING

1.0 INTRODUCTION

The project is located at 2 Cross Street in the City of Beacon, Dutchess County, New York. The project consists of four parcels, Tax ID: 5954-27-799966, 802974, 808975, & 811979 (+/-0.734 acres) and contains several existing buildings, parking, and vacant land. The project proposes renovations to the existing building at 172 Main Street and the construction of a new building at 2 Cross Street, with onsite parking. The new building will be approximately 23,968 square feet and will include retail uses on the first floor and residential uses on the second and third floor. The existing building at 172 Main Street will be modified and combined with the new 2 Cross Street building. Buildings at 8, 10, and 12 Cross Street will remain.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result in 8,417 sqft of additional impervious area and approximately 30,200 sqft of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities. This study has been completed to analyze the flow that the project area contributes to the City of Beacon stormwater collection system in Main Street and determine the amount of stormwater detention required to limit flows to pre-development conditions.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 2-Year, 10-Year, 25-Year and 100-Year rainfall events are 2.61, 3.17, 4.70, 5.90 and 8.34 inches, respectively. Rainfall Data can be found within Appendix B of this report.

3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there are three types of soil present on the project site and its associated contributing drainage area. Soils information is provided in Appendix B of this report. Table I below summarizes the characteristics of the soil types present within the drainage area.

Table I: Soil Types

Map Unit	Soil Names	Hydrologic Soil Group
DxB	Dutchess-Cardigan- Urban land complex	N/A
Ur	Urban Land	N/A

Source: websoilsurvey.sc.egov.usda.gov

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. For this study a single design point was selected, corresponding to the point where the project site discharges to the City of Beacon stormwater collection system. From pre- to post-development conditions, the closest point where the site discharges to the City system moves from Willow Street to Main Street. Both points are part of the same run of the Main Street stormwater collection system.

Table II - Stormwater Design/Discharge Point	
SDP	**Description**
1	City of Beacon stormwater collection system in Main Street

4.2 Existing Watershed Area

Subcatchment 1 is 12,999 sqft in total including 172 Main Street and 2 & 4 Cross Street. Soils in this subcatchment were assumed to be hydrologic soil group D. Drainage generally flows via sheet flow to a low point to the rear of 172 Main Street. When this low area fills, it drains north to the low point in Subcatchment 2.

Subcatchment 2 is 18,964 sqft in total including 8, 10, and 12 Cross Street. Soils in this subcatchment were assumed to be hydrologic soil group C. Drainage generally flows via sheet flow to a low point to the rear of 10 Cross Street. When this low area fills, it drains east to the stormwater collection system in Willow Street, which connects to Main Street, SDP1.

The watershed area contributing to the SDP is graphically shown and listed on the drainage map, and is also provided within the HydroCAD computations within Appendix C. A drainage map is included within Appendix A.

Table III - Pre-Development Watershed Conditions					
Subcatchment	**Area (SF)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
1	12,999	Vacant land, buildings & parking	90	-	15.3 minutes
2	18,964	Buildings, impervious parking & grass areas	87	-	11.9 minutes

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project results in a total of approximately 30,200 sqft of disturbance due to the construction of 2 Cross Street building and onsite parking. The site has been divided into two subcatchments, stormwater detention will be provided through use of an underground chamber detention system. The following is a description of the subcatchments:

Subcatchment 10 is 12,769 sqft in total including 172 Main Street and 2 & 4 Cross Street with roughly the same limits as pre-development conditions. Soils in this subcatchment were assumed to be hydrologic soil group D. Drainage will flow to proposed catch basins and will be connected to the City of Beacon stormwater system in Main Street, SDP1, using a pipe through the 172 Main Street building.

Subcatchment 20 is 18,964 sqft in total including 8, 10, and 12 Cross Street. with roughly the same limits as pre-development conditions. Drainage will flow to proposed catch basins to the underground detention system. Overflow from the underground detention system will flow to the City of Beacon stormwater system in Main Street, SDP1, through a proposed pipe.

The watershed area contributing to each SDP is graphically shown and listed on the drainage map. The hydrologic model can be found in Appendix C. A post-development drainage map is included within Appendix A.

Table IV - Post-Development Watershed Conditions					
Subcatchment	**Area (SF)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
10	12,769	Impervious roof & parking	96	-	7.3 minutes
20	19,194	Grass area	91	-	9.2 minutes

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at the study points under pre-development and post-development conditions are summarized below.

Table V- Stormwater Design/Discharge Point Comparison										
SDP	**1-Year (cfs)**		**2-Year (cfs)**		**10-Year (cfs)**		**25-Year (cfs)**		**100-Year (cfs)**	
	Pre	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**
1	0.87	0.83	1.09	1.04	1.71	1.60	2.18	2.03	3.13	2.87

The runoff rates at the study point decrease from pre-development to post-development conditions with the proposed stormwater detention system in place. Runoff from the proposed parking area

behind 8, 10, and 12 Cross Street will be captured and detained before discharging to the City of Beacon stormwater collection system in Main Street.

Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendix C.

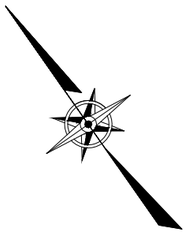
7.0 EROSION AND SEDIMENT CONTROL

Contractors shall adhere to the temporary and permanent erosion control measures as indicated on the plans. Repairs shall be made as necessary to remain in compliance with the New York State Standards and Specifications for Erosion and Sediment Control, 2016.

APPENDIX A

DRAINAGE MAPS





GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

DRAWN BY: ESR			CHECKED BY: DGK
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	8/30/22	PER PLANNING BOARD COMMENTS	ESR
2	7/25/23	PER PLANNING BOARD COMMENTS	ESR

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

PRE-DEVELOPMENT WATERSHED MAP

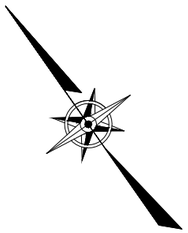
TWO CROSS STREET

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:	7/26/2022
SCALE:	1" = 50'
TITLE:	DR1
SHEET:	1 OF 2

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





GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

DRAWN BY: ESR	CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	8/30/22	PER PLANNING BOARD COMMENTS	ESR
2	7/25/23	PER PLANNING BOARD COMMENTS	ESR

SEAL

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

POST-DEVELOPMENT WATERSHED MAP

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:	7/26/2022
SCALE:	1" = 50'
TITLE:	DR2
SHEET:	2 OF 2

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APPENDIX B

SUPPORTING DATA

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.967 degrees West
Latitude	41.489 degrees North
Elevation	0 feet
Date/Time	Tue, 22 Mar 2022 11:31:04 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.50	0.62	0.82	1.02	1.27	**1yr**	0.88	1.20	1.45	1.77	2.15	2.61	2.96	**1yr**	2.31	2.85	3.30	3.96	4.60	**1yr**
2yr	0.39	0.60	0.74	0.98	1.23	1.53	**2yr**	1.06	1.43	1.76	2.15	2.62	3.17	3.58	**2yr**	2.80	3.44	3.94	4.65	5.29	**2yr**
5yr	0.46	0.71	0.89	1.19	1.52	1.92	**5yr**	1.32	1.77	2.20	2.71	3.29	3.98	4.53	**5yr**	3.52	4.36	5.01	5.79	6.55	**5yr**
10yr	0.51	0.80	1.02	1.38	1.79	2.27	**10yr**	1.55	2.07	2.62	3.22	3.92	4.72	5.42	**10yr**	4.18	5.21	6.01	6.84	7.70	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.56	3.30	4.07	4.94	5.93	6.88	**25yr**	5.25	6.62	7.65	8.53	9.54	**25yr**
50yr	0.68	1.09	1.39	1.95	2.62	3.38	**50yr**	2.26	3.01	3.93	4.85	5.88	7.06	8.24	**50yr**	6.25	7.93	9.19	10.09	11.22	**50yr**
100yr	0.77	1.24	1.60	2.27	3.10	4.02	**100yr**	2.67	3.53	4.68	5.79	7.02	8.40	9.88	**100yr**	7.43	9.50	11.04	11.93	13.22	**100yr**
200yr	0.87	1.42	1.85	2.65	3.66	4.79	**200yr**	3.16	4.15	5.58	6.91	8.37	10.00	11.85	**200yr**	8.85	11.39	13.27	14.12	15.58	**200yr**
500yr	1.05	1.73	2.25	3.27	4.58	6.02	**500yr**	3.95	5.15	7.04	8.72	10.57	12.61	15.07	**500yr**	11.16	14.49	16.95	17.66	19.37	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.53	0.72	0.88	1.09	**1yr**	0.76	1.07	1.25	1.60	2.01	2.08	2.36	**1yr**	1.84	2.27	2.64	3.38	4.15	**1yr**
2yr	0.37	0.58	0.71	0.97	1.19	1.42	**2yr**	1.03	1.39	1.61	2.06	2.59	3.08	3.46	**2yr**	2.73	3.33	3.79	4.49	5.15	**2yr**
5yr	0.42	0.65	0.81	1.11	1.41	1.66	**5yr**	1.22	1.62	1.89	2.42	3.02	3.68	4.19	**5yr**	3.26	4.03	4.60	5.33	6.10	**5yr**
10yr	0.47	0.72	0.89	1.25	1.62	1.86	**10yr**	1.39	1.81	2.12	2.72	3.39	4.18	4.84	**10yr**	3.70	4.66	5.30	6.05	6.93	**10yr**
25yr	0.54	0.82	1.02	1.46	1.93	2.14	**25yr**	1.66	2.09	2.46	3.07	3.95	4.92	5.86	**25yr**	4.36	5.63	6.39	7.16	8.23	**25yr**
50yr	0.60	0.92	1.14	1.64	2.21	2.39	**50yr**	1.91	2.33	2.78	3.43	4.45	5.59	6.77	**50yr**	4.94	6.51	7.37	8.13	9.38	**50yr**
100yr	0.68	1.03	1.29	1.86	2.55	2.68	**100yr**	2.20	2.62	3.14	3.83	5.04	6.31	7.84	**100yr**	5.58	7.54	8.49	9.23	10.70	**100yr**
200yr	0.77	1.16	1.47	2.13	2.97	3.00	**200yr**	2.56	2.93	3.54	4.30	5.69	7.09	9.11	**200yr**	6.27	8.76	9.81	10.47	12.23	**200yr**
500yr	0.92	1.37	1.76	2.55	3.63	3.49	**500yr**	3.13	3.41	4.19	5.01	6.73	8.28	11.11	**500yr**	7.33	10.69	11.87	12.37	14.60	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.36	0.56	0.68	0.92	1.13	1.36	**1yr**	0.97	1.33	1.53	1.97	2.43	2.81	3.21	**1yr**	2.49	3.09	3.58	4.25	4.95	**1yr**
2yr	0.40	0.62	0.77	1.04	1.28	1.54	**2yr**	1.11	1.51	1.75	2.25	2.80	3.34	3.71	**2yr**	2.96	3.57	4.10	4.82	5.47	**2yr**
5yr	0.49	0.76	0.94	1.29	1.65	1.96	**5yr**	1.42	1.91	2.26	2.89	3.66	4.27	4.88	**5yr**	3.78	4.69	5.41	6.28	7.01	**5yr**
10yr	0.58	0.89	1.11	1.55	2.00	2.37	**10yr**	1.73	2.32	2.74	3.54	4.49	5.21	6.01	**10yr**	4.61	5.78	6.69	7.67	8.48	**10yr**
25yr	0.72	1.10	1.37	1.95	2.57	3.05	**25yr**	2.22	2.98	3.57	4.73	5.88	6.81	7.92	**25yr**	6.03	7.61	8.89	10.01	10.92	**25yr**
50yr	0.85	1.29	1.61	2.32	3.12	3.71	**50yr**	2.69	3.62	4.35	5.83	7.20	8.35	9.75	**50yr**	7.39	9.38	11.04	12.26	13.22	**50yr**
100yr	1.01	1.52	1.91	2.75	3.78	4.50	**100yr**	3.26	4.40	5.30	7.19	8.83	10.24	12.00	**100yr**	9.06	11.54	13.71	15.03	16.01	**100yr**
200yr	1.19	1.79	2.27	3.28	4.57	5.46	**200yr**	3.95	5.34	6.47	8.84	10.81	12.58	14.80	**200yr**	11.13	14.23	17.03	18.42	19.41	**200yr**
500yr	1.49	2.22	2.85	4.14	5.89	7.06	**500yr**	5.08	6.91	8.40	11.67	14.15	16.53	19.49	**500yr**	14.63	18.74	22.72	24.14	25.01	**500yr**

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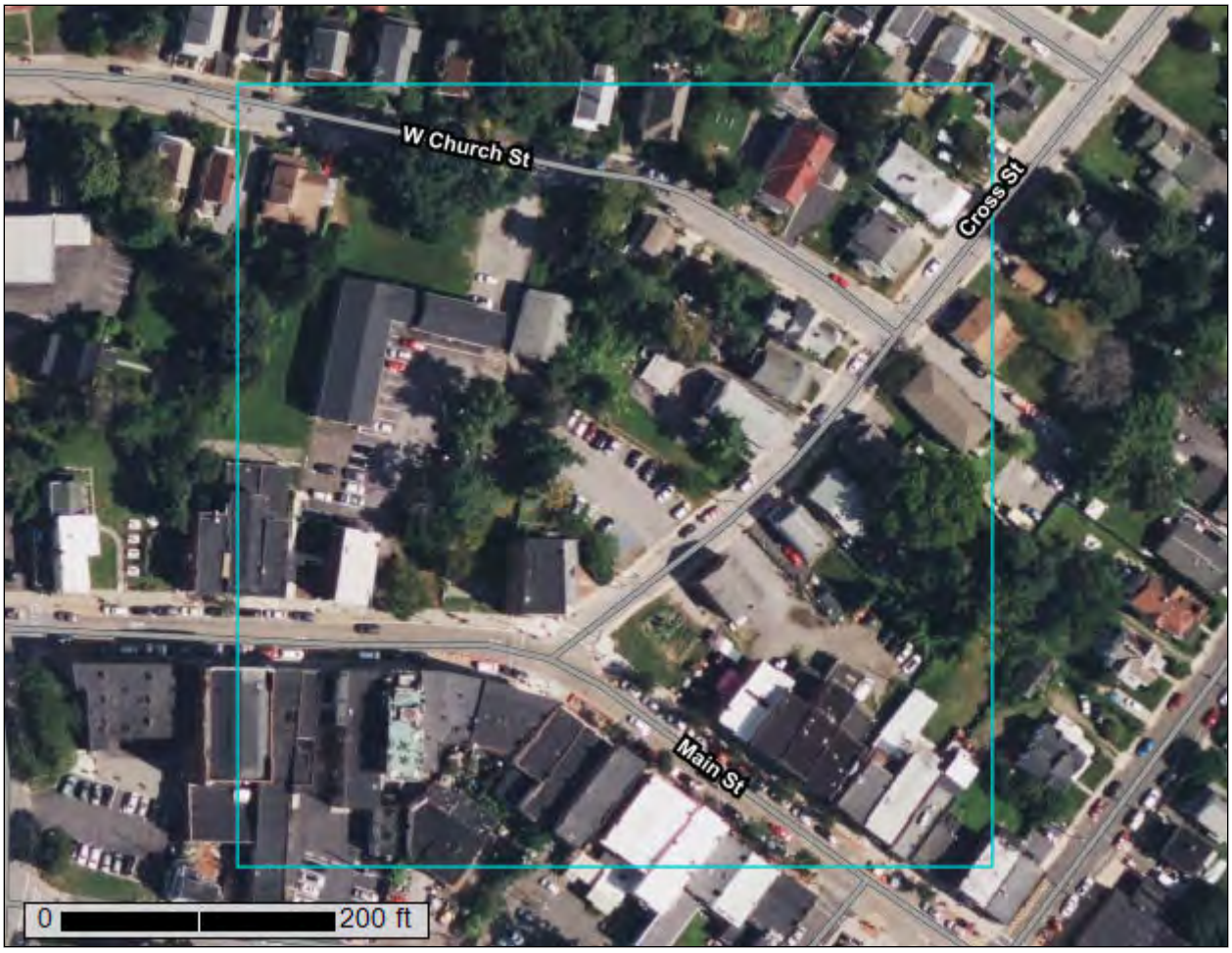
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:1,300 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil 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 18, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 13, 2021—Aug 15, 2021

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
DxB	Dutchess-Cardigan-Urban land complex, undulating, rocky	4.3	60.0%
Ur	Urban land	2.9	40.0%
Totals for Area of Interest		**7.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

DxB—Dutchess-Cardigan-Urban land complex, undulating, rocky

Map Unit Setting

National map unit symbol: 9rfr
Elevation: 20 to 1,000 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Dutchess and similar soils: 30 percent
Cardigan and similar soils: 25 percent
Urban land: 20 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dutchess

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from phyllite, slate, schist, and shale

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 28 inches: silt loam
H3 - 28 to 86 inches: channery silt loam

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Cardigan

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till or colluvium derived from phyllite, slate, shale, and schist

Typical profile

H1 - 0 to 8 inches: channery silt loam
H2 - 8 to 20 inches: channery loam
H3 - 20 to 30 inches: channery silt loam
H4 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents

Percent of map unit: 10 percent
Hydric soil rating: No

Georgia

Percent of map unit: 5 percent
Hydric soil rating: No

Nassau

Percent of map unit: 5 percent
Hydric soil rating: No

Massena

Percent of map unit: 4 percent
Hydric soil rating: No

Sun
Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

Ur—Urban land

Map Unit Setting
National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition
Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile
H1 - 0 to 6 inches: variable

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed
Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum
Percent of map unit: 3 percent
Hydric soil rating: No

Rock outcrop
Percent of map unit: 1 percent
Hydric soil rating: Unranked

Unnamed soils, undisturbed
Percent of map unit: 1 percent
Hydric soil rating: Unranked

References

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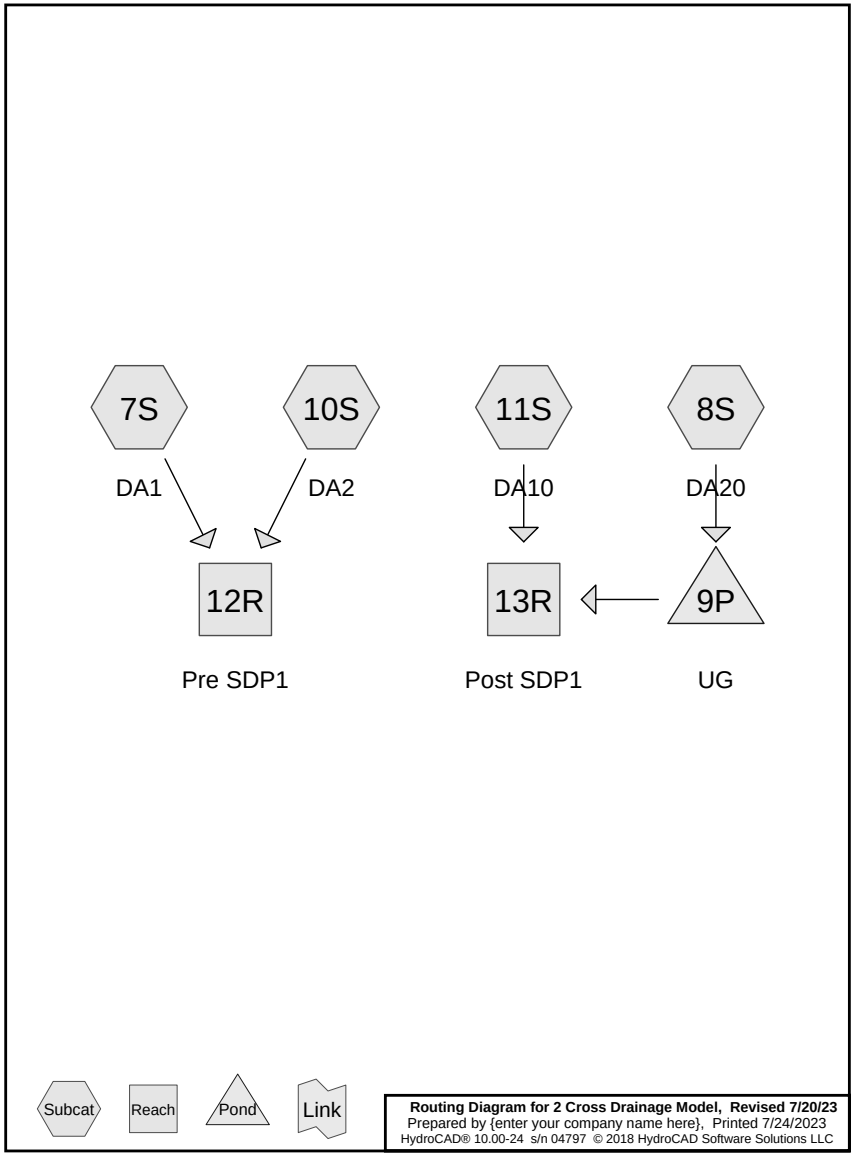
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APPENDIX C

HYDROLOGIC MODELING



Project Notes

2 Cross Street
Pre vs. Post

Summary for Subcatchment 7S: DA1

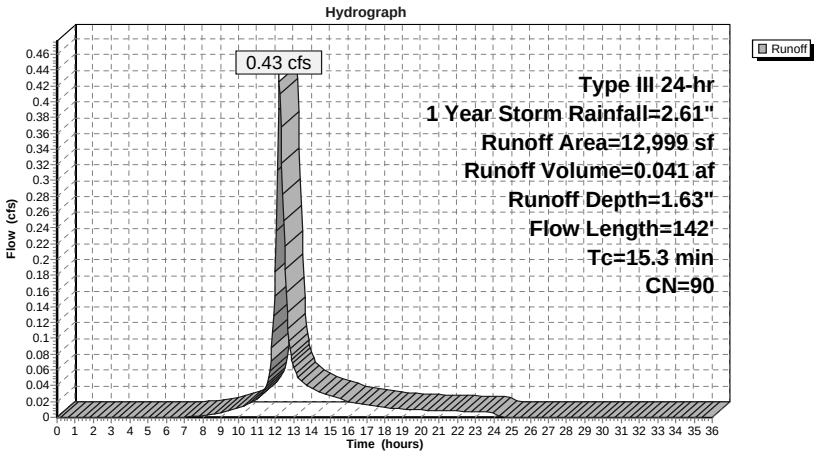
Runoff = 0.43 cfs @ 12.21 hrs, Volume= 0.041 af, Depth= 1.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.61"

Area (sf)	CN	Description
5,437	98	Paved parking, HSG D
5,483	80	>75% Grass cover, Good, HSG D
2,079	96	Gravel surface, HSG D
12,999	90	Weighted Average
7,562		58.17% Pervious Area
5,437		41.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0180	0.11		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	42	0.0190	2.22		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
15.3	142	Total			

Subcatchment 7S: DA1



Summary for Subcatchment 8S: DA20

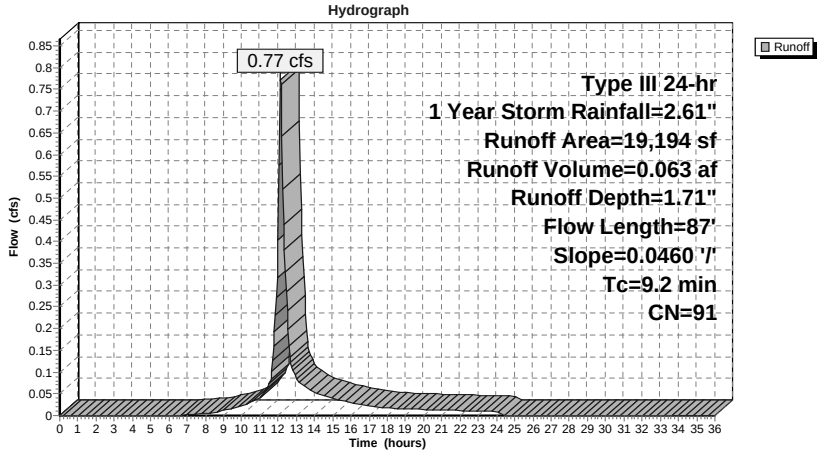
Runoff = 0.77 cfs @ 12.13 hrs, Volume= 0.063 af, Depth= 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.61"

Area (sf)	CN	Description
12,073	98	Paved parking, HSG D
7,121	80	>75% Grass cover, Good, HSG D
19,194	91	Weighted Average
7,121		37.10% Pervious Area
12,073		62.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	87	0.0460	0.16		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"

Subcatchment 8S: DA20



Summary for Subcatchment 10S: DA2

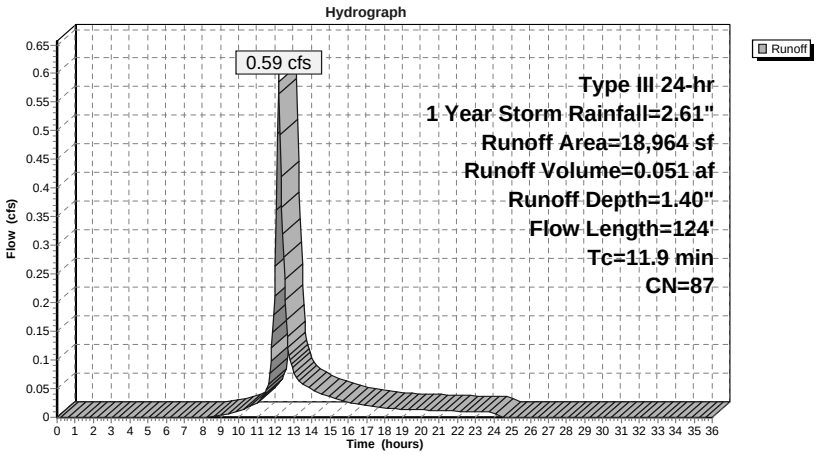
Runoff = 0.59 cfs @ 12.17 hrs, Volume= 0.051 af, Depth= 1.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.61"

Area (sf)	CN	Description
4,622	98	Paved parking, HSG D
11,488	80	>75% Grass cover, Good, HSG D
2,854	96	Gravel surface, HSG D
18,964	87	Weighted Average
14,342		75.63% Pervious Area
4,622		24.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0130	0.14		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.17"
0.2	24	0.0140	1.90		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
11.9	124	Total			

Subcatchment 10S: DA2



Summary for Subcatchment 11S: DA10

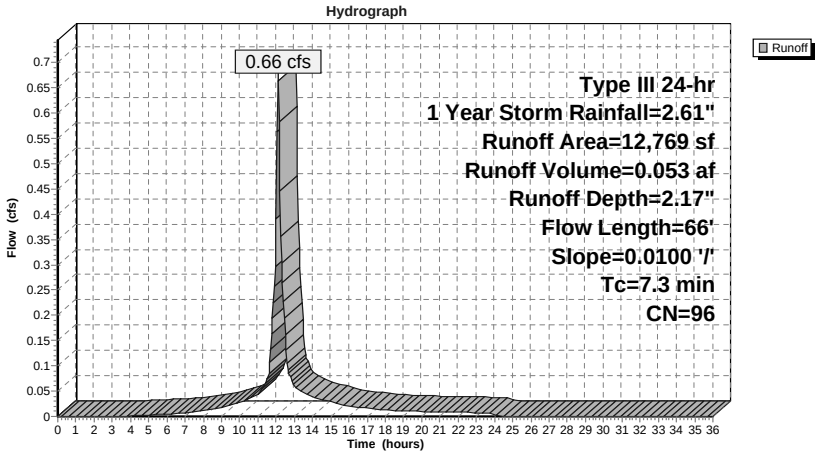
Runoff = 0.66 cfs @ 12.10 hrs, Volume= 0.053 af, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.61"

Area (sf)	CN	Description
11,336	98	Paved parking, HSG D
1,433	80	>75% Grass cover, Good, HSG D
12,769	96	Weighted Average
1,433		11.22% Pervious Area
11,336		88.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	29	0.0100	0.07		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	37	0.0100	2.03		**Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps
7.3	66	Total			

Subcatchment 11S: DA10

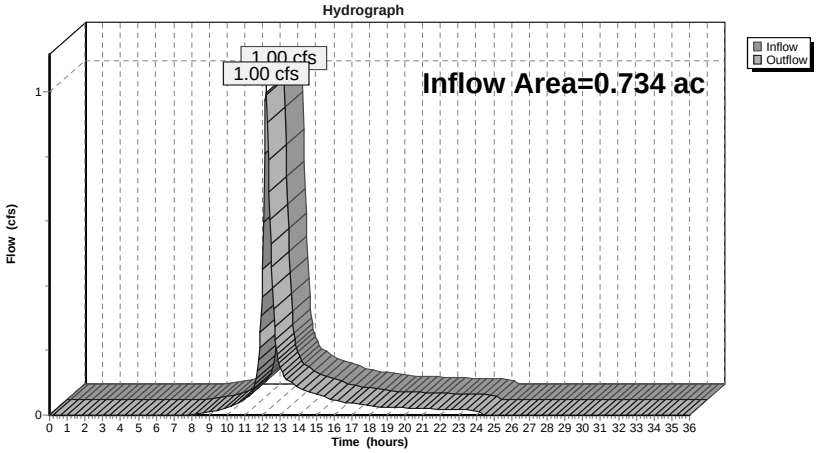


Summary for Reach 12R: Pre SDP1

Inflow Area = 0.734 ac, 31.47% Impervious, Inflow Depth = 1.50" for 1 Year Storm event
Inflow = 1.00 cfs @ 12.18 hrs, Volume= 0.091 af
Outflow = 1.00 cfs @ 12.18 hrs, Volume= 0.091 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 12R: Pre SDP1

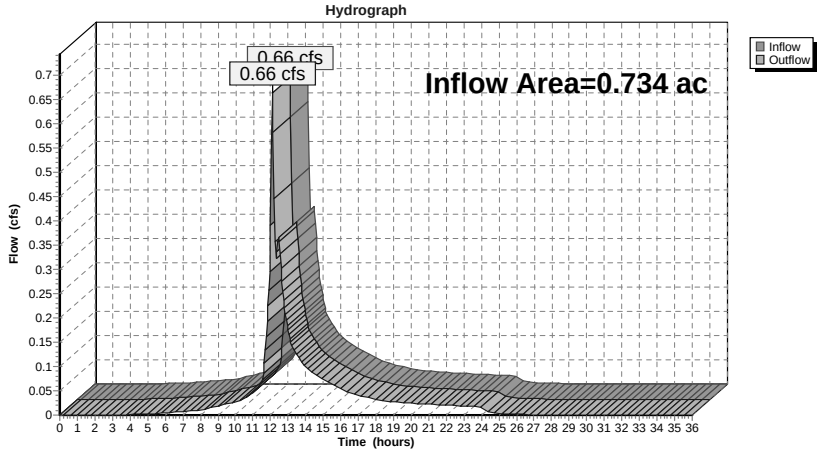


Summary for Reach 13R: Post SDP1

Inflow Area = 0.734 ac, 73.24% Impervious, Inflow Depth > 1.43" for 1 Year Storm event
Inflow = 0.66 cfs @ 12.10 hrs, Volume= 0.088 af
Outflow = 0.66 cfs @ 12.10 hrs, Volume= 0.088 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 13R: Post SDP1



Summary for Pond 9P: UG

Inflow Area = 0.441 ac, 62.90% Impervious, Inflow Depth = 1.71" for 1 Year Storm event
Inflow = 0.77 cfs @ 12.13 hrs, Volume= 0.063 af
Outflow = 0.20 cfs @ 12.55 hrs, Volume= 0.035 af, Atten= 74%, Lag= 25.2 min
Primary = 0.20 cfs @ 12.55 hrs, Volume= 0.035 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 148.16' @ 12.55 hrs Surf.Area= 1,243 sf Storage= 1,443 cf

Plug-Flow detention time= 243.7 min calculated for 0.035 af (55% of inflow)
Center-of-Mass det. time= 135.0 min (948.3 - 813.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	146.40'	838 cf	**15.50'W x 47.31'L x 3.71'H Field A** 2,719 cf Overall - 623 cf Embedded = 2,096 cf x 40.0% Voids
#2A	146.90'	623 cf	**Cultec R-180** x 28 Inside #1 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 4 rows
#3B	146.40'	575 cf	**18.00'W x 28.32'L x 3.71'H Field B** 1,890 cf Overall - 453 cf Embedded = 1,438 cf x 40.0% Voids
#4B	146.90'	453 cf	**Cultec R-180** x 20 Inside #3 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 5 rows
		2,489 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	147.90'	**12.0" Round Culvert** L= 163.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 147.90' / 146.27' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	147.90'	**7.0" Vert. Orifice** C= 0.600
#3	Device 1	149.20'	**0.5' long Weir** 2 End Contraction(s)

Primary OutFlow Max=0.20 cfs @ 12.55 hrs HW=148.16' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Passes 0.20 cfs of 0.29 cfs potential flow)
↑**2=Orifice** (Orifice Controls 0.20 cfs @ 1.74 fps)
3=Weir (Controls 0.00 cfs)

Pond 9P: UG - Chamber Wizard Field A

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 4 rows

36.0" Wide + 6.0" Spacing = 42.0" C-C Row Spacing

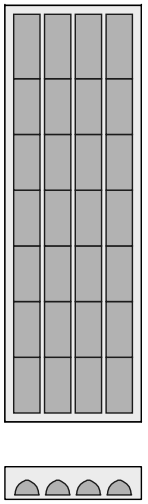
7 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 45.31' Row Length +12.0" End Stone x 2 = 47.31' Base Length
4 Rows x 36.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 15.50' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

28 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 4 Rows = 623.4 cf Chamber Storage

2,719.3 cf Field - 623.4 cf Chambers = 2,096.0 cf Stone x 40.0% Voids = 838.4 cf Stone Storage

Chamber Storage + Stone Storage = 1,461.8 cf = 0.034 af
Overall Storage Efficiency = 53.8%
Overall System Size = 47.31' x 15.50' x 3.71'

28 Chambers
100.7 cy Field
77.6 cy Stone



Pond 9P: UG - Chamber Wizard Field B

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 5 rows

36.0" Wide + 3.0" Spacing = 39.0" C-C Row Spacing

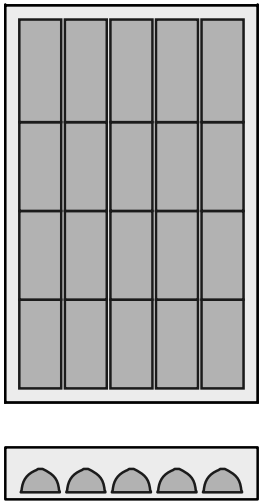
4 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 26.32' Row Length +12.0" End Stone x 2 = 28.32' Base Length
5 Rows x 36.0" Wide + 3.0" Spacing x 4 + 12.0" Side Stone x 2 = 18.00' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

20 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 5 Rows = 452.6 cf Chamber Storage

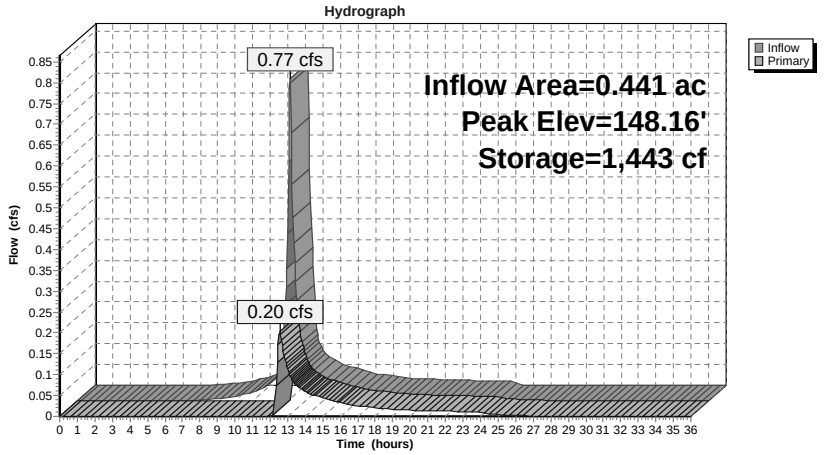
1,890.4 cf Field - 452.6 cf Chambers = 1,437.7 cf Stone x 40.0% Voids = 575.1 cf Stone Storage

Chamber Storage + Stone Storage = 1,027.7 cf = 0.024 af
Overall Storage Efficiency = 54.4%
Overall System Size = 28.32' x 18.00' x 3.71'

20 Chambers
70.0 cy Field
53.2 cy Stone



Pond 9P: UG



Summary for Subcatchment 7S: DA1

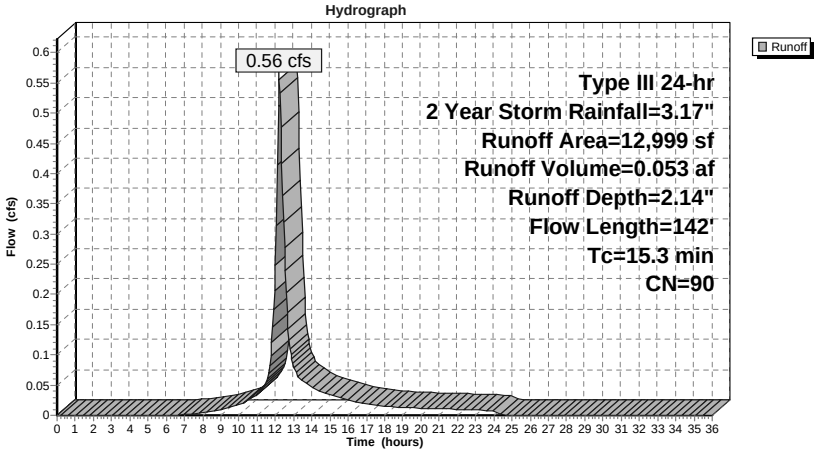
Runoff = 0.56 cfs @ 12.21 hrs, Volume= 0.053 af, Depth= 2.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.17"

Area (sf)	CN	Description
5,437	98	Paved parking, HSG D
5,483	80	>75% Grass cover, Good, HSG D
2,079	96	Gravel surface, HSG D
12,999	90	Weighted Average
7,562		58.17% Pervious Area
5,437		41.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0180	0.11		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	42	0.0190	2.22		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
15.3	142	Total			

Subcatchment 7S: DA1



Summary for Subcatchment 8S: DA20

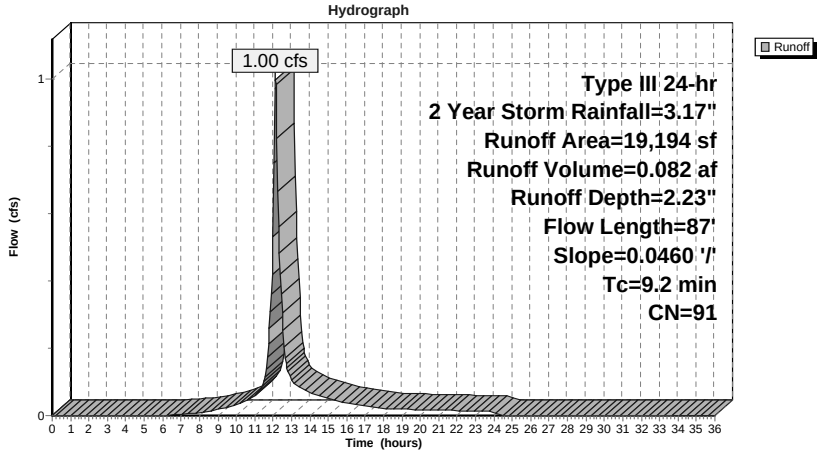
Runoff = 1.00 cfs @ 12.13 hrs, Volume= 0.082 af, Depth= 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.17"

Area (sf)	CN	Description
12,073	98	Paved parking, HSG D
7,121	80	>75% Grass cover, Good, HSG D
19,194	91	Weighted Average
7,121		37.10% Pervious Area
12,073		62.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	87	0.0460	0.16		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"

Subcatchment 8S: DA20



Summary for Subcatchment 10S: DA2

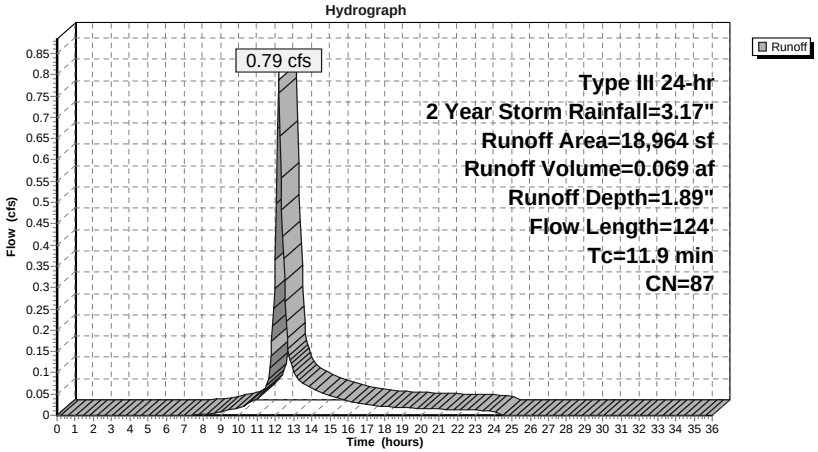
Runoff = 0.79 cfs @ 12.17 hrs, Volume= 0.069 af, Depth= 1.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.17"

Area (sf)	CN	Description
4,622	98	Paved parking, HSG D
11,488	80	>75% Grass cover, Good, HSG D
2,854	96	Gravel surface, HSG D
18,964	87	Weighted Average
14,342		75.63% Pervious Area
4,622		24.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0130	0.14		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.17"
0.2	24	0.0140	1.90		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
11.9	124	Total			

Subcatchment 10S: DA2



Summary for Subcatchment 11S: DA10

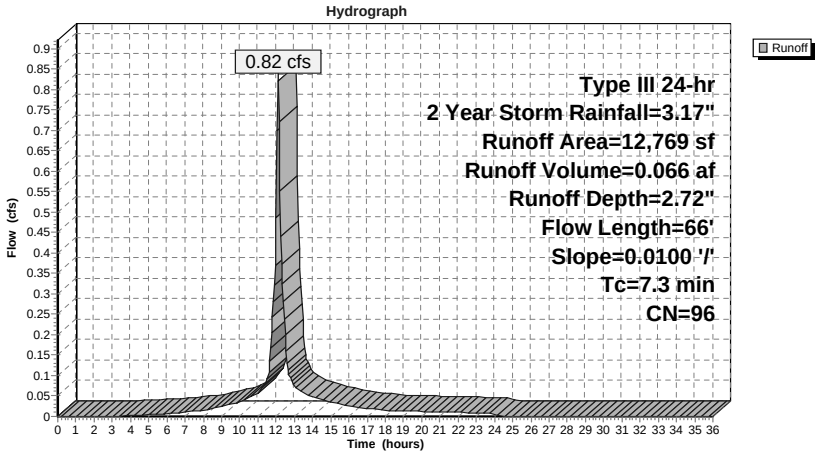
Runoff = 0.82 cfs @ 12.10 hrs, Volume= 0.066 af, Depth= 2.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.17"

Area (sf)	CN	Description
11,336	98	Paved parking, HSG D
1,433	80	>75% Grass cover, Good, HSG D
12,769	96	Weighted Average
1,433		11.22% Pervious Area
11,336		88.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	29	0.0100	0.07		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	37	0.0100	2.03		**Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps
7.3	66	Total			

Subcatchment 11S: DA10

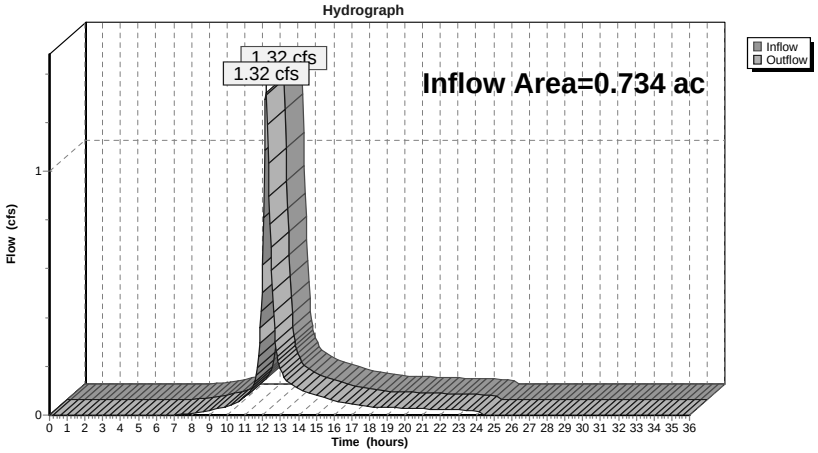


Summary for Reach 12R: Pre SDP1

Inflow Area = 0.734 ac, 31.47% Impervious, Inflow Depth = 1.99" for 2 Year Storm event
Inflow = 1.32 cfs @ 12.18 hrs, Volume= 0.122 af
Outflow = 1.32 cfs @ 12.18 hrs, Volume= 0.122 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 12R: Pre SDP1

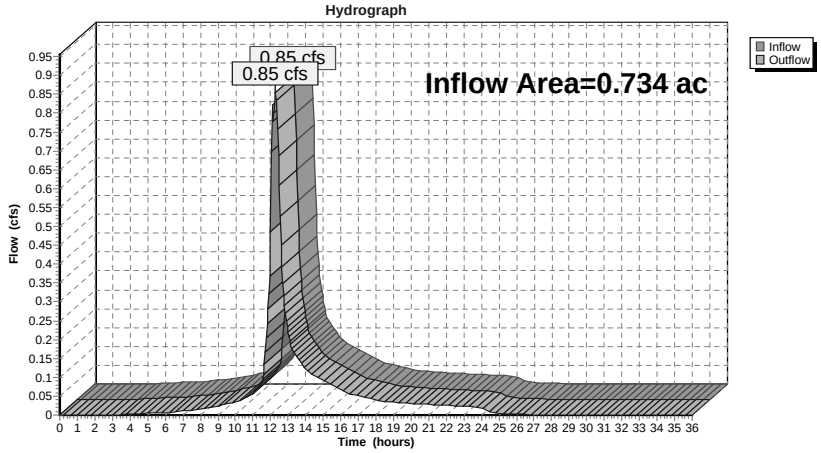


Summary for Reach 13R: Post SDP1

Inflow Area = 0.734 ac, 73.24% Impervious, Inflow Depth > 1.97" for 2 Year Storm event
Inflow = 0.85 cfs @ 12.28 hrs, Volume= 0.120 af
Outflow = 0.85 cfs @ 12.28 hrs, Volume= 0.120 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 13R: Post SDP1



Summary for Pond 9P: UG

Inflow Area = 0.441 ac, 62.90% Impervious, Inflow Depth = 2.23" for 2 Year Storm event
Inflow = 1.00 cfs @ 12.13 hrs, Volume= 0.082 af
Outflow = 0.49 cfs @ 12.35 hrs, Volume= 0.054 af, Atten= 51%, Lag= 13.3 min
Primary = 0.49 cfs @ 12.35 hrs, Volume= 0.054 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 148.34' @ 12.35 hrs Surf.Area= 1,243 sf Storage= 1,582 cf

Plug-Flow detention time= 197.3 min calculated for 0.054 af (66% of inflow)
Center-of-Mass det. time= 99.1 min (904.9 - 805.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	146.40'	838 cf	**15.50'W x 47.31'L x 3.71'H Field A** 2,719 cf Overall - 623 cf Embedded = 2,096 cf x 40.0% Voids
#2A	146.90'	623 cf	**Cultec R-180** x 28 Inside #1 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 4 rows
#3B	146.40'	575 cf	**18.00'W x 28.32'L x 3.71'H Field B** 1,890 cf Overall - 453 cf Embedded = 1,438 cf x 40.0% Voids
#4B	146.90'	453 cf	**Cultec R-180** x 20 Inside #3 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 5 rows
		2,489 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	147.90'	**12.0" Round Culvert** L= 163.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 147.90' / 146.27' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	147.90'	**7.0" Vert. Orifice** C= 0.600
#3	Device 1	149.20'	**0.5' long Weir** 2 End Contraction(s)

Primary OutFlow Max=0.49 cfs @ 12.35 hrs HW=148.34' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Passes 0.49 cfs of 0.76 cfs potential flow)
↑**2=Orifice** (Orifice Controls 0.49 cfs @ 2.27 fps)
3=Weir (Controls 0.00 cfs)

Pond 9P: UG - Chamber Wizard Field A

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 4 rows

36.0" Wide + 6.0" Spacing = 42.0" C-C Row Spacing

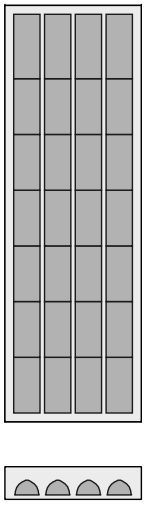
7 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 45.31' Row Length +12.0" End Stone x 2 = 47.31' Base Length
4 Rows x 36.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 15.50' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

28 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 4 Rows = 623.4 cf Chamber Storage

2,719.3 cf Field - 623.4 cf Chambers = 2,096.0 cf Stone x 40.0% Voids = 838.4 cf Stone Storage

Chamber Storage + Stone Storage = 1,461.8 cf = 0.034 af
Overall Storage Efficiency = 53.8%
Overall System Size = 47.31' x 15.50' x 3.71'

28 Chambers
100.7 cy Field
77.6 cy Stone



Pond 9P: UG - Chamber Wizard Field B

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 5 rows

36.0" Wide + 3.0" Spacing = 39.0" C-C Row Spacing

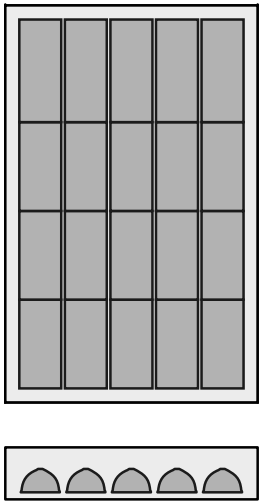
4 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 26.32' Row Length +12.0" End Stone x 2 = 28.32' Base Length
5 Rows x 36.0" Wide + 3.0" Spacing x 4 + 12.0" Side Stone x 2 = 18.00' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

20 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 5 Rows = 452.6 cf Chamber Storage

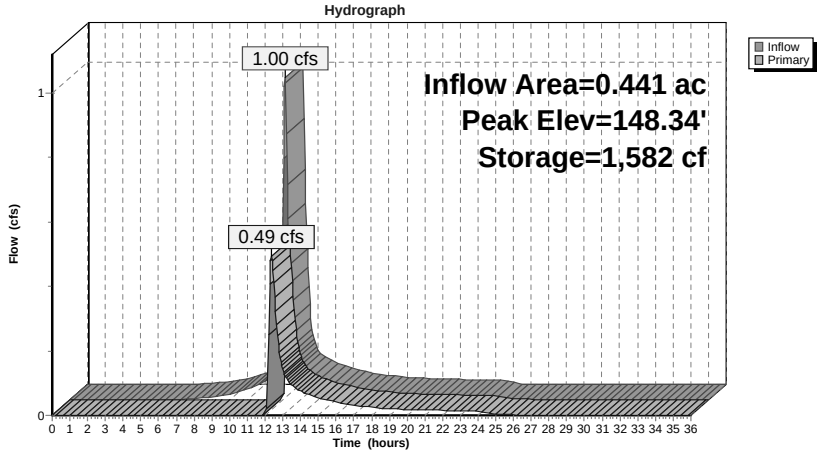
1,890.4 cf Field - 452.6 cf Chambers = 1,437.7 cf Stone x 40.0% Voids = 575.1 cf Stone Storage

Chamber Storage + Stone Storage = 1,027.7 cf = 0.024 af
Overall Storage Efficiency = 54.4%
Overall System Size = 28.32' x 18.00' x 3.71'

20 Chambers
70.0 cy Field
53.2 cy Stone



Pond 9P: UG



Summary for Subcatchment 7S: DA1

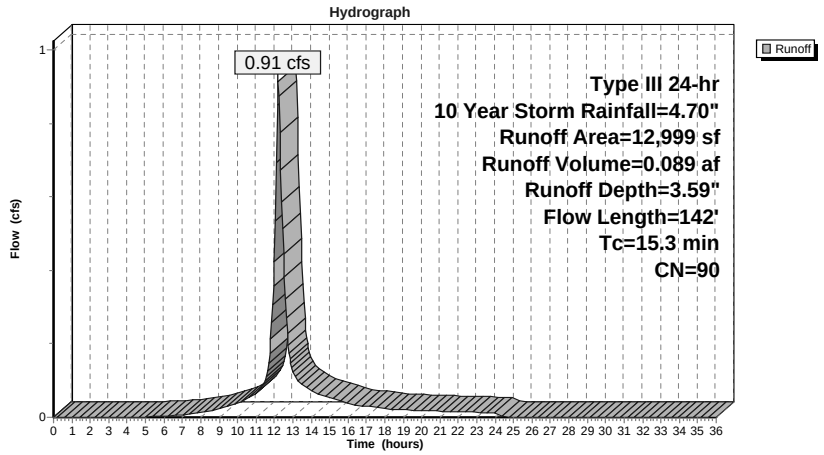
Runoff = 0.91 cfs @ 12.21 hrs, Volume= 0.089 af, Depth= 3.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.70"

Area (sf)	CN	Description
5,437	98	Paved parking, HSG D
5,483	80	>75% Grass cover, Good, HSG D
2,079	96	Gravel surface, HSG D
12,999	90	Weighted Average
7,562		58.17% Pervious Area
5,437		41.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0180	0.11		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	42	0.0190	2.22		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
15.3	142	Total			

Subcatchment 7S: DA1



Summary for Subcatchment 8S: DA20

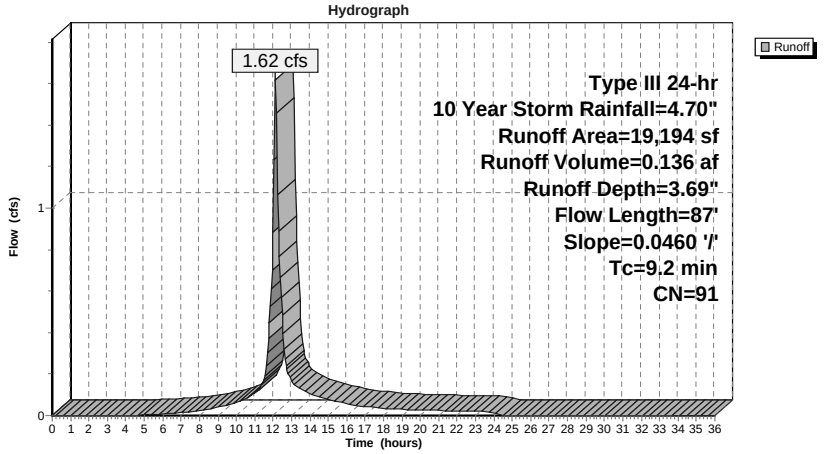
Runoff = 1.62 cfs @ 12.13 hrs, Volume= 0.136 af, Depth= 3.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.70"

Area (sf)	CN	Description
12,073	98	Paved parking, HSG D
7,121	80	>75% Grass cover, Good, HSG D
19,194	91	Weighted Average
7,121		37.10% Pervious Area
12,073		62.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	87	0.0460	0.16		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"

Subcatchment 8S: DA20



Summary for Subcatchment 10S: DA2

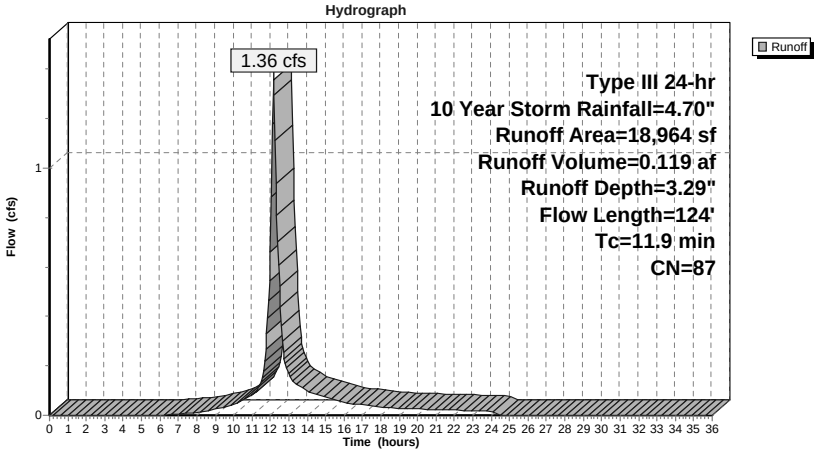
Runoff = 1.36 cfs @ 12.16 hrs, Volume= 0.119 af, Depth= 3.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.70"

Area (sf)	CN	Description
4,622	98	Paved parking, HSG D
11,488	80	>75% Grass cover, Good, HSG D
2,854	96	Gravel surface, HSG D
18,964	87	Weighted Average
14,342		75.63% Pervious Area
4,622		24.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0130	0.14		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.17"
0.2	24	0.0140	1.90		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
11.9	124	Total			

Subcatchment 10S: DA2



Summary for Subcatchment 11S: DA10

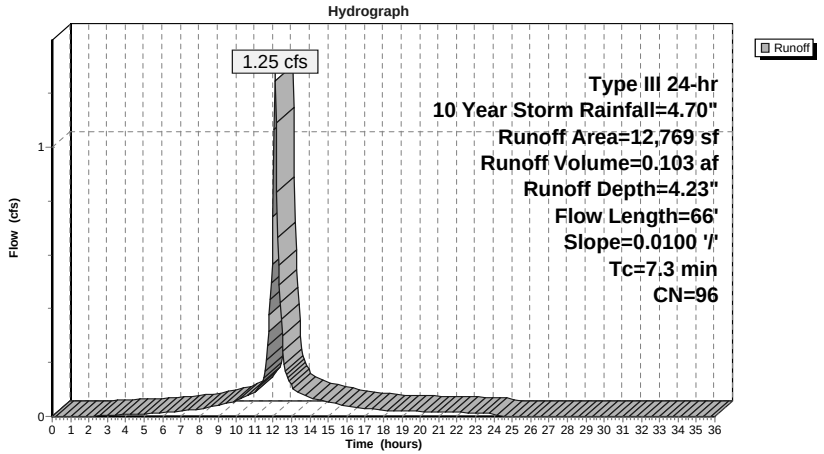
Runoff = 1.25 cfs @ 12.10 hrs, Volume= 0.103 af, Depth= 4.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.70"

Area (sf)	CN	Description
11,336	98	Paved parking, HSG D
1,433	80	>75% Grass cover, Good, HSG D
12,769	96	Weighted Average
1,433		11.22% Pervious Area
11,336		88.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	29	0.0100	0.07		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	37	0.0100	2.03		**Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps
7.3	66	Total			

Subcatchment 11S: DA10

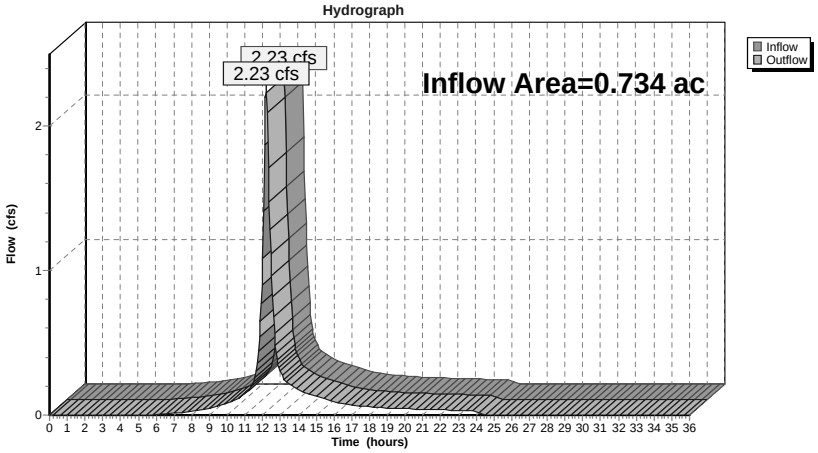


Summary for Reach 12R: Pre SDP1

Inflow Area = 0.734 ac, 31.47% Impervious, Inflow Depth = 3.41" for 10 Year Storm event
Inflow = 2.23 cfs @ 12.18 hrs, Volume= 0.208 af
Outflow = 2.23 cfs @ 12.18 hrs, Volume= 0.208 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 12R: Pre SDP1

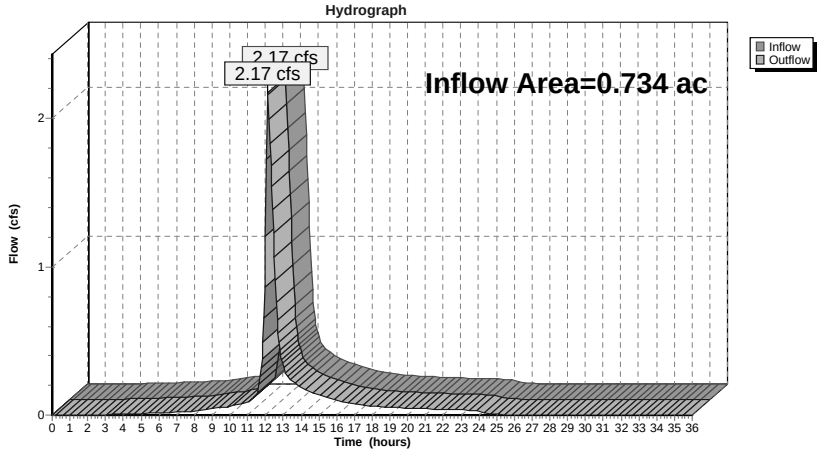


Summary for Reach 13R: Post SDP1

Inflow Area = 0.734 ac, 73.24% Impervious, Inflow Depth = 3.45" for 10 Year Storm event
Inflow = 2.17 cfs @ 12.13 hrs, Volume= 0.211 af
Outflow = 2.17 cfs @ 12.13 hrs, Volume= 0.211 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 13R: Post SDP1



Summary for Pond 9P: UG

Inflow Area = 0.441 ac, 62.90% Impervious, Inflow Depth = 3.69" for 10 Year Storm event
Inflow = 1.62 cfs @ 12.13 hrs, Volume= 0.136 af
Outflow = 1.17 cfs @ 12.23 hrs, Volume= 0.107 af, Atten= 28%, Lag= 6.3 min
Primary = 1.17 cfs @ 12.23 hrs, Volume= 0.107 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 149.02' @ 12.23 hrs Surf.Area= 1,243 sf Storage= 1,948 cf

Plug-Flow detention time= 145.3 min calculated for 0.107 af (79% of inflow)
Center-of-Mass det. time= 68.6 min (860.4 - 791.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	146.40'	838 cf	**15.50'W x 47.31'L x 3.71'H Field A** 2,719 cf Overall - 623 cf Embedded = 2,096 cf x 40.0% Voids
#2A	146.90'	623 cf	**Cultec R-180** x 28 Inside #1 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 4 rows
#3B	146.40'	575 cf	**18.00'W x 28.32'L x 3.71'H Field B** 1,890 cf Overall - 453 cf Embedded = 1,438 cf x 40.0% Voids
#4B	146.90'	453 cf	**Cultec R-180** x 20 Inside #3 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 5 rows
		2,489 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	147.90'	**12.0" Round Culvert** L= 163.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 147.90' / 146.27' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	147.90'	**7.0" Vert. Orifice** C= 0.600
#3	Device 1	149.20'	**0.5' long Weir** 2 End Contraction(s)

Primary OutFlow Max=1.16 cfs @ 12.23 hrs HW=149.01' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Passes 1.16 cfs of 2.95 cfs potential flow)
↑**2=Orifice** (Orifice Controls 1.16 cfs @ 4.36 fps)
3=Weir (Controls 0.00 cfs)

Pond 9P: UG - Chamber Wizard Field A

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 4 rows

36.0" Wide + 6.0" Spacing = 42.0" C-C Row Spacing

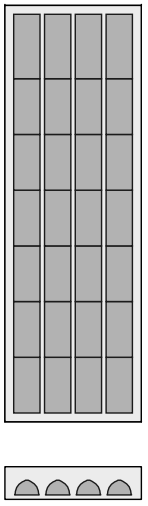
7 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 45.31' Row Length +12.0" End Stone x 2 = 47.31' Base Length
4 Rows x 36.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 15.50' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

28 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 4 Rows = 623.4 cf Chamber Storage

2,719.3 cf Field - 623.4 cf Chambers = 2,096.0 cf Stone x 40.0% Voids = 838.4 cf Stone Storage

Chamber Storage + Stone Storage = 1,461.8 cf = 0.034 af
Overall Storage Efficiency = 53.8%
Overall System Size = 47.31' x 15.50' x 3.71'

28 Chambers
100.7 cy Field
77.6 cy Stone



Pond 9P: UG - Chamber Wizard Field B

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 5 rows

36.0" Wide + 3.0" Spacing = 39.0" C-C Row Spacing

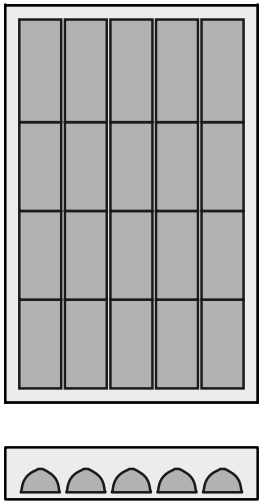
4 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 26.32' Row Length +12.0" End Stone x 2 = 28.32' Base Length
5 Rows x 36.0" Wide + 3.0" Spacing x 4 + 12.0" Side Stone x 2 = 18.00' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

20 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 5 Rows = 452.6 cf Chamber Storage

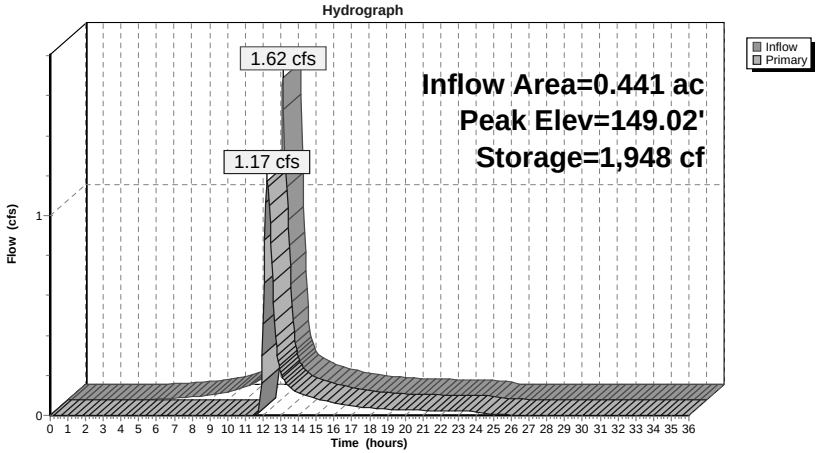
1,890.4 cf Field - 452.6 cf Chambers = 1,437.7 cf Stone x 40.0% Voids = 575.1 cf Stone Storage

Chamber Storage + Stone Storage = 1,027.7 cf = 0.024 af
Overall Storage Efficiency = 54.4%
Overall System Size = 28.32' x 18.00' x 3.71'

20 Chambers
70.0 cy Field
53.2 cy Stone



Pond 9P: UG



Summary for Subcatchment 7S: DA1

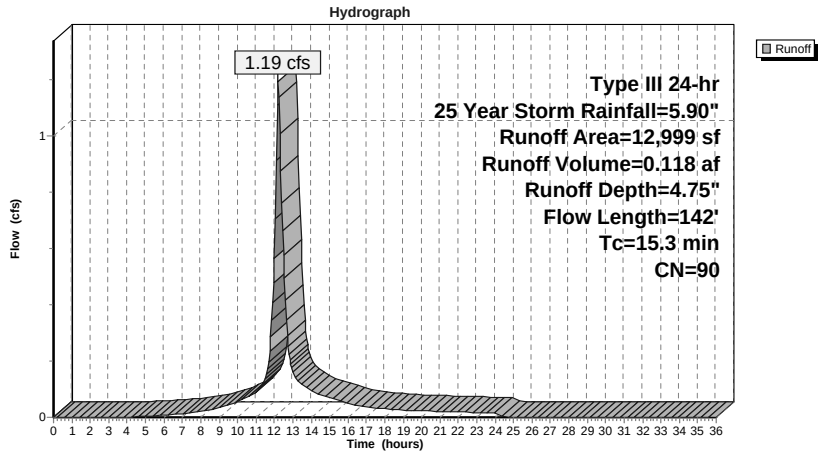
Runoff = 1.19 cfs @ 12.20 hrs, Volume= 0.118 af, Depth= 4.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=5.90"

Area (sf)	CN	Description
5,437	98	Paved parking, HSG D
5,483	80	>75% Grass cover, Good, HSG D
2,079	96	Gravel surface, HSG D
12,999	90	Weighted Average
7,562		58.17% Pervious Area
5,437		41.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0180	0.11		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	42	0.0190	2.22		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
15.3	142	Total			

Subcatchment 7S: DA1



Summary for Subcatchment 8S: DA20

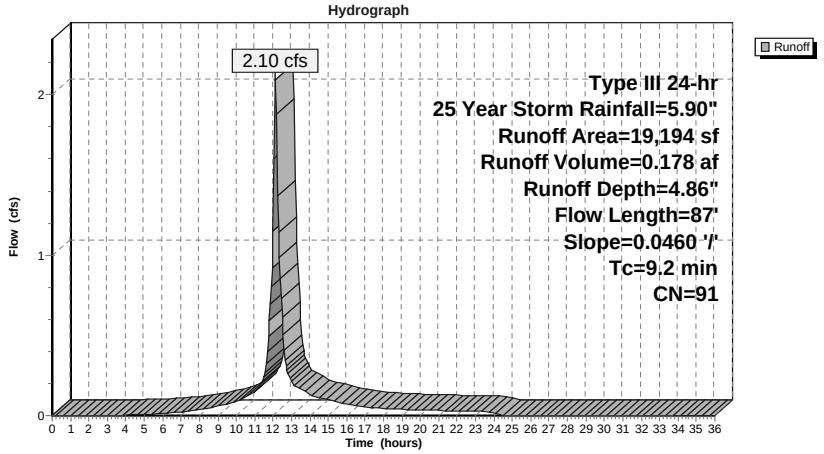
Runoff = 2.10 cfs @ 12.13 hrs, Volume= 0.178 af, Depth= 4.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=5.90"

Area (sf)	CN	Description
12,073	98	Paved parking, HSG D
7,121	80	>75% Grass cover, Good, HSG D
19,194	91	Weighted Average
7,121		37.10% Pervious Area
12,073		62.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	87	0.0460	0.16		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"

Subcatchment 8S: DA20



Summary for Subcatchment 10S: DA2

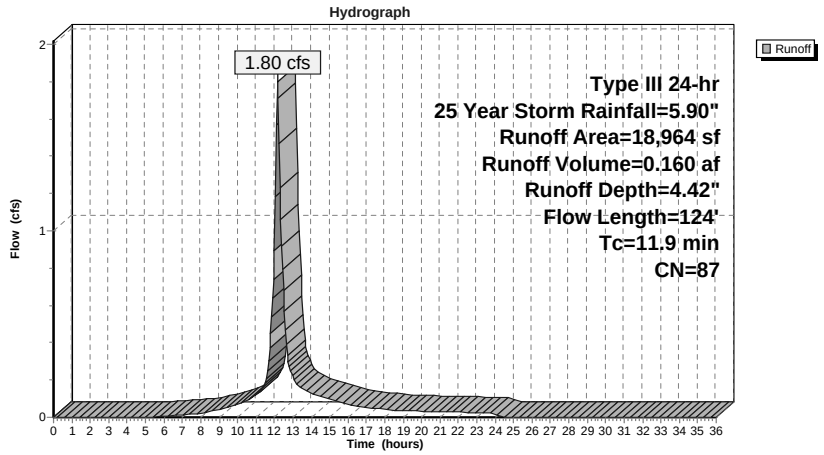
Runoff = 1.80 cfs @ 12.16 hrs, Volume= 0.160 af, Depth= 4.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=5.90"

Area (sf)	CN	Description
4,622	98	Paved parking, HSG D
11,488	80	>75% Grass cover, Good, HSG D
2,854	96	Gravel surface, HSG D
18,964	87	Weighted Average
14,342		75.63% Pervious Area
4,622		24.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0130	0.14		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.17"
0.2	24	0.0140	1.90		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
11.9	124	Total			

Subcatchment 10S: DA2



Summary for Subcatchment 11S: DA10

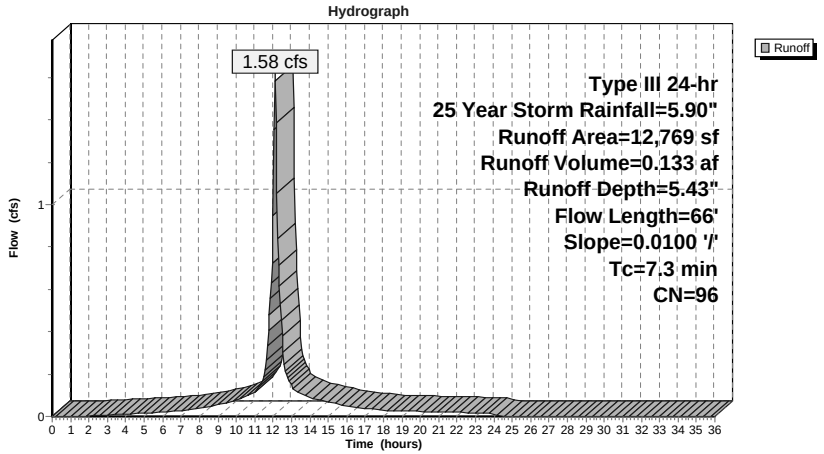
Runoff = 1.58 cfs @ 12.10 hrs, Volume= 0.133 af, Depth= 5.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=5.90"

Area (sf)	CN	Description
11,336	98	Paved parking, HSG D
1,433	80	>75% Grass cover, Good, HSG D
12,769	96	Weighted Average
1,433		11.22% Pervious Area
11,336		88.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	29	0.0100	0.07		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	37	0.0100	2.03		**Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps
7.3	66	Total			

Subcatchment 11S: DA10

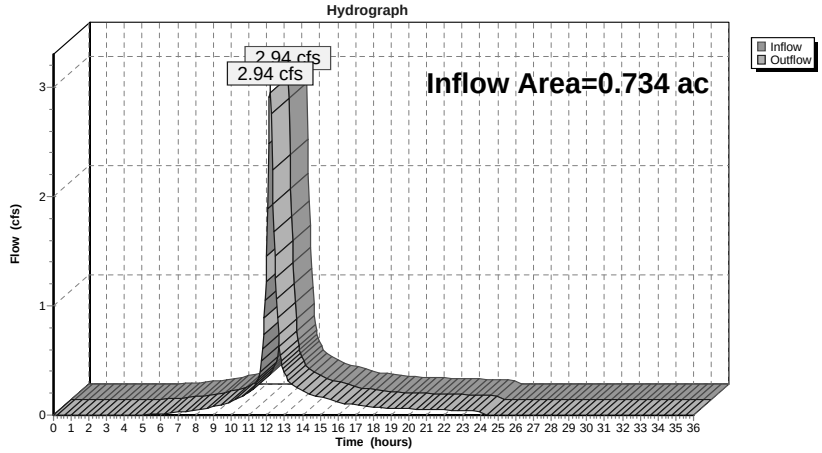


Summary for Reach 12R: Pre SDP1

Inflow Area = 0.734 ac, 31.47% Impervious, Inflow Depth = 4.55" for 25 Year Storm event
Inflow = 2.94 cfs @ 12.18 hrs, Volume= 0.278 af
Outflow = 2.94 cfs @ 12.18 hrs, Volume= 0.278 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 12R: Pre SDP1

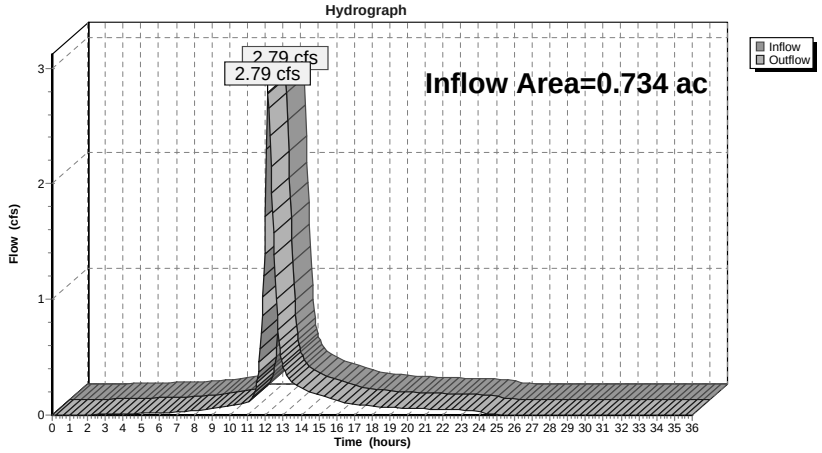


Summary for Reach 13R: Post SDP1

Inflow Area = 0.734 ac, 73.24% Impervious, Inflow Depth = 4.63" for 25 Year Storm event
Inflow = 2.79 cfs @ 12.13 hrs, Volume= 0.283 af
Outflow = 2.79 cfs @ 12.13 hrs, Volume= 0.283 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 13R: Post SDP1



Summary for Pond 9P: UG

Inflow Area = 0.441 ac, 62.90% Impervious, Inflow Depth = 4.86" for 25 Year Storm event
Inflow = 2.10 cfs @ 12.13 hrs, Volume= 0.178 af
Outflow = 1.62 cfs @ 12.22 hrs, Volume= 0.150 af, Atten= 23%, Lag= 5.6 min
Primary = 1.62 cfs @ 12.22 hrs, Volume= 0.150 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 149.44' @ 12.22 hrs Surf.Area= 1,243 sf Storage= 2,159 cf

Plug-Flow detention time= 126.0 min calculated for 0.150 af (84% of inflow)
Center-of-Mass det. time= 60.5 min (845.0 - 784.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	146.40'	838 cf	**15.50'W x 47.31'L x 3.71'H Field A** 2,719 cf Overall - 623 cf Embedded = 2,096 cf x 40.0% Voids
#2A	146.90'	623 cf	**Cultec R-180** x 28 Inside #1 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 4 rows
#3B	146.40'	575 cf	**18.00'W x 28.32'L x 3.71'H Field B** 1,890 cf Overall - 453 cf Embedded = 1,438 cf x 40.0% Voids
#4B	146.90'	453 cf	**Cultec R-180** x 20 Inside #3 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 5 rows
		2,489 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	147.90'	**12.0" Round Culvert** L= 163.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 147.90' / 146.27' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	147.90'	**7.0" Vert. Orifice** C= 0.600
#3	Device 1	149.20'	**0.5' long Weir** 2 End Contraction(s)

Primary OutFlow Max=1.59 cfs @ 12.22 hrs HW=149.43' TW=0.00' (Dynamic Tailwater)
└**1=Culvert** (Passes 1.59 cfs of 3.82 cfs potential flow)
└**2=Orifice** (Orifice Controls 1.43 cfs @ 5.35 fps)
└**3=Weir** (Weir Controls 0.16 cfs @ 1.55 fps)

Pond 9P: UG - Chamber Wizard Field A

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 4 rows

36.0" Wide + 6.0" Spacing = 42.0" C-C Row Spacing

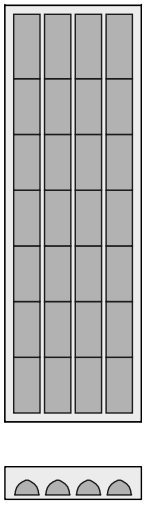
7 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 45.31' Row Length +12.0" End Stone x 2 = 47.31' Base Length
4 Rows x 36.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 15.50' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

28 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 4 Rows = 623.4 cf Chamber Storage

2,719.3 cf Field - 623.4 cf Chambers = 2,096.0 cf Stone x 40.0% Voids = 838.4 cf Stone Storage

Chamber Storage + Stone Storage = 1,461.8 cf = 0.034 af
Overall Storage Efficiency = 53.8%
Overall System Size = 47.31' x 15.50' x 3.71'

28 Chambers
100.7 cy Field
77.6 cy Stone



Pond 9P: UG - Chamber Wizard Field B

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 5 rows

36.0" Wide + 3.0" Spacing = 39.0" C-C Row Spacing

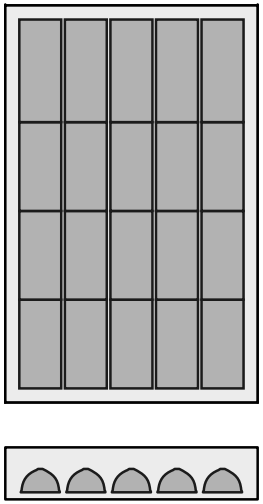
4 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 26.32' Row Length +12.0" End Stone x 2 = 28.32' Base Length
5 Rows x 36.0" Wide + 3.0" Spacing x 4 + 12.0" Side Stone x 2 = 18.00' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

20 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 5 Rows = 452.6 cf Chamber Storage

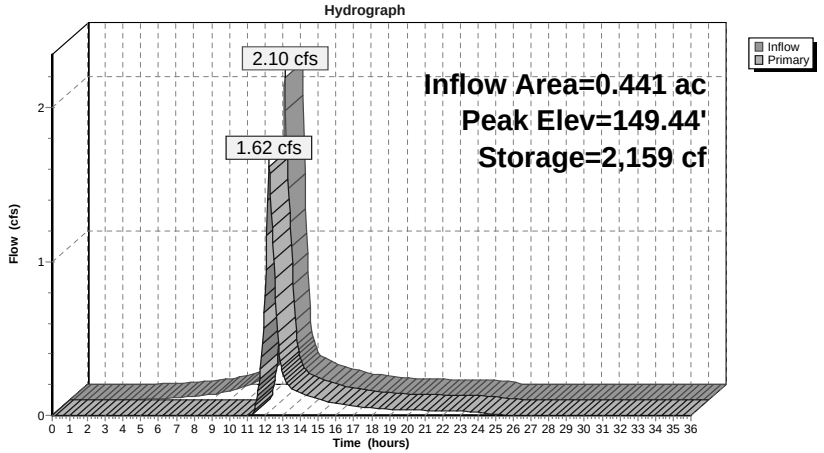
1,890.4 cf Field - 452.6 cf Chambers = 1,437.7 cf Stone x 40.0% Voids = 575.1 cf Stone Storage

Chamber Storage + Stone Storage = 1,027.7 cf = 0.024 af
Overall Storage Efficiency = 54.4%
Overall System Size = 28.32' x 18.00' x 3.71'

20 Chambers
70.0 cy Field
53.2 cy Stone



Pond 9P: UG



Summary for Subcatchment 7S: DA1

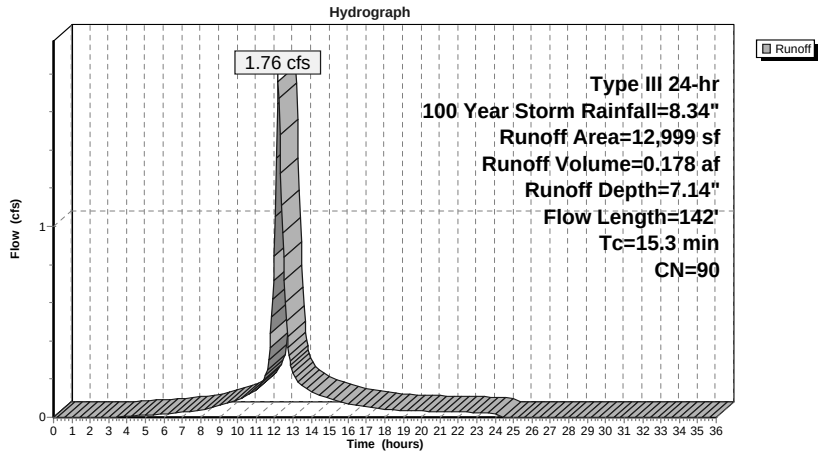
Runoff = 1.76 cfs @ 12.20 hrs, Volume= 0.178 af, Depth= 7.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.34"

Area (sf)	CN	Description
5,437	98	Paved parking, HSG D
5,483	80	>75% Grass cover, Good, HSG D
2,079	96	Gravel surface, HSG D
12,999	90	Weighted Average
7,562		58.17% Pervious Area
5,437		41.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0180	0.11		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	42	0.0190	2.22		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
15.3	142	Total			

Subcatchment 7S: DA1



Summary for Subcatchment 8S: DA20

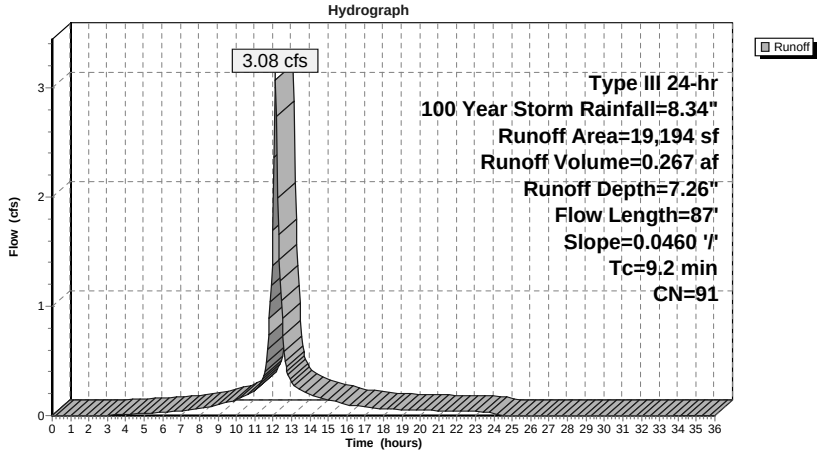
Runoff = 3.08 cfs @ 12.12 hrs, Volume= 0.267 af, Depth= 7.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.34"

Area (sf)	CN	Description
12,073	98	Paved parking, HSG D
7,121	80	>75% Grass cover, Good, HSG D
19,194	91	Weighted Average
7,121		37.10% Pervious Area
12,073		62.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	87	0.0460	0.16		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"

Subcatchment 8S: DA20



Summary for Subcatchment 10S: DA2

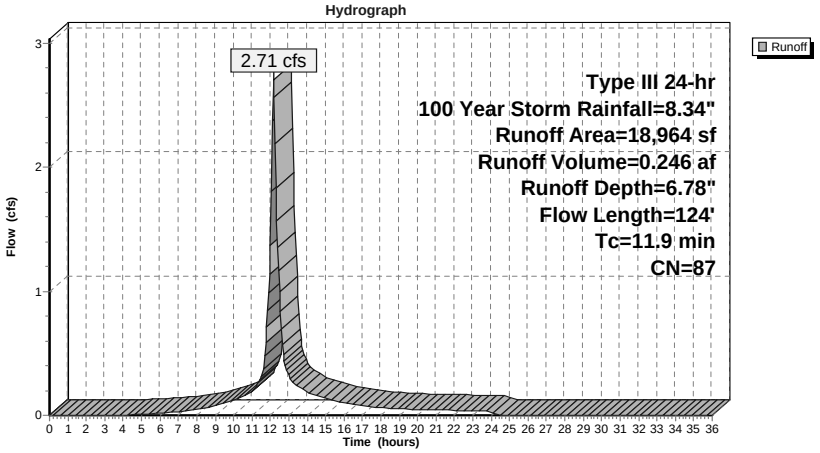
Runoff = 2.71 cfs @ 12.16 hrs, Volume= 0.246 af, Depth= 6.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.34"

Area (sf)	CN	Description
4,622	98	Paved parking, HSG D
11,488	80	>75% Grass cover, Good, HSG D
2,854	96	Gravel surface, HSG D
18,964	87	Weighted Average
14,342		75.63% Pervious Area
4,622		24.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0130	0.14		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.17"
0.2	24	0.0140	1.90		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
11.9	124	Total			

Subcatchment 10S: DA2



Summary for Subcatchment 11S: DA10

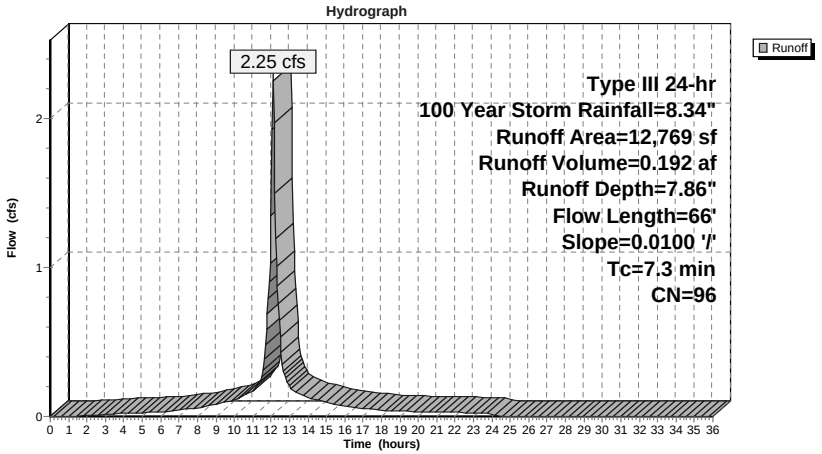
Runoff = 2.25 cfs @ 12.10 hrs, Volume= 0.192 af, Depth= 7.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.34"

Area (sf)	CN	Description
11,336	98	Paved parking, HSG D
1,433	80	>75% Grass cover, Good, HSG D
12,769	96	Weighted Average
1,433		11.22% Pervious Area
11,336		88.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	29	0.0100	0.07		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.3	37	0.0100	2.03		**Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps
7.3	66	Total			

Subcatchment 11S: DA10

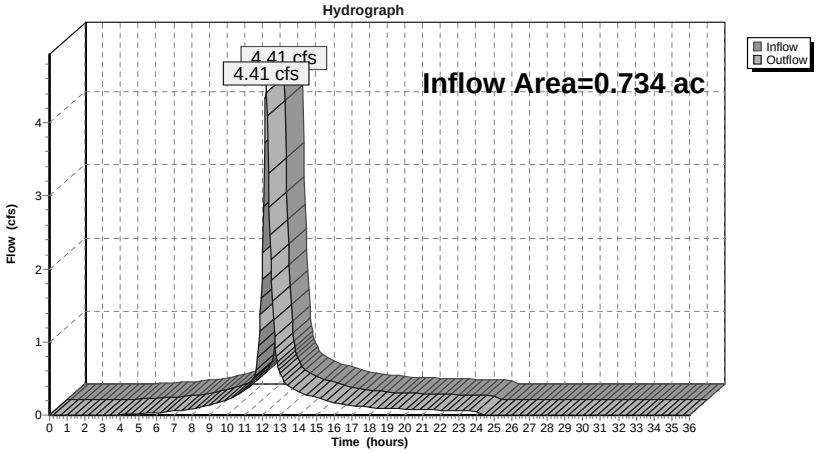


Summary for Reach 12R: Pre SDP1

Inflow Area = 0.734 ac, 31.47% Impervious, Inflow Depth = 6.93" for 100 Year Storm event
Inflow = 4.41 cfs @ 12.17 hrs, Volume= 0.424 af
Outflow = 4.41 cfs @ 12.17 hrs, Volume= 0.424 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 12R: Pre SDP1

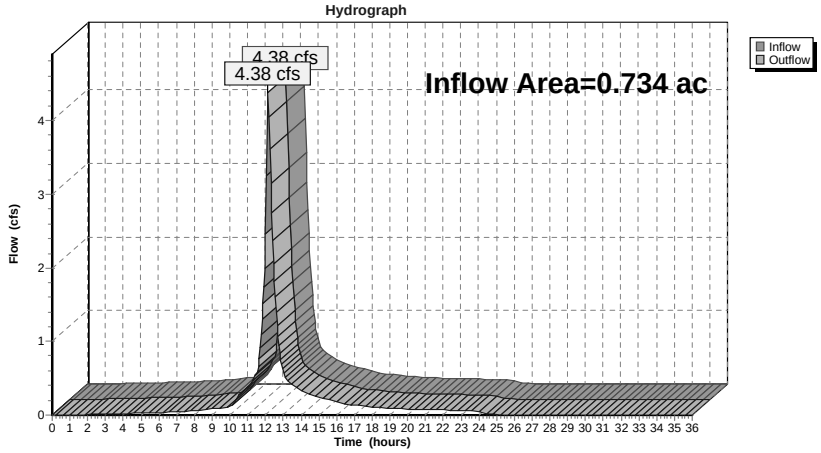


Summary for Reach 13R: Post SDP1

Inflow Area = 0.734 ac, 73.24% Impervious, Inflow Depth = 7.04" for 100 Year Storm event
Inflow = 4.38 cfs @ 12.14 hrs, Volume= 0.430 af
Outflow = 4.38 cfs @ 12.14 hrs, Volume= 0.430 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Reach 13R: Post SDP1



Summary for Pond 9P: UG

Inflow Area = 0.441 ac, 62.90% Impervious, Inflow Depth = 7.26" for 100 Year Storm event
Inflow = 3.08 cfs @ 12.12 hrs, Volume= 0.267 af
Outflow = 2.55 cfs @ 12.20 hrs, Volume= 0.238 af, Atten= 17%, Lag= 4.5 min
Primary = 2.55 cfs @ 12.20 hrs, Volume= 0.238 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 150.02' @ 12.20 hrs Surf.Area= 1,243 sf Storage= 2,444 cf

Plug-Flow detention time= 100.6 min calculated for 0.238 af (89% of inflow)
Center-of-Mass det. time= 50.9 min (825.3 - 774.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	146.40'	838 cf	**15.50'W x 47.31'L x 3.71'H Field A** 2,719 cf Overall - 623 cf Embedded = 2,096 cf x 40.0% Voids
#2A	146.90'	623 cf	**Cultec R-180** x 28 Inside #1 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 4 rows
#3B	146.40'	575 cf	**18.00'W x 28.32'L x 3.71'H Field B** 1,890 cf Overall - 453 cf Embedded = 1,438 cf x 40.0% Voids
#4B	146.90'	453 cf	**Cultec R-180** x 20 Inside #3 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 5 rows
		2,489 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	147.90'	**12.0" Round Culvert** L= 163.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 147.90' / 146.27' S= 0.0100 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	147.90'	**7.0" Vert. Orifice** C= 0.600
#3	Device 1	149.20'	**0.5' long Weir** 2 End Contraction(s)

Primary OutFlow Max=2.55 cfs @ 12.20 hrs HW=150.02' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Passes 2.55 cfs of 4.31 cfs potential flow)
↑**2=Orifice** (Orifice Controls 1.74 cfs @ 6.50 fps)
3=Weir (Weir Controls 0.81 cfs @ 2.95 fps)

Pond 9P: UG - Chamber Wizard Field A

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 4 rows

36.0" Wide + 6.0" Spacing = 42.0" C-C Row Spacing

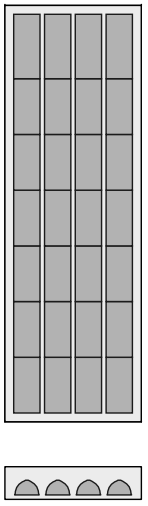
7 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 45.31' Row Length +12.0" End Stone x 2 = 47.31' Base Length
4 Rows x 36.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 15.50' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

28 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 4 Rows = 623.4 cf Chamber Storage

2,719.3 cf Field - 623.4 cf Chambers = 2,096.0 cf Stone x 40.0% Voids = 838.4 cf Stone Storage

Chamber Storage + Stone Storage = 1,461.8 cf = 0.034 af
Overall Storage Efficiency = 53.8%
Overall System Size = 47.31' x 15.50' x 3.71'

28 Chambers
100.7 cy Field
77.6 cy Stone



Pond 9P: UG - Chamber Wizard Field B

Chamber Model = Cultec R-180 (Cultec Recharger® 180HD)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 5 rows

36.0" Wide + 3.0" Spacing = 39.0" C-C Row Spacing

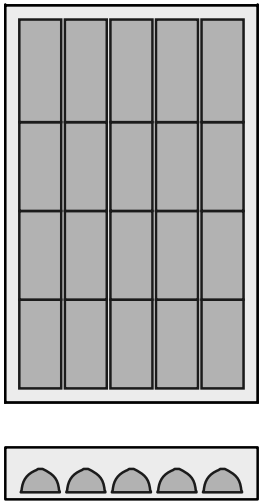
4 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 26.32' Row Length +12.0" End Stone x 2 = 28.32' Base Length
5 Rows x 36.0" Wide + 3.0" Spacing x 4 + 12.0" Side Stone x 2 = 18.00' Base Width
6.0" Base + 20.5" Chamber Height + 18.0" Cover = 3.71' Field Height

20 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 5 Rows = 452.6 cf Chamber Storage

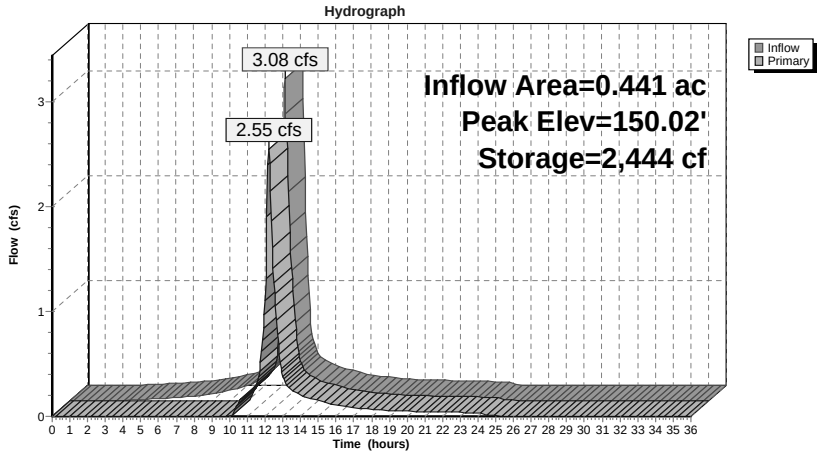
1,890.4 cf Field - 452.6 cf Chambers = 1,437.7 cf Stone x 40.0% Voids = 575.1 cf Stone Storage

Chamber Storage + Stone Storage = 1,027.7 cf = 0.024 af
Overall Storage Efficiency = 54.4%
Overall System Size = 28.32' x 18.00' x 3.71'

20 Chambers
70.0 cy Field
53.2 cy Stone



Pond 9P: UG



HUDSON
LAND DESIGN

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

July 20, 2023

Mr. Bruce Flower
City of Building Inspector
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation - 8, 10 & 12 Cross Street
Two Cross Street Site Plan
City of Beacon, New York
Tax ID: 5954-27-802974 (8 Cross Street)
5954-27-808975 (10 Cross Street)
5954-27-811979 (12 Cross Street)

Dear Mr. Buckley,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation (I&I) at the above referenced parcels as required by the City of Beacon. The investigation was conducted on July 20, 2023 at the existing buildings located at 8, 10 & 12 Cross Street. 8 Cross Street consists of a two-story building that is occupied by a single-family residence. 10 Cross Street consists of a two-story building that is occupied by two residential apartments on the ground floor and two residential apartments on the second floor. 12 Cross Street consists of a two-story building that is occupied by a single-family residence.

The first phase of the study consisted of an exterior inspection of the buildings to determine the location of roof leader discharge points.

The building at 8 Cross Street has a gable roof with three gutters. Runoff travels via two downspouts to existing grade.

10 Cross Street has a gable roof with three gutters and two downspouts. Runoff travels via two downspouts to existing grade.

The building at 12 Cross Street has a gable roof with three gutters and two downspouts. Runoff travels via two downspouts to existing grade.

The second phase of the study consisted of interior inspection of the buildings to determine if there are any illicit connections to the building sewer line from sump pumps, floor drains and the like.

At 8, 10 & 12 Cross Street HLD personnel located the last section of the interior sanitary sewer plumbing. At 8 Cross Street the sanitary sewer lateral flows westerly out of the building and is assumed to connect to the sanitary sewer collection system in Cross Street. At 10 Cross Street the sanitary sewer lateral flows westerly out of the building to the sanitary sewer connection in Cross Street. At 12 Cross Street the sanitary sewer lateral flows westerly out of the building to the sanitary sewer connection in Cross Street. At this time, no dye tests were conducted to verify flow direction.

At 12 Cross Street a single sump pump was observed along the northern basement wall with a discharge to the building sewer lateral. It was observed that the sump pump discharges directly into the sewer lateral, and ultimately to the City of Beacon's sanitary sewer system. The photo on the next page shows the sump pump and force main pipe discharging to the sanitary sewer lateral.





Exhibits 1-3: View of Basement Sump Pump and Connection to Sanitary Sewer in 12 Cross Street Basement

The sump where the pump is located was not easily accessible, but is assumed to be 2' by 2'. The staining on the pump indicates that the water level will rise approximately 12 inches for each dose. This equates to 6 cubic feet, or approximately 50 gallons per cycle. It can be assumed that during periods of wet weather and high groundwater table, the pumps will operate frequently. Assuming the existing sump pump cycles approximately once every two hours or 12 times daily, there is a potential discharge of approximately 600 gallons of stormwater into the City's sanitary sewer system.

Based on our observations, HLD believes that there are no illicit connections from the buildings located at 8 & 10 Cross Street; however, HLD believes that there is an illicit connection from the building located at 12 Cross Street to the City of Beacon's sanitary sewer collection system. The sump pump in 12 Cross Street will be disconnected from the sanitary sewer and redirected to the stormwater sewer system during project construction.

The following mitigation notes have been placed on the plans for the project:

- The sump pump discharge at 12 Cross Street will be rerouted to a surface point located behind (east side) the existing structure at 12 Cross Street.

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,



Daniel G. Koehler, P.E.
Principal

cc: Hudson Todd, LLC (via email)
Michael A. Bodendorf, P.E. (HLD file)

Hudson Todd LLC

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

Re: Response to Comments from John Clarke, City Planner 7/7/23
To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 25, 2023
Re: 2 Cross Street, Site Plan Amendments

Comment
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:
Comment:
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.
Response: The dimensions of the parking area have been revised in the noted areas to provide 24' clearance behind all parking spaces

Comment:
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.
Response: Colliers has revised the Shared Parking Analysis and now recommends 25 parking spaces. The revised Shared Parking Analysis is included with this submission. The plans have been revised to provide 25 off-street parking spaces.

Comment
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.
Response: The bike racks have been moved back to the previously proposed location behind 2 Cross Street.

Comment
3. The height of the stockade fence on the north side of 12 Cross Street along the proposed parking lot should be indicated.
Response: The existing fence on the neighboring property to the north was measured as 6 foot height. The plans have been revised to note the height of the fence.

Hudson Todd LLC

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

July 25, 2023

Chairman John Gunn
and Members of the Planning Board
City of Beacon Planning Board
1 Municipal Place
Beacon, NY 12508

Re: Response to Comments from John Russo, City Engineer 6/30/23

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.
Response: Right-of-way cost estimate to be provided following 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".
Response: Parking and Access Easement and Maintenance Agreement, including graphics, will be updated on approval of the parking plan.

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.
Response: The stormwater system has been designed and is included with this submission. If the proposed design is acceptable, a stormwater maintenance and easement agreement will be prepared and 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.
Response: See response to comment 3.

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.
Response: The drainage analysis is provided with this 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.
Response: An updated Inflow & Infiltration Study is provided with this submission. 8, 10, and 12 Cross Street were added to the study.

7. The plans shall be updated to reflect that Cross Street is "One-Way" between Main Street and West Church Street.
Response: The plans have been revised to note that Cross Street is one-way along the project frontage.

Overall Site Plan (Sheet 3 of 9):
Comment:
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.
Response: Colliers has revised the Shared Parking Analysis and now recommends 25 parking spaces. The revised Shared Parking Analysis is included with this submission. The plans have been revised to provide 25 off-street parking spaces.

Grading & Utility Plan (Sheet 4 of 9):
Comment:
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?
Response: The proposed stormwater pipe through the basement of the building will use sleeves where passing through foundation walls. A detail of the pipe penetration has been added to Sheet 8.

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. Applicant notes that the MEP is preparing this information, and it shall be provided on the final plans.
Response: The required water service will be confirmed by the MEP engineer.

Comment:
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.
Response: We have requested confirmation of water main sizes in Cross Street from Ed Balicki and will update the plans with correct main sizing on a future submission.

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

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)

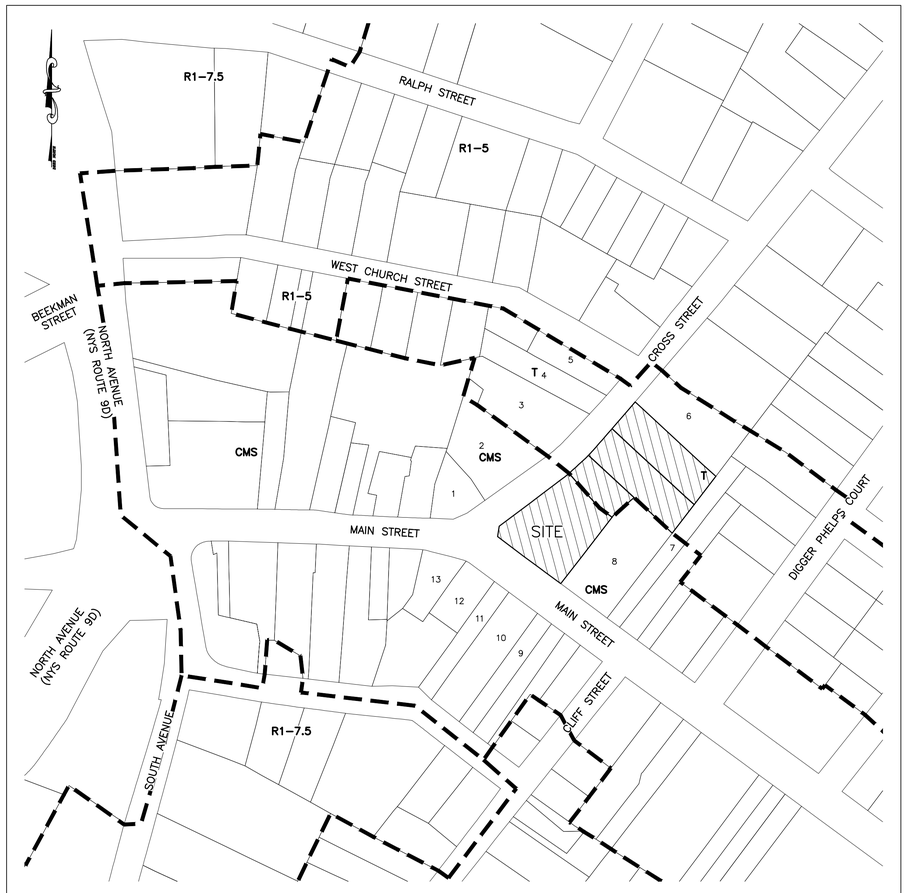
12 CROSS STREET EXIT:
SLSD LEFT = ±300 FEET (TO INTERSECTION WITH MAIN STREET, REQUIRES VEGETATION REMOVAL)
SSD LEFT = ±300 FEET (TO INTERSECTION WITH MAIN STREET)

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.
2. NO ILLICIT CONNECTIONS WERE FOUND AT 4 CROSS STREET.
3. THE SUMP PUMP DISCHARGE AT 12 CROSS STREET WILL BE REROUTED TO A SURFACE POINT LOCATED BEHIND (EAST SIDE) THE EXISTING STRUCTURE AT 12 CROSS STREET.
4. 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, 4 CROSS STREET, 8 CROSS STREET, 10 CROSS STREET, AND 12 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 WILL 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	8	7/25/23	PER PLANNING BOARD COMMENTS	ESR
3	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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STATE OF NEW YORK DANIEL G. ROBERTS 082716 LICENSED PROFESSIONAL ENGINEER

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

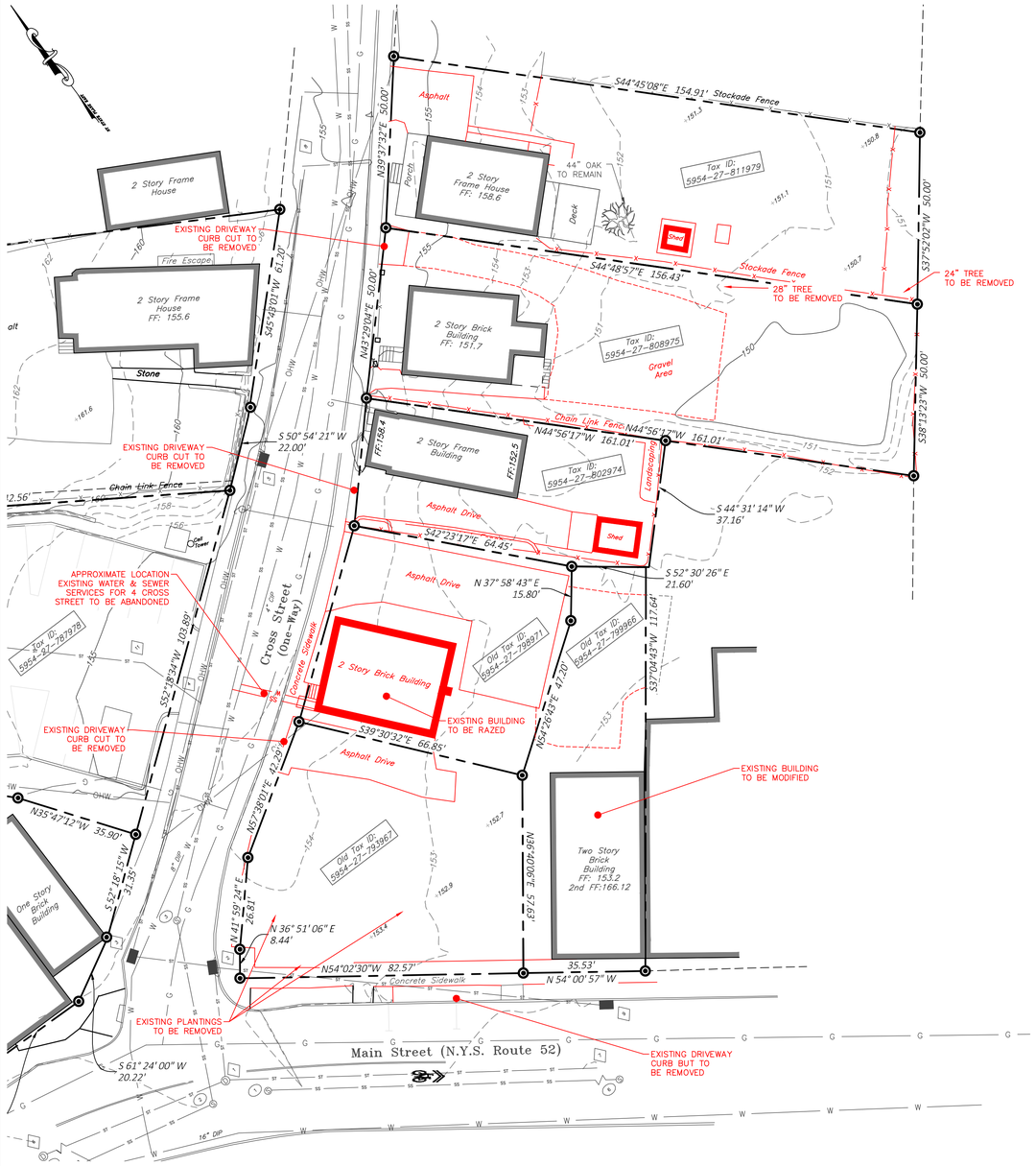
COVER SHEET

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:

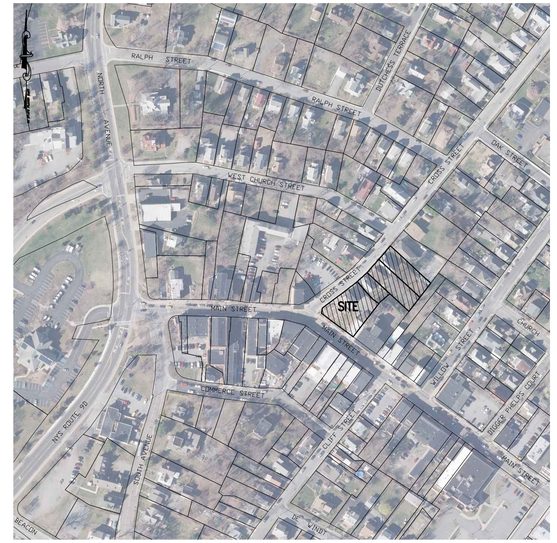
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
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- 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
1	153.0'	144.1' 8" CIP			
2	153.1'	140.3' 12" ACP*	140.1' 12" ACP*		
3	153.6'	146.4' 12" ACP*	146.3' 12" VCP		
4	155.8'	148.7' 12" VCP	148.6' 12" VCP		
5	150.8'	137.9' xx	137.8' xx		
6	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
1	153.3'	144.6' 24" RCP	140.7' 36" RCP	140.5' 36" RCP	
2	153.0'	149.0' 15" RCP	148.9' 30" RCP		
3	153.4'	149.3' 15" RCP	149.3' 15" CPP		
4	154.2'	149.5' 15" CPP	149.5' 15" CPP	149.8' 12" CPP	
5	154.3'	149.8' 15" CPP	149.7' 15" CPP		
6	151.0'	xx	xx		
7	150.9'	142.7' 36" RCP	142.6' 36" RCP		
8	154.7'	150.2' 15" CCP			
9	151.6'	143.6' 15" RCP			
10	154.7'	1151.8' 12" CCP			
11	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
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2	3/29/22	PER PLANNING BOARD COMMENTS	CMB	8	7/25/23	PER PLANNING BOARD COMMENTS	ESR
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				
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6	5/30/23	REVISED PARKING LAYOUT	ESR				

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
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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

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



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
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- W EXISTING WATER LINE
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- EXISTING WELL
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- 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
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- R RESERVED PARKING SPACE

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%

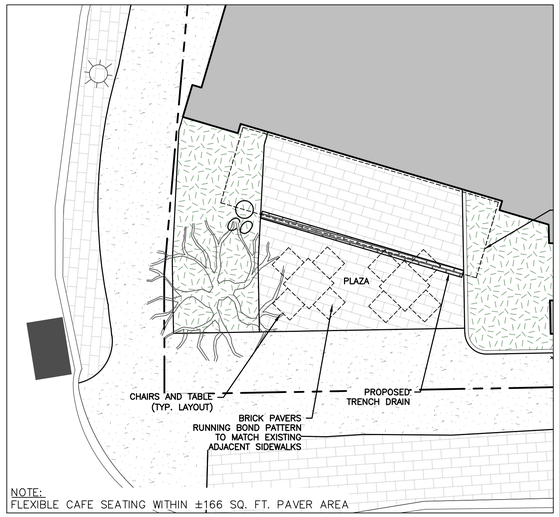
1. ONE-HALF MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT. ADJOINING RESIDENTIAL DISTRICT IS R1-5, WHICH SPECIFIES 5,000 SQFT PER DWELLING UNIT.
2. NO MAXIMUM BUILDING COVERAGE FOR MULTI-FAMILY USES, 40% MAXIMUM BUILDING COVERAGE FOR ALL OTHER USES.

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	25*

* 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 LAST REVISED JULY 25, 2023.

SIX SPACES WILL BE RESERVED FOR THE SENIOR RESIDENTIAL UNITS DESIGNATED AS [R] ON THIS PLAN. IF NO SENIOR RESIDENTS REQUEST OR REQUIRE THE SPACES, THEY MAY BE REASSIGNED FOR OTHER USES.



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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_____ SECRETARY

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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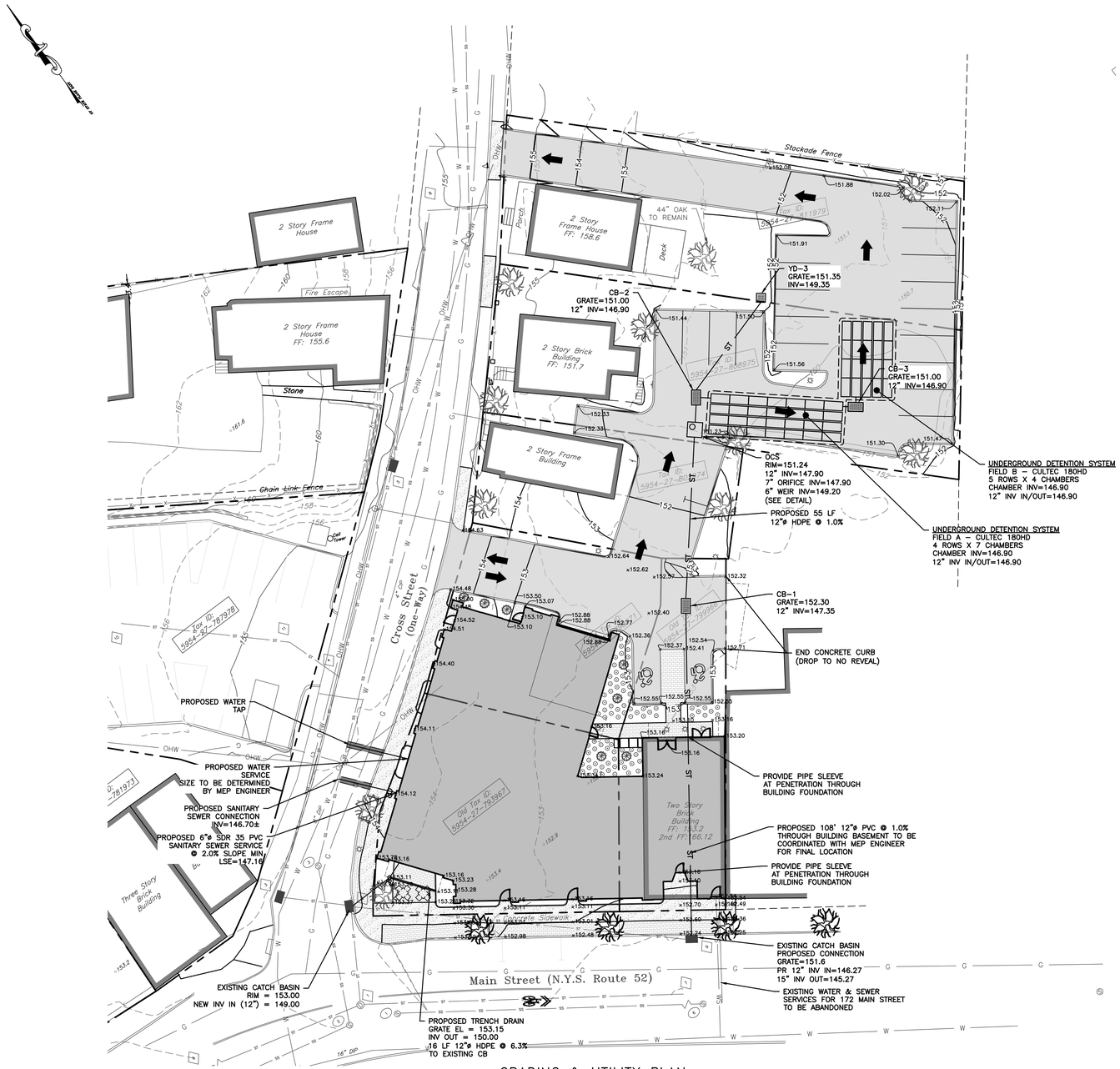
OVERALL SITE PLAN

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
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- PROPOSED WATER VALVE

GRADING NOTES:

1. ALL PROPOSED SPOT ELEVATIONS REPRESENT BOTTOM CURB ELEVATION UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL ENSURE POSITIVE SURFACE WATER FLOW TO THE INTENDED DRAINAGE FACILITIES.
3. SEE ALSO ADA CONSTRUCTION NOTES ON SHEET CV-1.

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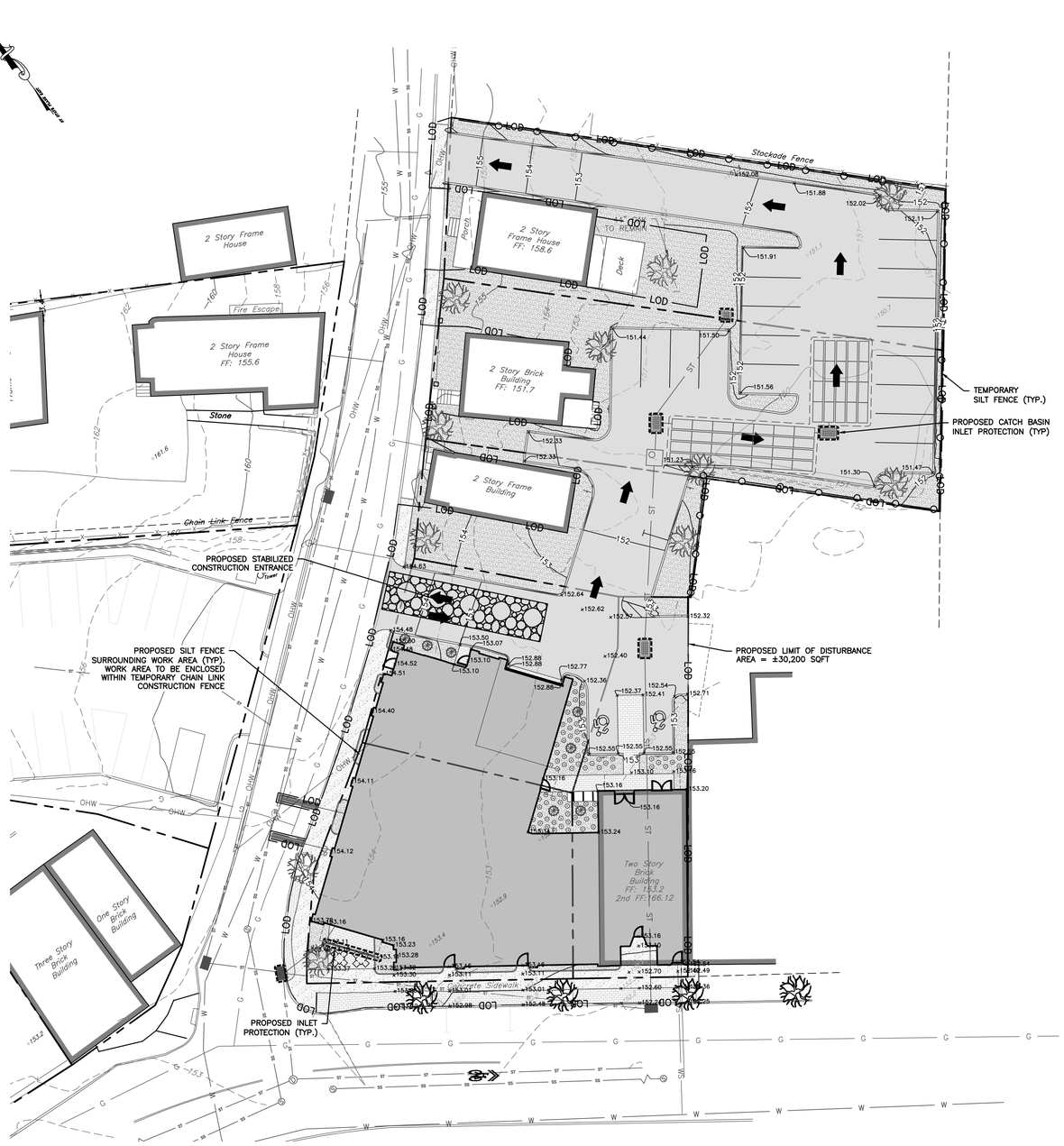
GRADING & UTILITY PLAN

TWO CROSS STREET

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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
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

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

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

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

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

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

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK	7	6/27/23	PER PLANNING BOARD COMMENTS	DGK
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB	8	7/25/23	PER PLANNING BOARD COMMENTS	ESR
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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STATE OF NEW YORK · DANIEL G. KOGAN · 082716 · LICENSED PROFESSIONAL ENGINEER

SEAL

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

EROSION & SEDIMENT CONTROL PLAN

TWO CROSS STREET

2, 8, 10 & 12 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 802974, 808975 & 811979

JOB #:	2019:036
DATE:	10/29/19
SCALE:	1"=20'
TITLE:	EC-1
SHEET:	5 OF 9

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



LIGHTING & LANDSCAPING PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
KP	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
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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

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6	5/30/23	REVISED PARKING LAYOUT	ESR				

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STATE OF NEW YORK JUSTIN G. ROBERTS 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

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LIGHTING & LANSCAPING PLAN

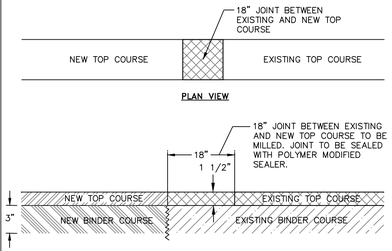
TWO CROSS STREET

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CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–799966, 802974, 808975 & 811979

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TITLE: LT–1
SHEET: 6 OF 9

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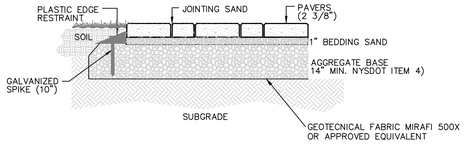
SITE DETAILS



NOTES:

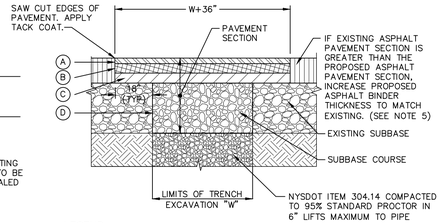
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT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

MILLED KEYWAY DETAIL
NOT TO SCALE



NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2015 INTERNATIONAL BUILDING CODE

CONCRETE PAVER DETAIL
NOT TO SCALE

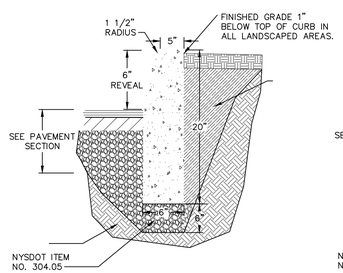


LEGEND
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
- (B) 3" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
- (C) 3" ASPHALT CONCRETE BASE COURSE- NYSDOT TYPE 1
- (D) 6" GRANULAR SUBBASE COURSE- NYSDOT ITEM 304.12

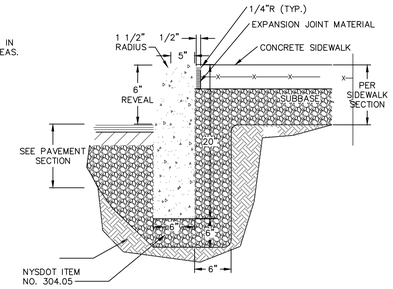
NOTES:

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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



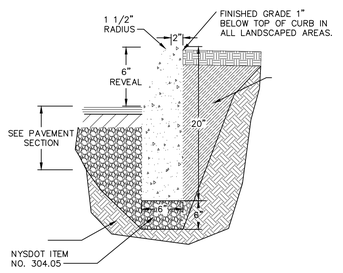
ABUTTING GRASS OR LANDSCAPE



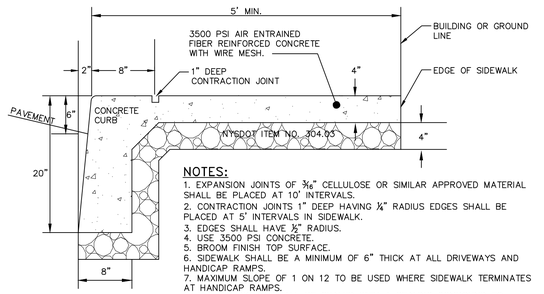
ABUTTING SIDEWALK

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

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



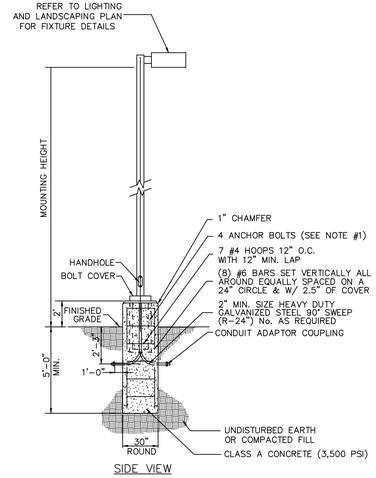
MOUNTABLE CURB ABUTTING GRASS OR LANDSCAPE
NOT TO SCALE



NOTES:

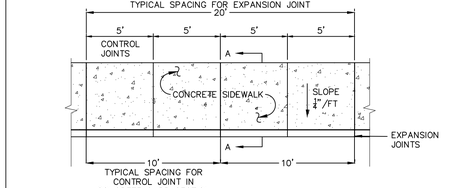
1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.
8. THE SIDEWALKS SHALL BE SEALED WITH A SEALING COMPOUND TO PROTECT AGAINST DE-ICING AGENTS.

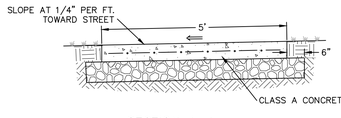
MONOLITHIC CURB AND SIDEWALK DETAIL FOR SIDEWALKS ALONG CITY STREET
NOT TO SCALE



SIDE VIEW
NOT TO SCALE

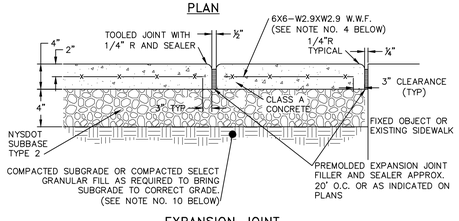
POLE AND LUMINARE DETAIL
NOT TO SCALE



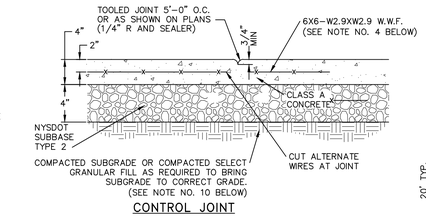


SECTION A-A

PLAN



EXPANSION JOINT

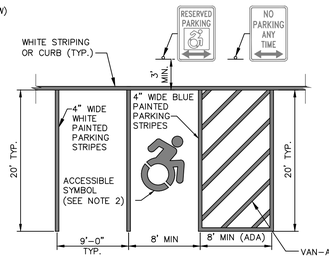


CONTROL JOINT

NOTES:

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

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

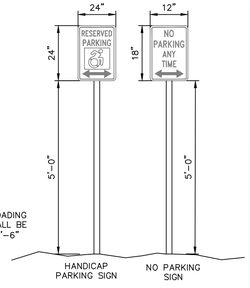


TYPICAL PARKING STRIPING | ACCESSIBLE PARKING STRIPING

NOTES:

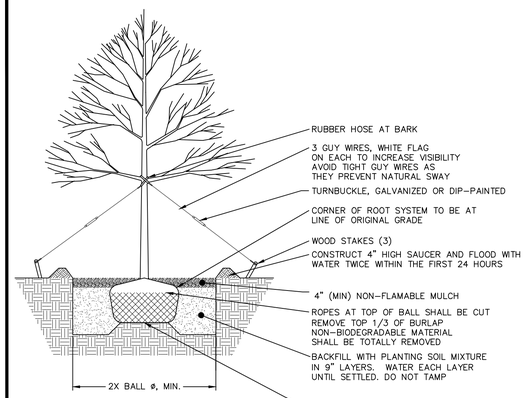
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE

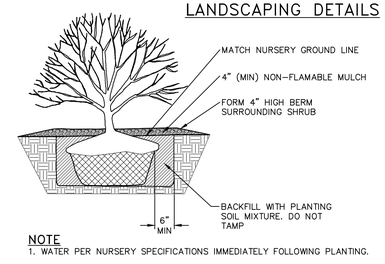


SIGN DETAILS
NOT TO SCALE

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	8	7/25/23	PER PLANNING BOARD COMMENTS	ESR
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

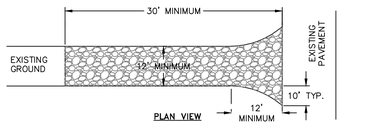
TWO CROSS STREET

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) 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.

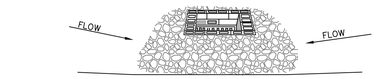
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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.

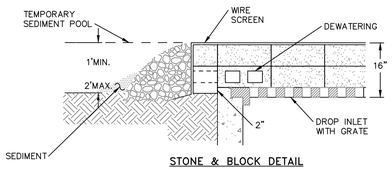
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

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

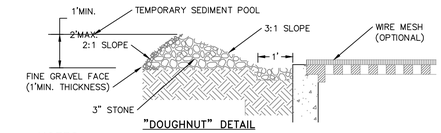
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

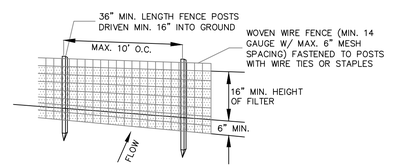


"DOUGHNUT" DETAIL

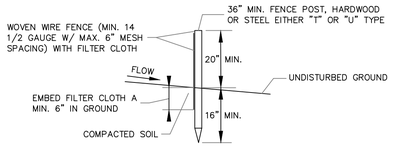
NOTES:

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



PERSPECTIVE VIEW



SECTION VIEW

NOTES:

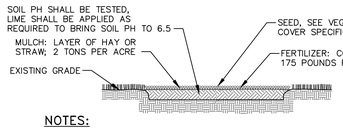
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

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. 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:

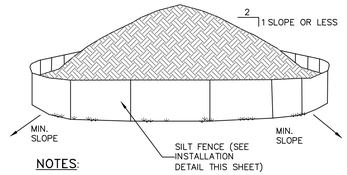
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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.

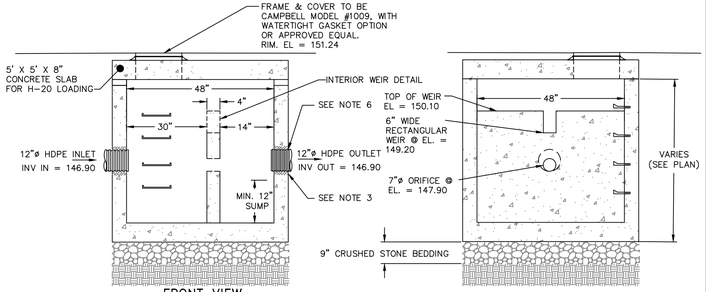
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

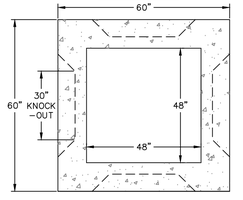


NOTES:

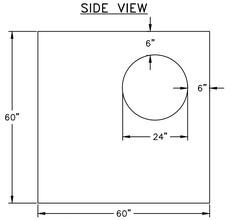
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE





OCS DIMENSIONS PLAN VIEW



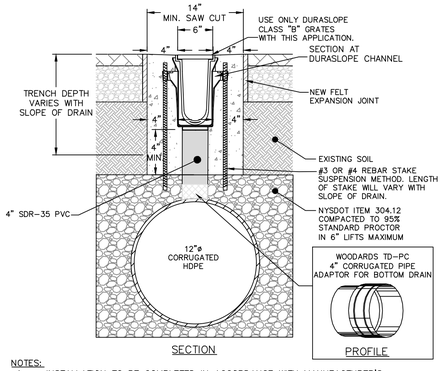
CONCRETE COVER PLAN VIEW

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 LINEAL) 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.

UNDERGROUND DETENTION OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE

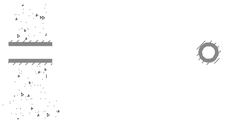
STORMWATER DETAILS



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



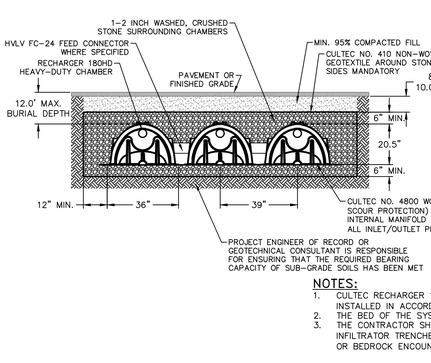
SIDE VIEW

FRONT VIEW

NOTES:

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

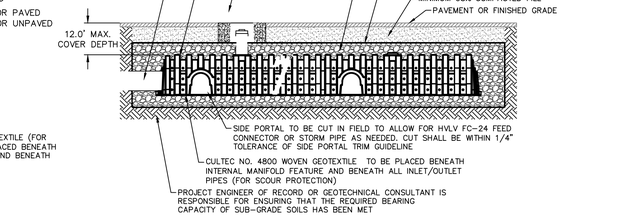
PIPE SLEEVE THROUGH CONCRETE WALL DETAIL
NOT TO SCALE

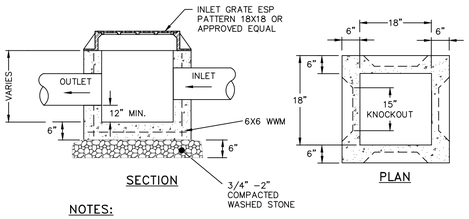


NOTES:

1. CULTEC RECHARGER 180HD 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.).

UNDERGROUND DETENTION SYSTEM DETAIL
NOT TO SCALE

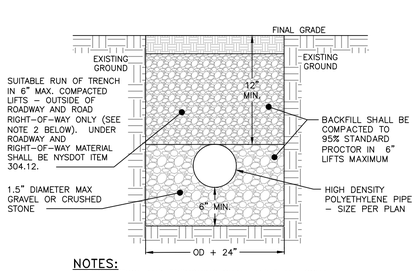




NOTES:

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.

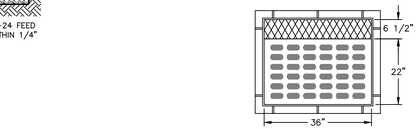
PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



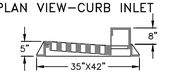
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

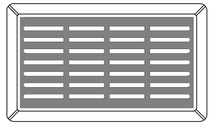
STORM LINE TRENCH DETAIL
NOT TO SCALE



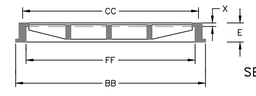
PLAN VIEW–CURB INLET



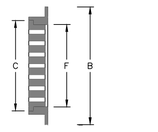
SECTION VIEW–CURB INLET



PLAN VIEW–FLAT INLET



SECTION VIEW 1–FLAT INLET



SECTION VIEW 2–FLAT INLET

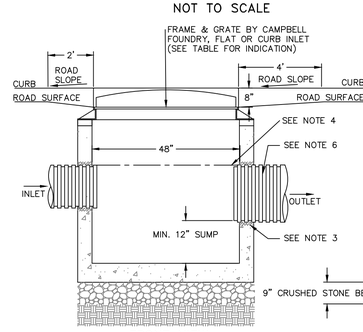
DIMENSION TABLE:

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

NOTES:

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

CAST IRON STORMWATER FLAT AND CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:

1. 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:				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	8	7/25/23	PER PLANNING BOARD COMMENTS	ESR
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				
4	8/29/22	PER PLANNING BOARD COMMENTS	ESR				
5	9/26/22	PER PLANNING BOARD COMMENTS	ESR				
6	5/30/23	REVISED PARKING LAYOUT	ESR				

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SEAL

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

CONSTRUCTION DETAILS 2

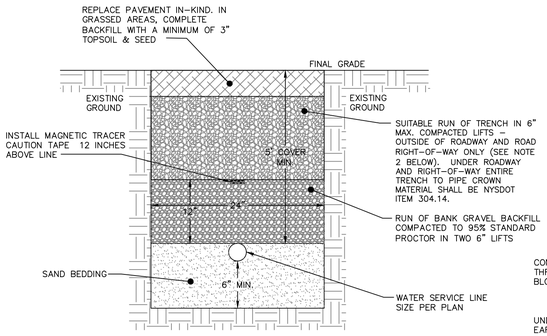
TWO CROSS STREET

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

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WATER & SEWER DETAILS



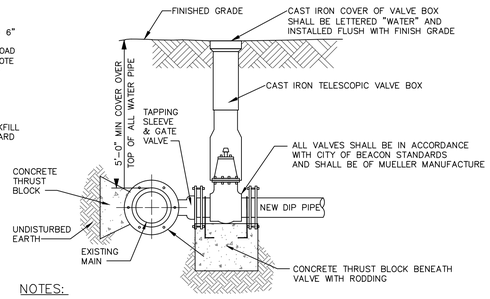
NOTES:

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.

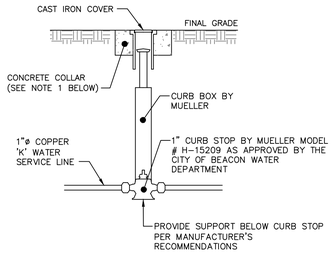
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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



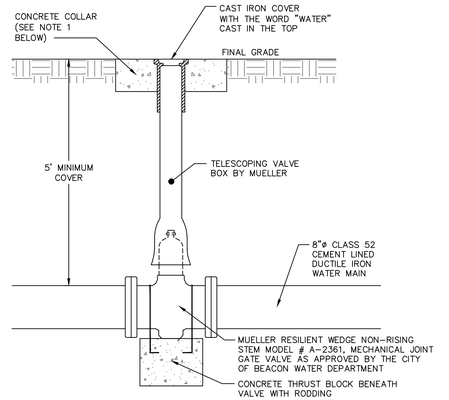
NOTES:

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.

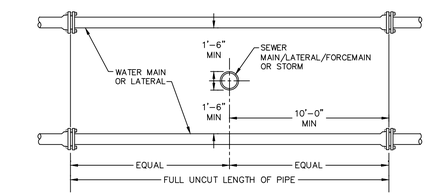
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



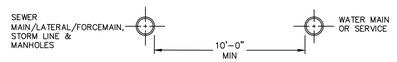
NOTES:

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

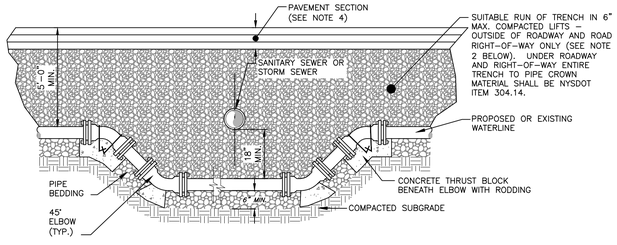


HORIZONTAL SEPARATION

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.

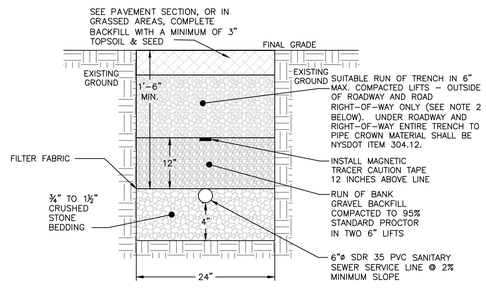
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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

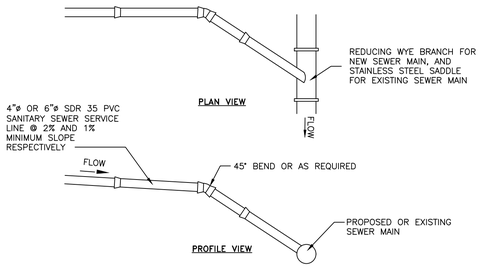


NOTES:

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
8	7/25/23	PER PLANNING BOARD COMMENTS	ESR

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

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

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LANC & TULLY
Engineering and Surveying, P.C.

August 3, 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:

- Cover letter to Planning Board from Hudson Todd, LLC., dated July 25, 2023.
- Response correspondence from Hudson Todd, LLC. To Lanc & Tully, dated July 25, 2023.
- Response correspondence from Hudson Todd, LLC. To John Clarke, dated July 25, 2023.
- Infiltration and Inflow (I&I) Investigation report for 8, 10 & 12 Cross Street, dated July 20, 2023, as prepared by Hudson Land Design.
- Parking Analysis, with the latest revision date of July 25, 2023, as prepared by Colliers Engineering & Design.
- Report titled "Drainage Report for 2 Cross Street", with the latest revision date of July 25, 2023, as prepared by Hudson Land Design.
- Plans titled "Two Cross Street", with the latest revision date of July 25, 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. The project now proposes 25 parking spaces to be located across the project site.

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". ***Applicant notes that the agreement will be updated on approval of the parking plan.***

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 will be prepared and submitted with a future submission if the drainage system design is found to be acceptable.***

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. The submitted drainage analysis prepared by Hudson Land Design was found to be acceptable. The project is proposing an underground stormwater facility that will retain the stormwater runoff from the site, which will be released to the existing stormwater conveyance system located in Main Street at a lower flow rate than what currently flows off the site.

   When the project was previously approved, the project proposed the development of a green roof on a portion of the new building proposed. Is this green roof still to be constructed? If so, the drainage analysis should be updated to mention the green roof.

6. An Inflow & Infiltration (I&I) Study was conducted of 8, 10 and 12 Cross Street as requested. Although no inflow of stormwater was found at 8 and 10 Cross Street, 12 Cross Street was found to have a sump-pump connected to the sanitary sewer lateral leaving the building. The applicant is proposing to rectify

the found connection at 12 Cross Street by re-directing the sump pump to the proposed stormwater drainage system to be installed on the site, which would eliminate approximately 600 gallons of stormwater from entering the City's sewer system on a daily basis.

Grading & Utility Plan (Sheet 4 of 9):

1. The plan shall note what type of PVC pipe is to be used for the stormwater pipe proposed through the building.

2. The size of the water tap proposed for the project shall be provided on the plans. Note No. 5 on the Cover sheet states that the line will be a minimum of 4" in size but shall be confirmed with MEP engineer. The MEP engineer shall provide the required size of the water service line to feed the building at this time so that it can be accurately reflected on the plans. ***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. ***The applicant notes that they have requested information from the City of Beacon Water Department as to the size of the existing water main and will provide this on a future submission.***

Construction Details 2 (Sheet 8 of 9):

1. The "Pipe Sleeve" detail in the lower left corner of the sheet is not very clear. The walls of the foundation should be shown along with the detail noting the size of the sleeve through the walls and the sleeve material.

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: August 4, 2023
Re: **2 Cross Street, Site Plan Amendments**

I have reviewed a cover letter from Hudson Todd LLC, two response letters to previous consultant comments, updated Shared Parking Analysis from Colliers Engineering, and a 9-sheet set of engineering drawings from Hudson Land Design, all dated July 25, 2023.

Proposal

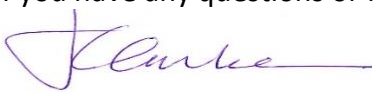
The applicant is proposing to modify elements of a previously approved 3-story mixed-use building with 4,980 square feet of ground-floor commercial and 18 affordable apartments, incorporating an existing historic building into the design. The parcel is in the Central Main Street (CMS) district and the Main Street frontage is also in the Historic District and Landmark Overlay (HDLO).

Comments and Recommendations

1. 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 updated 25-space parking justification should be reviewed by the Board's Traffic Consultant. The notes under the parking table should include that the reduction in parking spaces is permitted under sections 223-26 C(6) and 223-41.18 G(3).

2. All my other previous comments have been addressed.

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



John Clarke, Beacon Planning Consultant

c: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer
Joseph Donovan, Hudson Todd LLC
Joseph Torhan, Project Architect

August 4, 2023

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

RE: Parking Study Review #2 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 August 8, 2023 Planning Board Agenda Packet for the above-referenced project. The proposed project now proposes 25 parking off-street parking spaces (one more than previously) with six (6) of the spaces being dedicated to the residents and supporting staff member of the nine (9) senior housing units. The remaining 19 spaces will be shared amongst the nine (9) affordable housing units, three (3) existing residential buildings, and 4,890-square-foot retail space. CM reviewed the Shared Parking Analysis prepared by Colliers Engineering and Design, dated July 25, 2023, intended to justify the proposed number of off-street spaces.

We offer the following comments:

1. Upon further review of the Shared Parking Analysis prepared by Colliers, CM notes that the parking demand analysis cites ITE average rates, which result in a demand of 25 parked vehicles. Given the applicant's desire to maximize greenspace and not construct unnecessary parking spaces, it is still prudent to consider the 85th percentile rates. Using the 85th-percentile rates, the senior housing component of the project would require up to five spaces during both the weekday and weekend, and the affordable housing component would require up to 12 spaces during the weekday and nine (9) spaces during the weekend. Furthermore, the ITE *Trip Generation Manual* provides time-of-day parking demands specific to Land Use Code (LUC) 254 "Assisted Living." Based on the revised demands and the time-of-day parking demand for LUC 254, peak demand increases from 25 to 28 parking spaces during a weekday and 29 parking spaces during a weekend. CM recommends that the site plan be revised to show 29 proposed parking spaces. Consideration can be given to land-banking the four additional spaces.
2. CM agrees with the recommendation in the Colliers report to dedicate six (6) of the off-street parking spaces to the senior housing component with one of the six spaces solely for the supporting staff member.
3. Based on discussions raised during the July Planning Board meeting, CM has attached the ITE descriptions for LUC 223 "Affordable Housing", LUC 252 "Senior Adult Housing-Attached", and LUC 254 "Assisted Living".

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 2.docx

Land Use: 223 Affordable Housing

Description

Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age. Multifamily housing (low-rise) (Land Use 220), multifamily housing (mid-rise) (Land Use 221), and multifamily housing (high-rise) (Land Use 222) are related land uses.

Additional Data

For the majority of study sites in this land use code, 100 percent of the dwelling units are considered affordable. For residential study sites that provide a mix of market value and affordable units, the study sites with at least 75 percent of the dwelling units designated as affordable are also included in this land use database.

Separate data plots and statistics are presented for subsets of the affordable housing database: sites with income limitations for its tenants, sites with minimum age thresholds for its tenants (i.e., senior housing), and sites comprised entirely of single-room-only units.

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

- In a general urban/suburban setting, 1.3 spaces per dwelling unit (28 sites) and 0.7 spaces per bedroom (9 sites)
- In a dense multi-use urban setting, 0.6 spaces per dwelling unit (28 sites) and 0.3 spaces per bedroom (26 sites)
- In a center city core setting, 0.3 spaces per dwelling unit (6 sites) and 0.3 spaces per bedroom (6 sites)

The sites were surveyed in the 1990s and the 2010s in California, Connecticut, District of Columbia, Maryland, Massachusetts, New Jersey, and Oregon.

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

314, 514, 533, 535, 536, 537, 539, 541, 579, 582, 585, 586

Land Use: 252 Senior Adult Housing—Attached

Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities This type of housing for active senior adults can take the form of bungalows, townhouses, and apartments. These developments may include limited social or recreational services. They generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

The minimum age thresholds for the study sites in the database are not known. It would be expected that a development with an age restriction of 55 would include more households with an employed resident than would a development with an age restriction of 65. How this age restriction affects parking demand cannot be determined from the available data.

Additional Data

The average parking supply ratio for the three study sites in a general urban/suburban setting and with parking supply information is 0.9 spaces per dwelling unit.

The sites were surveyed in the 2000s in Pennsylvania.

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 Number

431

Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites), a Saturday (eight study sites), and a Sunday (nine study sites) in a general urban/suburban setting.

	Percent of Peak Parking Demand		
Hour Beginning	Weekday	Saturday	Sunday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	52	–	–
8:00 a.m.	62	–	–
9:00 a.m.	78	–	–
10:00 a.m.	82	–	–
11:00 a.m.	93	97	89
12:00 p.m.	96	100	90
1:00 p.m.	100	95	100
2:00 p.m.	95	78	96
3:00 p.m.	85	68	86
4:00 p.m.	75	70	90
5:00 p.m.	68	63	80
6:00 p.m.	61	56	65
7:00 p.m.	–	–	–
8:00 p.m.	–	–	–
9:00 p.m.	–	–	–
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–

Additional Data

The rooms in these facilities may be private or shared accommodations, consisting of either a single room or a small apartment-style unit with a kitchenette and living space.

The average parking supply ratio for 30 study sites in a general urban/suburban setting and not located within ½ mile of rail transit is 0.5 spaces per dwelling unit. For two study sites in a general urban/suburban setting and located within ½ mile of rail transit, the average parking supply ratio is 0.4 spaces per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Illinois, Indiana, New Jersey, New York, Pennsylvania, Tennessee, Utah, Virginia, and Washington.

Future parking demand studies should record the building size and the numbers of dwelling units, occupied dwelling units, beds, and employees.

Source Numbers

42, 59, 121, 247, 279, 287, 315, 422, 431, 432, 438, 451, 506, 507, 516, 527, 539

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: Mercedes Perez, Planning Board Secretary

Address: One Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5005

E-mail: mperez@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 1-9, entitled "Two Cross Street", prepared by Hudson Land Design Professional Engineering, Beacon NY, dated August 27, 2019, last revised July 25, 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 *[25/29]* 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.

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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, last revised July 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 *[25/29]* 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. Section 223-26.C(6) further authorizes the Planning Board to allow the joint use of parking spaces for uses on the same or contiguous lots where the total number of parking spaces provided is less than the spaces required for each use, provided the Board finds that the number of parking spaces provided will substantially meet the intent of the Zoning Code by reason of variation in the probable time and maximum use and provided that such approval shall be automatically terminated upon a change of use at the Property.

Utilizing industry standard hourly parking demands per Institute of Transportation Engineers (ITE) publications, the senior and affordable housing units, retail spaces, and existing residential units at 8, 10, and 12 Cross Street would generate a peak parking demand of 29 parking spaces (*see, City Traffic Consultant memo dated August 4, 2023)*. 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 *[25/29]* 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), and authorization for shared parking, 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: August 8, 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		

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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 as part of the Empire State Supportive Housing Initiative ("ESSHI") which will provide supportive housing for elderly seniors ("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 the 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

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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., dated August 27, 2019, last revised July 25, 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 11 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 25 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, Section 223-26.C(6) of the Zoning Code authorizes the Planning Board to approve the joint use, or shared use, of parking spaces by two or more uses on the same lot or on contiguous lots, the total capacity of which is less than the spaces required for each, provided the Board finds that the number of parking spaces provided will substantially meet

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the intent of the Zoning Code by reason of variation in the probable time and maximum use and provided that such approval shall be automatically terminated upon a change of use at the Property; and

WHEREAS, the Applicant submitted a Shared Parking Analysis, prepared by Colliers Engineering & Design, dated June 26, 2023, revised July 25, 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 Applicant has provided for the reservation of six (6) parking spaces for the proposed senior residential units as shown on Sheet 3 of 9 of the Site Plans, last revised July 25, 2023, notwithstanding that such reserved parking spaces may be reassigned for other uses if no senior residents request or require use of those reserved parking spaces; 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, July 11, 2023, and August 8, 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 August 8, 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.

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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 proposed retail use on the Main Parcel the CMS Zoning District pursuant §223-41.18.(G)(3)(f) of the Zoning Code to allow *[one (1)/five (5)]* off-street parking space(s) for such use, where ten (10) spaces are required by the Zoning Code, based on the sufficiency of public parking within a 800 foot radius, including on-street parking in the vicinity. Such waiver shall not be applicable to the nine (9) parking spaces required for the existing residential units at 8, 10 and 12 Cross Street located in the T District or the fifteen (15) parking spaces required for the proposed residential uses on the Main Parcel. Further, pursuant to Section 223-26.C(6) of the Zoning Code, the Planning Board authorizes the shared use of the proposed parking spaces for the residential and retail uses on all parcels, with the exception of any parking spaces specifically reserved for the senior residential units, based upon a review of the submitted Shared Parking Analysis because the number of parking spaces provided will substantially meet the intent of the Zoning Code by reason of variation in the probable time and maximum use. Thus, the Planning Board hereby permits a total of *[25/29]* 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., dated August 27, 2019, last revised July 25, 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 11 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.

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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 August 3, 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 August 4, 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 August 4, 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:

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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

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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

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further environmental analysis and/or further project review, as the Board may deem appropriate.

Resolution Adopted: August 8, 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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City of Beacon Planning Board Agenda
08/08/2023

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

1113 Wolcot PB 8.8.23 Exhibit A - Response to Comments Memorandum prepared by Aryeh J. Siegel Architect, dated July 25, 2023.pdf

1113 Wolcott PB 8.8.23 Exhibit B - Responses to Comments Memorandum prepared by Hudson Land Design dated July 25, 2023.pdf

1113 Wolcott PB 8.8.23 Exhibit C - Revised Traffic and Parking Management Plan prepared by Colliers, last revised July 21, 2023.pdf

1113 Wolcott PB 8.8.23- Site Plan Set 7-25-23.pdf

1113 Wolcott PB 8.8.23- Supplemental Submission7-25-23 - Cover Letter.pdf

Lanc Tully PB 1113 Wolcott Ave 08-01-23 Review.pdf

John Clarke PB 1113 Wolcott Av 8.4.23.pdf

1113 Wolcott - Prophecy Theater - Special Permit, Site Plan, and Cert of Appropriateness Approvals - CLEAN 8-8-23 (4869-6017-9061.4).pdf

1113 Wolcott - Prophecy Theater - Special Permit, Site Plan, and Cert of Appropriateness Approvals - REDLINE (8.8.2023) (4893-5150-9869.7).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

July 25, 2023

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated July 7, 2023, and Lanc & Tully's Memorandum dated July 7, 2023

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged.

2. Comment acknowledged.

3. Comment acknowledged.
    a 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 An area for outdoor smoking has been identified on the site plan near the trash enclosure.

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

4. Comment acknowledged.

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

Lanc & Tully Comment Responses

1. Please refer to the revised Traffic & Parking Management Plan
2. Please refer to Hudson Land Design's comment response letter.

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

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

HUDSON LAND DESIGN

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

July 25, 2023

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

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

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's July 7, 2023 comment letter. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has prepared Sheets 1 through 8 of the plan set and has responded to Lanc & Tully comments that pertain to his sheets as well as John Clarke Planning and Design's comments under separate cover.

Lanc & Tully July 25, 2023 Comment Letter

General Comments

1. The 1.5-hour gap between events was determined based on the anticipated load-out and load-in time for a 150-person event. A 150-person event equates to 38 parked vehicles for the attendees. Assuming a 60-seconds per vehicle load out and load in time, which is consistent with the assumptions of the previously conducted queuing analysis, the load-out and load-in times would be approximately 40 minutes each. The 1.5-hour (90 minute) gap between events would provide for the 40 minutes of load-out time for the first event, at 10 minute cushion and then the 40-minutes of load-in time for the subsequent event. Under the same assumptions, events under 100-persons could be accommodated with a 1-hour between events. Regardless of the above, demonstrating a 1.5 hour gap is sufficient for the maximum capacity events, based on discussions with the Planning Board the Applicant has agreed to enforce a minimum 2-hour gap between events of any size as is now reflected in the Traffic & Parking Management Plan dated July 21, 2023.
2. Comment noted. A stormwater maintenance and easement agreement for the proposed stormwater management system will be prepared and submitted for review to the Planning Board Attorney and City Engineer.

Please refer to Aryeh Siegel's response letter for additional responses. Please find five (5) hard copies of the revised site plan set for continued review. Digital copies of same are provided with this submission. Five (5) copies of a revised Traffic & Parking Management Plan are also provided for review under separate cover. We look forward to discussing this project at your August 8, 2023 planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

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

Colliers
Engineering
& Design

Traffic & Parking Management Plan

July 21, 2023

1113 Wolcott Avenue

City of Beacon
Dutchess County, New York

Prepared for:

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

Prepared by:

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

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

Project No. 21004333A

Colliers Engineering & Design

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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. While it is the Applicant's opinion that a gap of one hour between events under 100 attendees and 1.5-hours[1] between events of 100 attendees or more is sufficient, based on discussions with the Planning Board, a minimum gap of two (2) hours between all successive events will be maintained. This gap

[1] The 1.5-hour gap between events was determined based on the anticipated load-out and load-in time for a 150-person event. A 150-person event equates to 38 parked vehicles for the attendees based on the City Code parking requirements. Assuming a 60-seconds per vehicle load out and load in time, which is consistent with the assumptions of the previously conducted queuing analysis for the Project, the load-out and load-in times would be approximately 40 minutes each. The 1.5-hour (90 minute) gap between events would provide for the 40-minutes of load-out time for the first event, a 10-minute cushion period and then the 40-minutes of load-in time for the subsequent event. Under the same assumptions, events under 100-persons could be accommodated with a minimum 1-hour gap between events. Regardless of the above, demonstrating a 1.5-hour gap is sufficient for the maximum capacity events, based on discussions with the Planning Board the Applicant has agreed to enforce a minimum 2-hour gap between events of any size.

between events is intended 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."

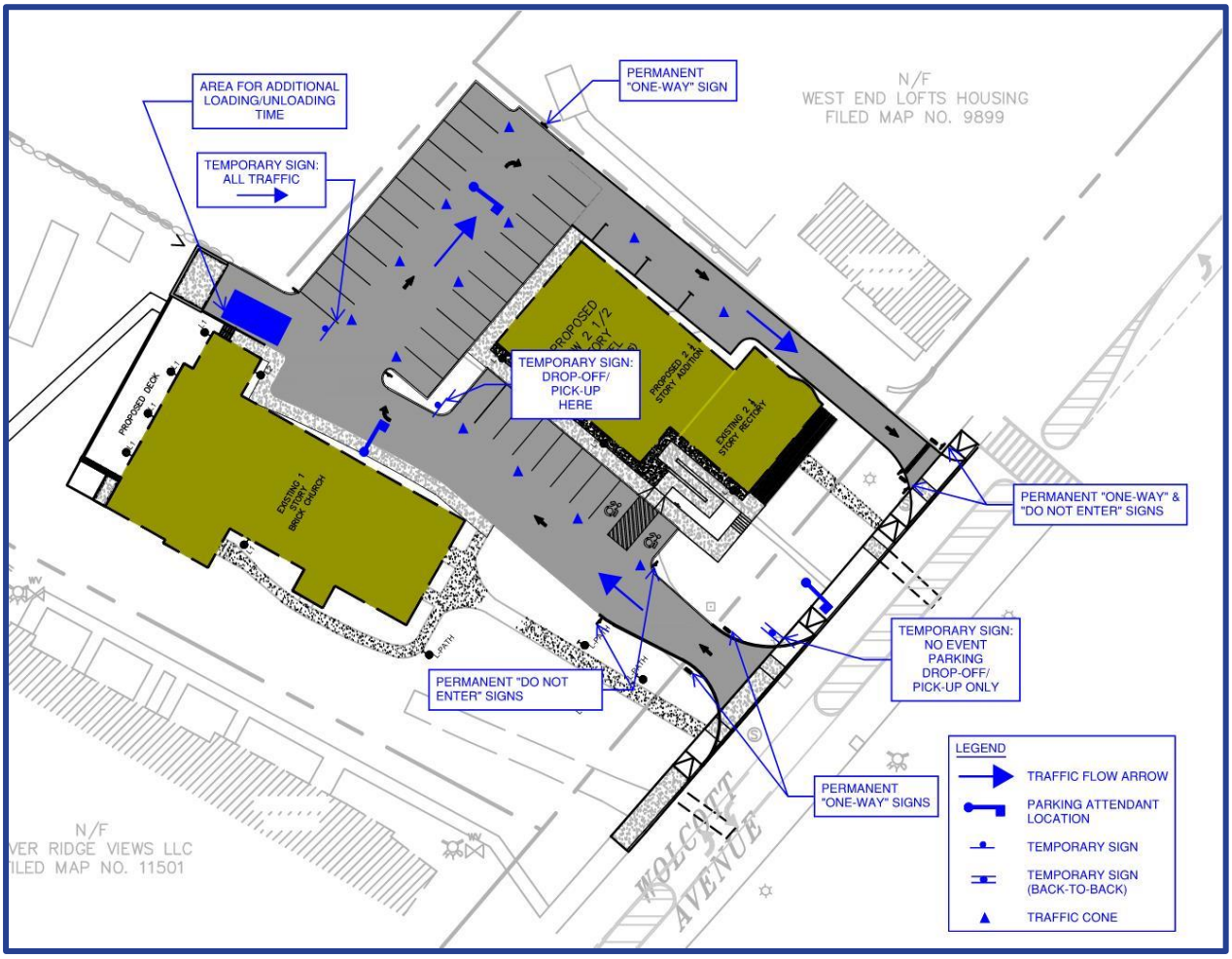
Based on the above and associated with the review of the Project by the City of Beacon Planning Board and its consultants, this TPMP has been prepared in order to provide an efficient and ongoing method of managing traffic flows, on-site and off-site parking, and other transportation related aspects 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

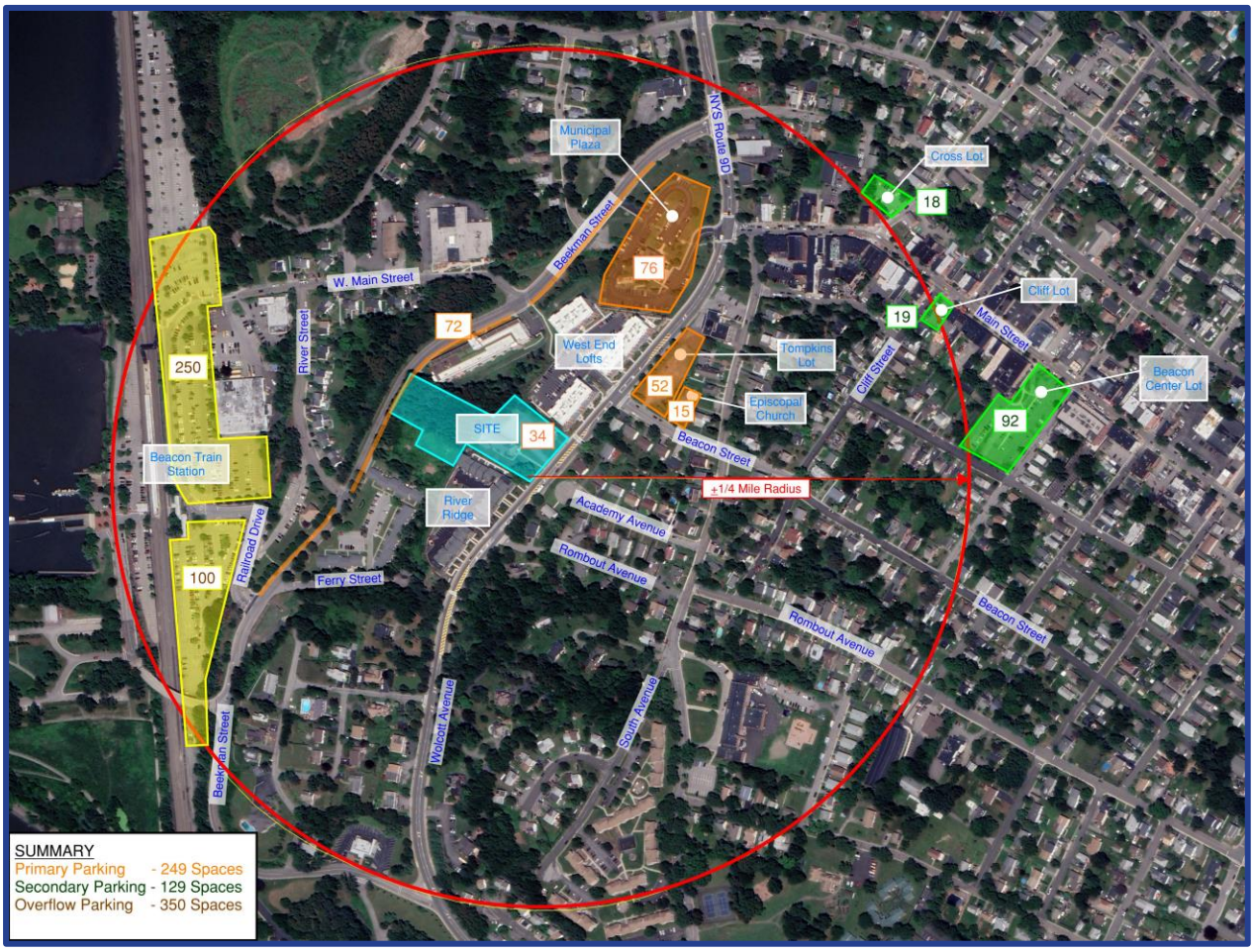
The Project proposes to provide 33 off-street parking spaces on the Site primarily for the use of Hotel guests and employees as required by the City of Beacon code for that use. All additional parking required for event attendees will be accommodated by off-site public parking in the vicinity of the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

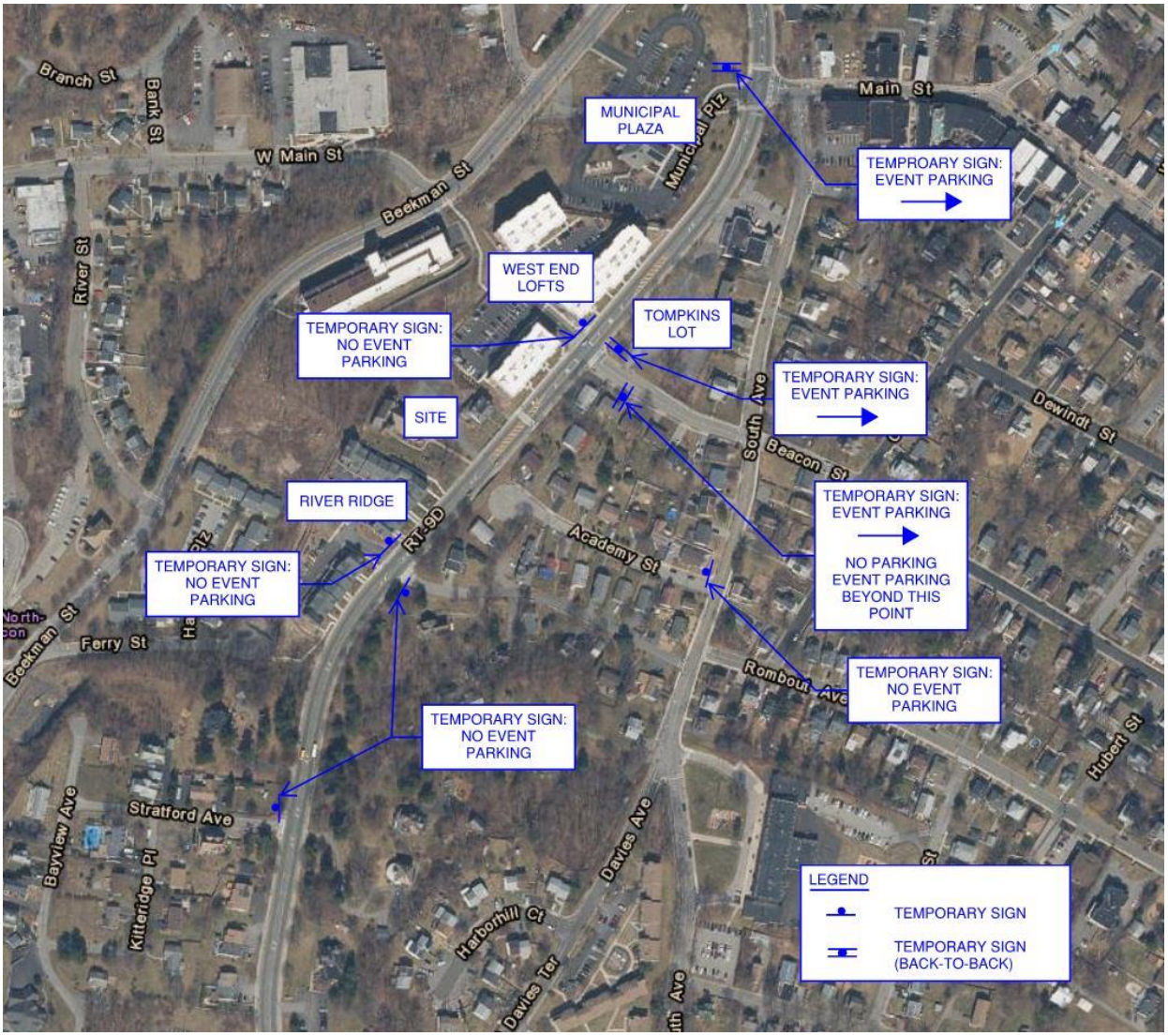
Under typical daily operations it is anticipated that hotel and café employees will find parking at the nearby public parking areas as well as additional employees and performers to support the Type B Events. During Type A Events, the Applicant will provide a specified location for employee and event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



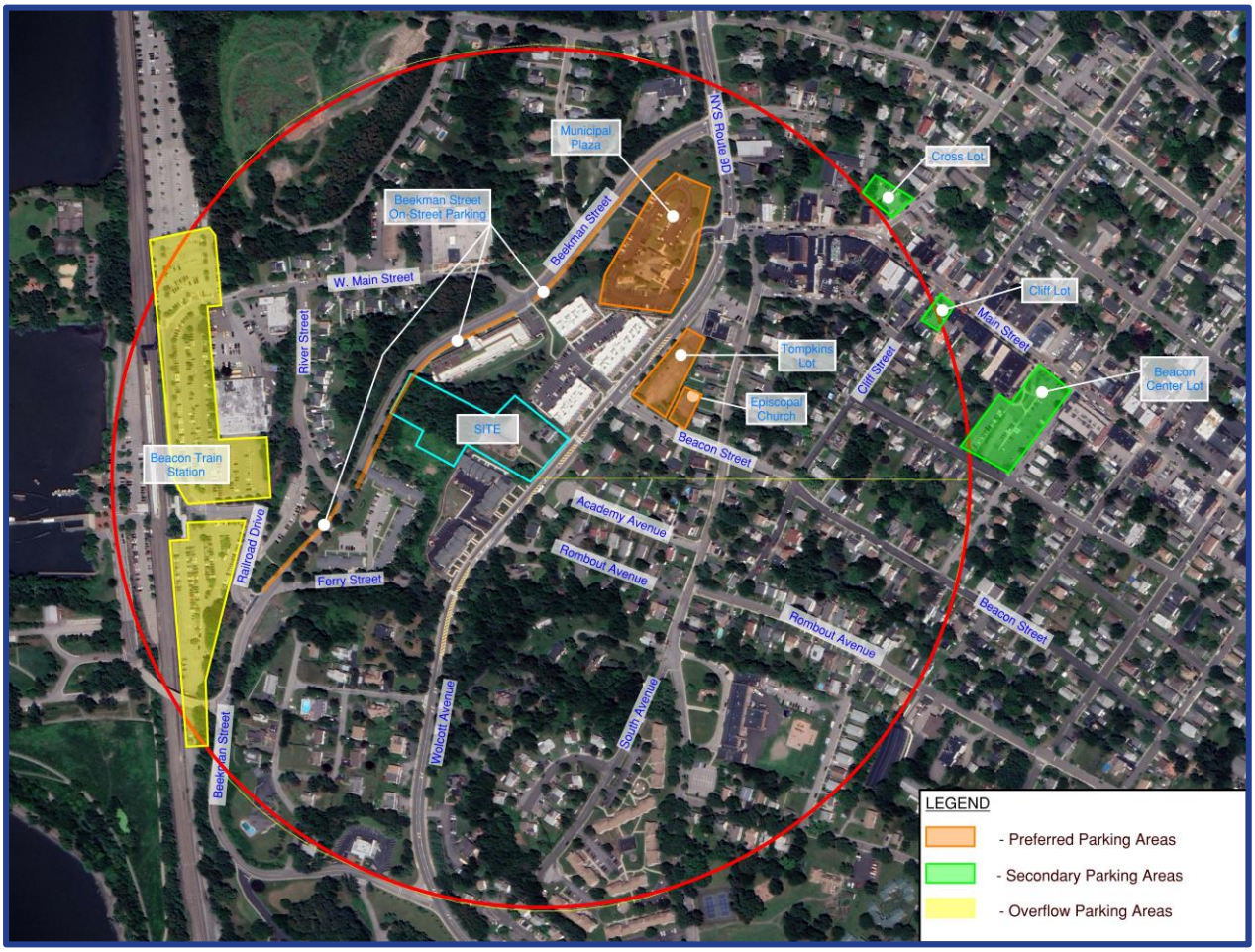
Dissemination of Information

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.

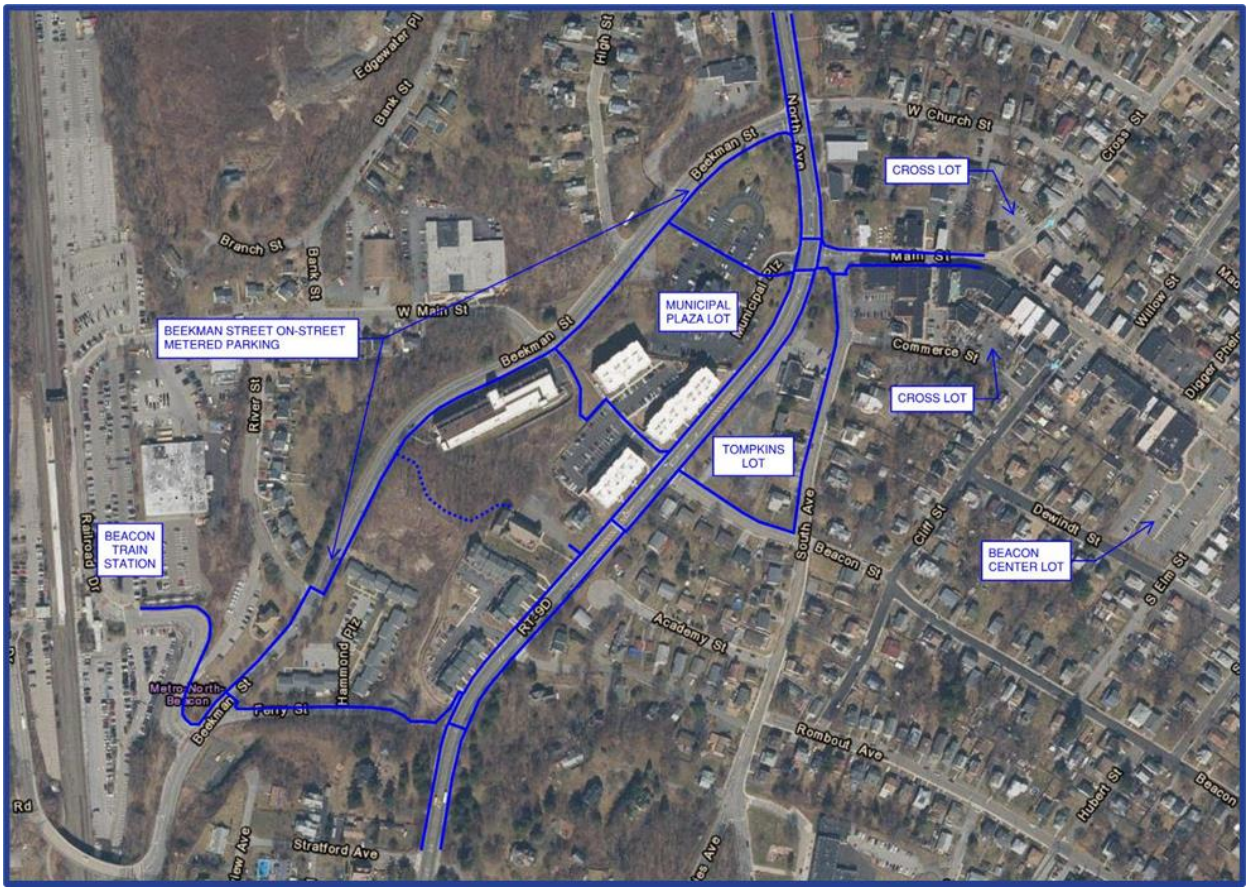
Pedestrian and Bicycle Access

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 the first 9-months after initial occupancy of the event space. This monitoring will include monitoring of a small event (up to 50 attendees) with the café open to the public, a medium event (50 to 100 attendees, aka Type B Event) with the café open to the public, and a large event (100-150 attendees, aka Type A Event) with the café closed to the public. The monitoring will be conducted by the Applicant's Traffic Engineer and will be utilized to incorporate further refinements to this 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. The City's Traffic Consultant will also be invited to take part in the monitoring on the date of the specific events to conduct their own independent observations of the event conditions. 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's Traffic Consultant.

The requirements of the TPMP and the associated monitoring will be worked into the Project approvals with the City of Beacon.

Colliers Engineering & Design

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Civil/Site • Traffic/Transportation • Governmental • Survey/Geospatial
Infrastructure • Geotechnical/Environmental • Telecommunications • Utilities/Energy

Bulk Zoning Regulations Table

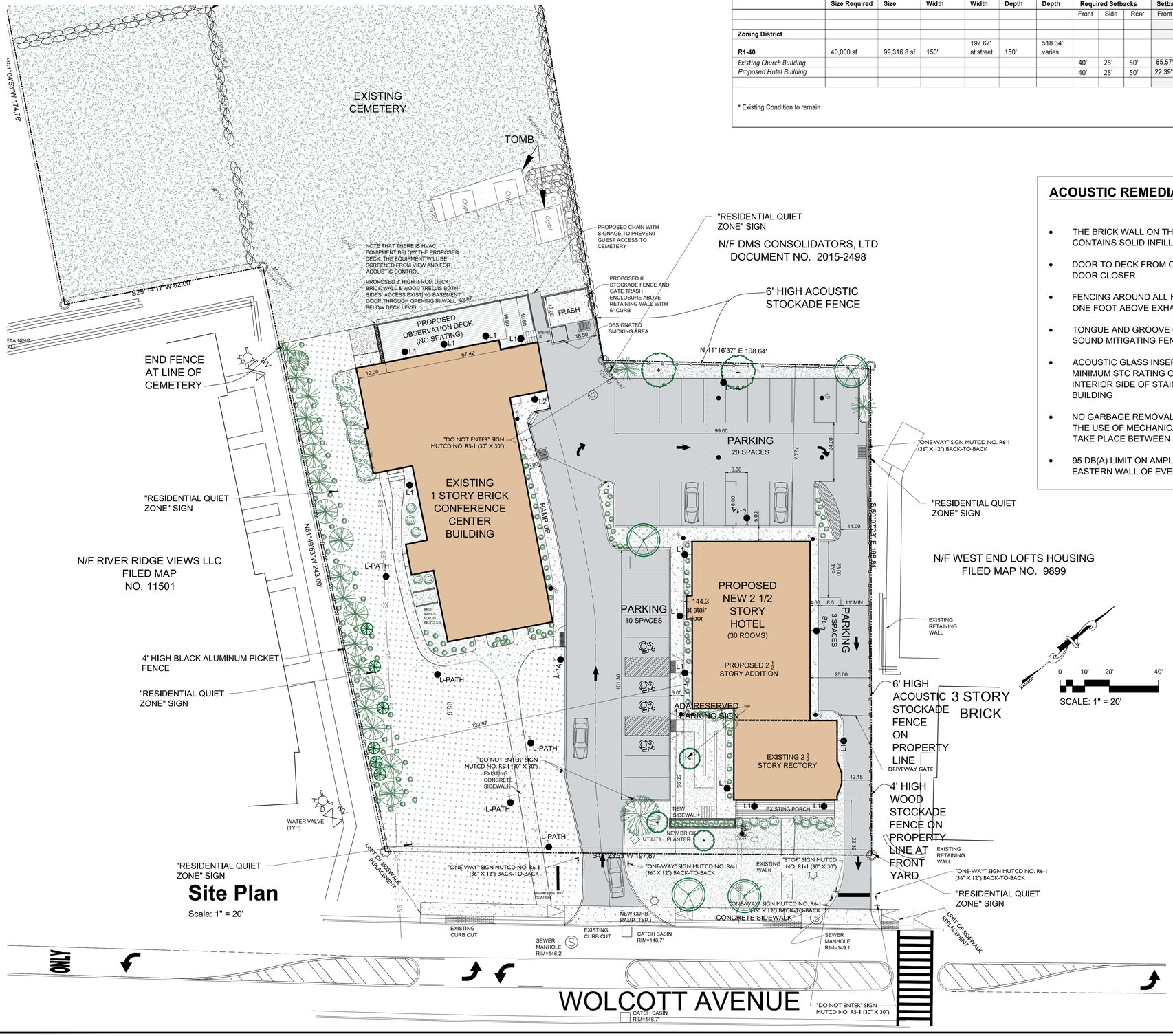
	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage
							Front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

* Existing Condition to remain



Location Map

Scale: 1" = 400'



Site Plan

Scale: 1" = 20'

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
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Index of Drawings

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Sheet 3 of 16	Existing Conditions & Demolition Plan
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Sheet 5 of 16	Hotel Building Plans & Elevations
Sheet 6 of 16	Conference / Event Plans
Sheet 7 of 16	Conference / Event Plans 2
Sheet 8 of 16	Conference Center Elevations
Sheet 9 of 16	Grading & Utility Plan
Sheet 10 of 16	Erosion & Sediment Control Plan
Sheet 11 of 16	Vehicle Tracking Plan
Sheet 12 of 16	Site Construction Details
Sheet 13 of 16	Stormwater Construction Details
Sheet 14 of 16	Water & Sewer Construction Details
Sheet 15 of 16	Erosion & Sediment Control Details
Sheet 16 of 16	Work Zone Traffic Control Plan

Special Use Permit Application

Sheet 1 of 16 - Site Plan

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

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

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

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

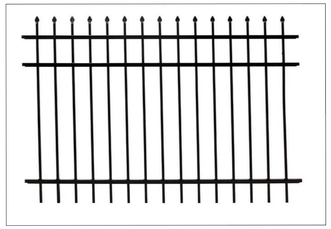
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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



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

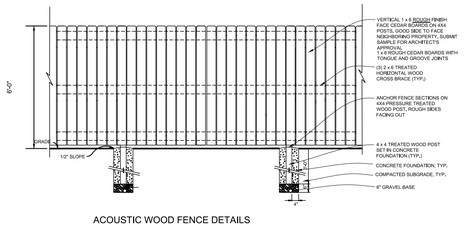
Metal Picket Fence



4' HIGH ALUMINUM PICKET FENCE. COLOR: BLACK.

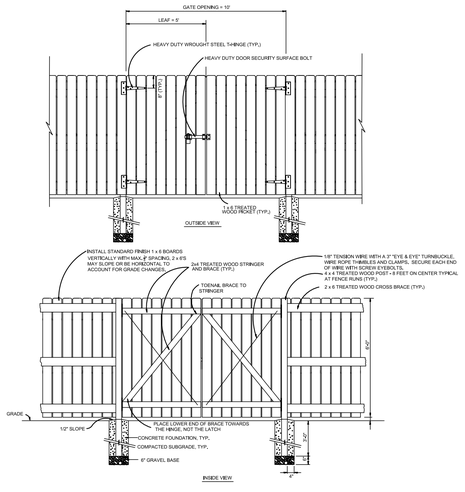
COORDINATE FENCE INSTALLATION DETAIL IN CONCRETE FOOTINGS WITH SPECIFIC FENCE MANUFACTURER ACCORDING TO THEIR SPECIFICATIONS

Metal Picket Fence

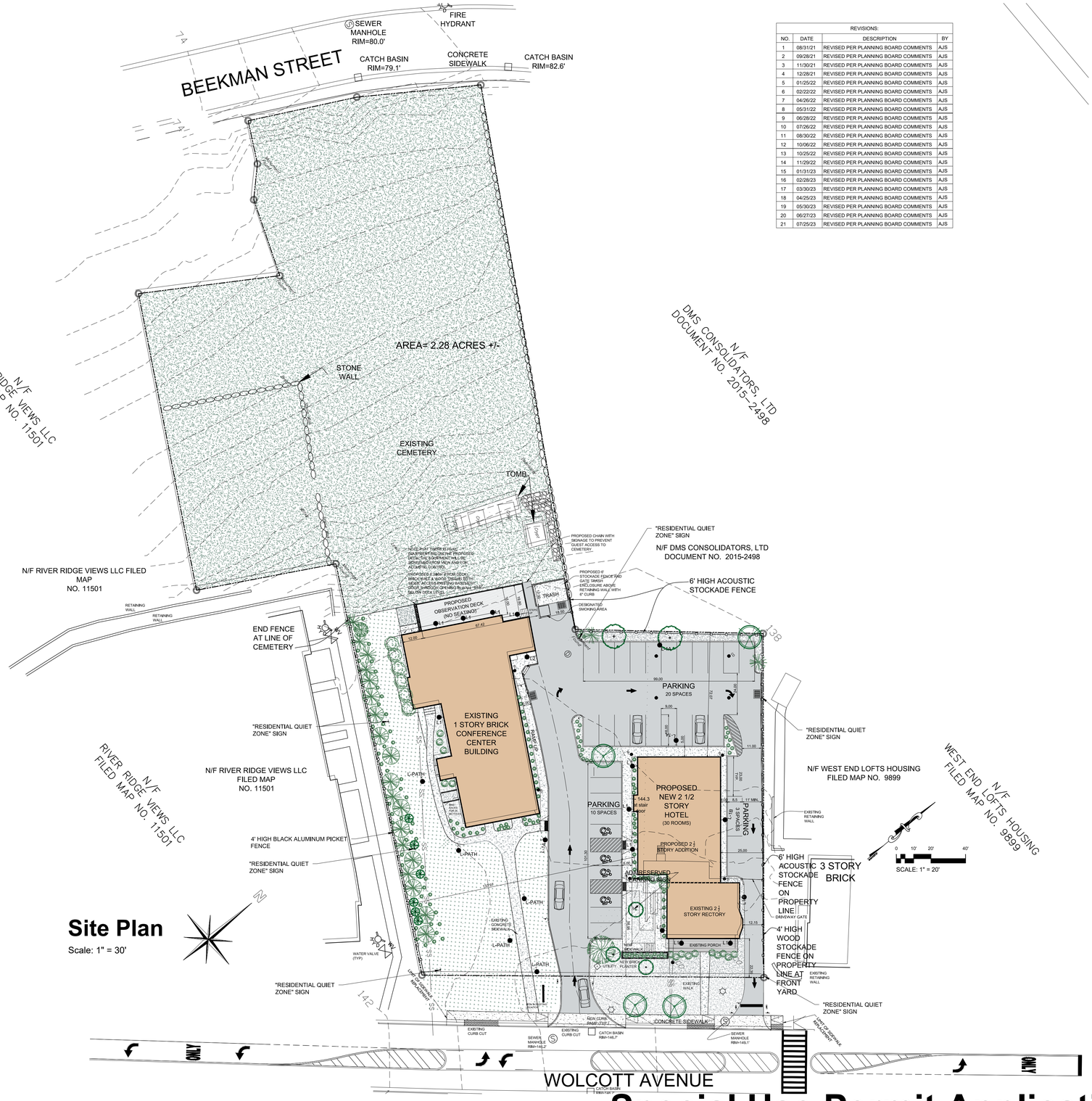


ACOUSTIC WOOD FENCE DETAILS

Acoustic Fence Details



Stockade Fence Details



Site Plan

Scale: 1" = 30'

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Special Use Permit Application

Sheet 2 of 16 - Full Site Plan

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

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

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

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

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

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CATCH BASIN RIM=79.1'
N 27°44'52" E 64.36'
N 34°22'48" E 72.03'
S 59°50'43" E 319.50'
306.3'
AREA= 2.28 ACRES +/-
STONE WALL
TOMB
N 41°16'37" E 108.64'
25.1'
N/F
WEST END LOFTS HOUSING
FILED MAP NO. 9899
GARBAGE
CONCRETE SIDEWALK
S 50°07'23" E 198.84'
RETAINING WALL
3 STORY BRICK
GRAVEL PARKING
REMOVE EXISTING GRAVEL DRIVEWAY
REMOVE EXISTING STAIR AND PORCH
2 STORY FRAME
BLACKTOP PARKING
1 STORY BRICK CHURCH
REMOVE EXISTING ADDITIONS TO BUILDING
REMOVE EXISTING WALK
UTILITIES
EXISTING SIGN
REMOVE BLACKTOP DRIVEWAY
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
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501
RETAINING WALL
N61°04'53"W 174.76'
S29°14'17"W 82.00'
N61°49'53"W 243.00'
N68°54'53"W 46.42'
N32°45'07" E 82.36'

Site Plan

Scale: 1" = 20'

Special Use Permit Application

Sheet 3 of 16 - Existing Conditions & Demolition Plan

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36 South Brett Street
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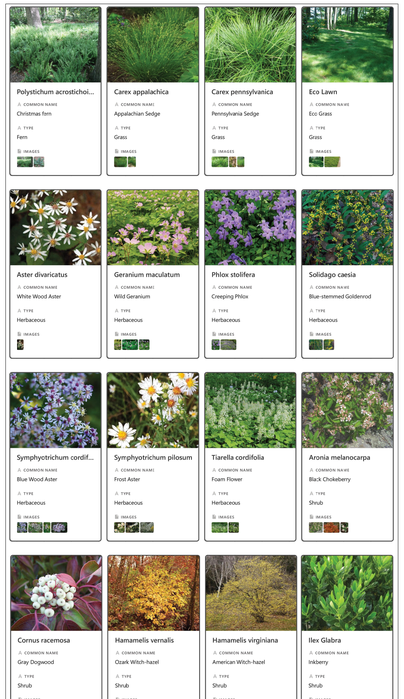
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Landscape Restorations
7 Creek Drive
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Scale: 1" = 20'
June 29, 2021

Planting Schedule

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

Illustrated Plant List



Planting and Landscape Notes

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



POLE MOUNTED LIGHT (L1A)

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



WALL MOUNTED HOUSE LIGHT (L1)

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



WALL MOUNTED HOUSE LIGHT (L2)

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



PATH LIGHT (L-PATH)

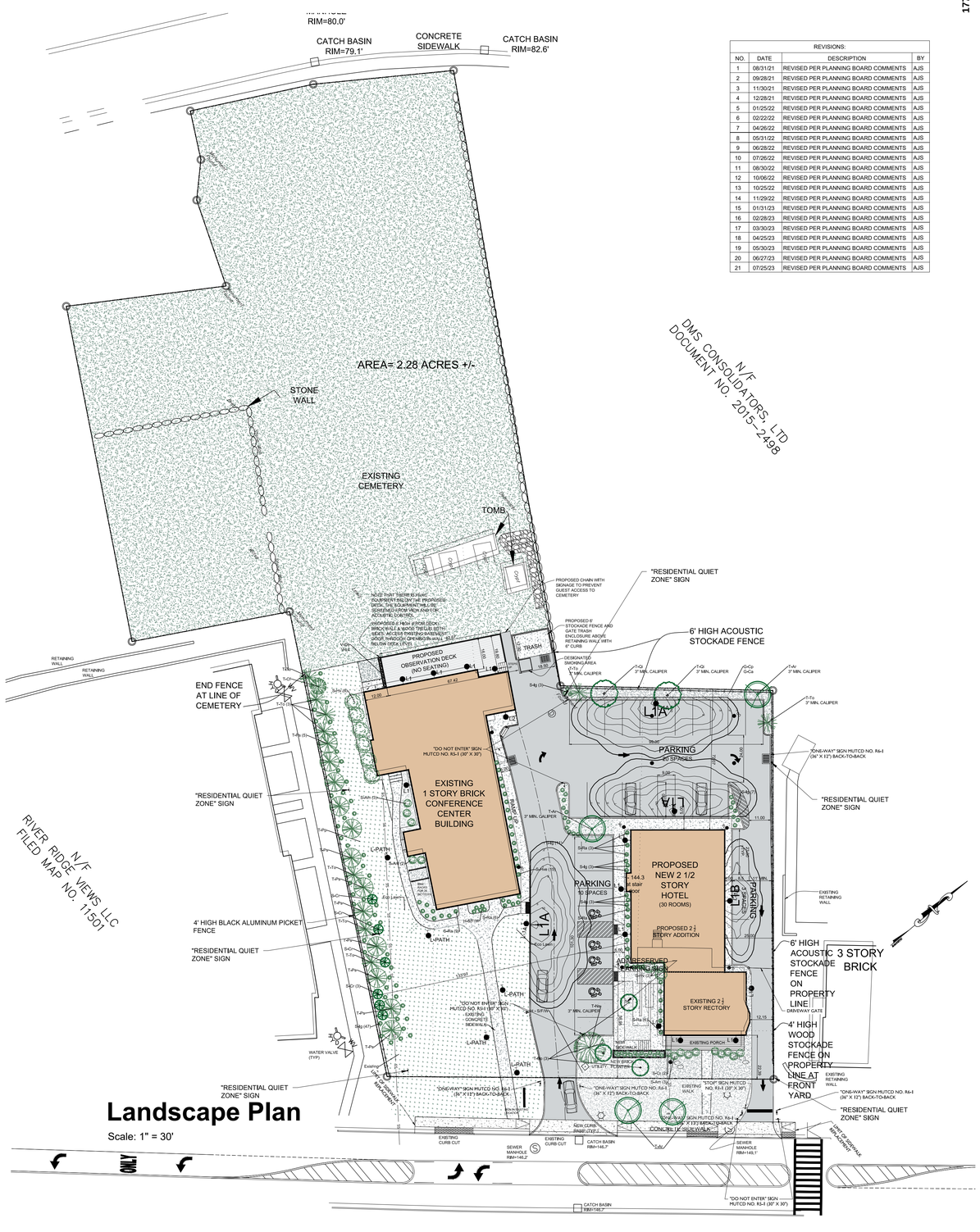
VOLT Estate Colonial Brass Path Light. 25 watt, 2700K, COLOR: BRASS, OR APPROVED EQUAL. DARK SKY COMPLIANT. CRI 80-100 RANGE.30" HIGH POST MOUNTED. NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

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



POLE MOUNTED LIGHT (L1B)

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



Landscape Plan

Scale: 1" = 30'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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21	07/25/23	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 4 of 16 - Landscape and Lighting Plan

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

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

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

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

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

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



Elevation: Side Facing Church

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



Elevation: Rear

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



Elevation: Side

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



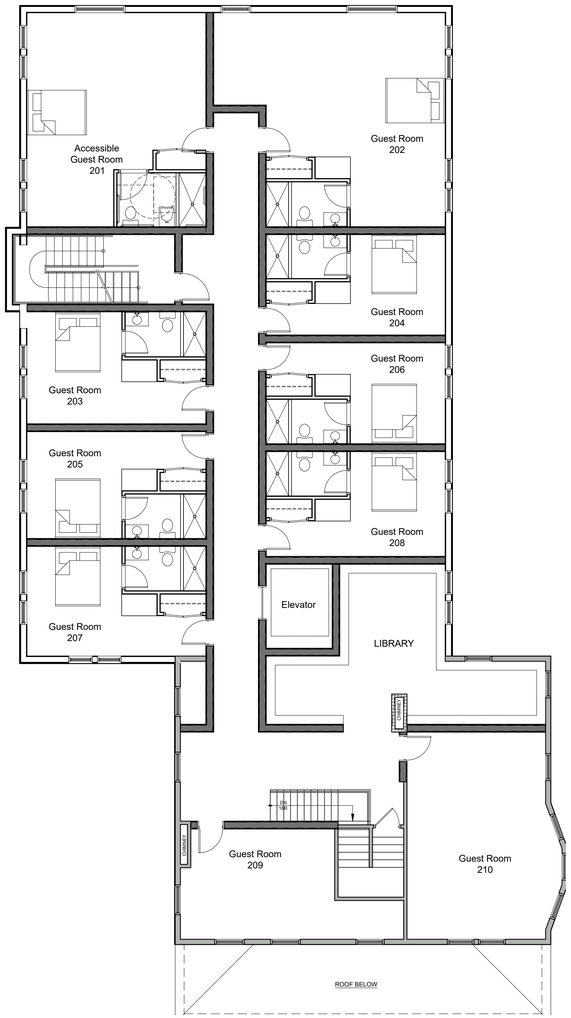
Elevation: Front - Facing Wolcott

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



3rd Floor Plan: Hotel

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



2nd Floor Plan: Hotel

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



1st Floor Plan: Hotel

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



View



View

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Special Use Permit Application

Sheet 5 of 16 - Hotel Plans & Elevations

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

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

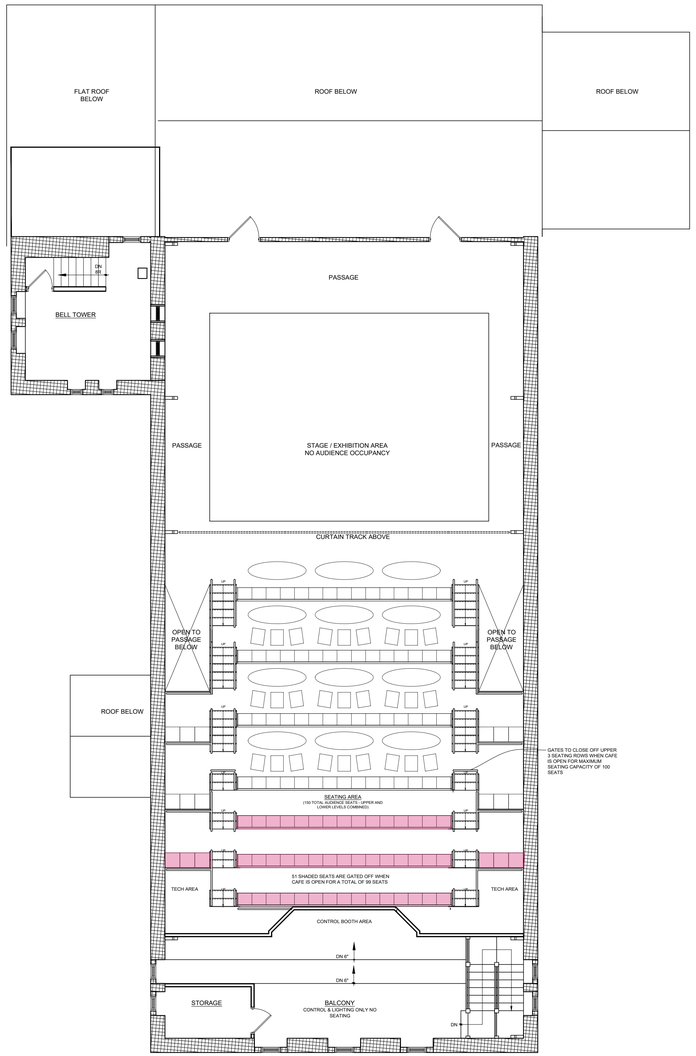
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

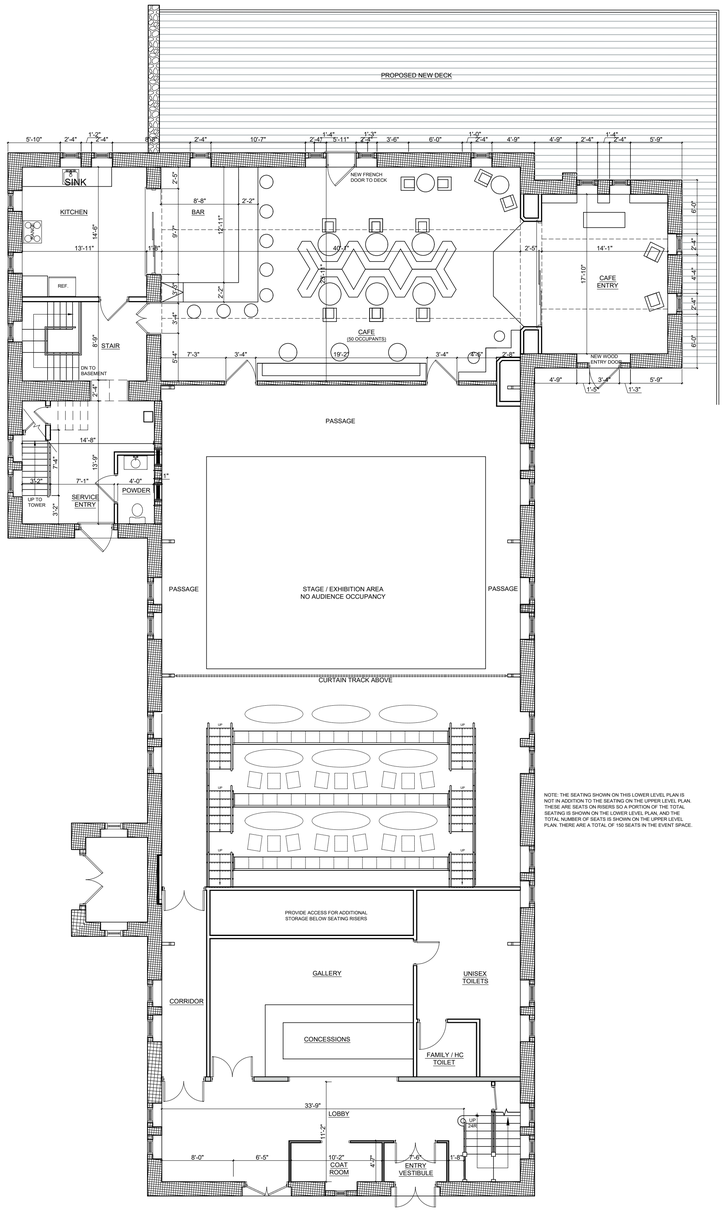
1113 Wolcott Avenue
Beacon, New York
Scale: AS NOTED
April 29, 2021

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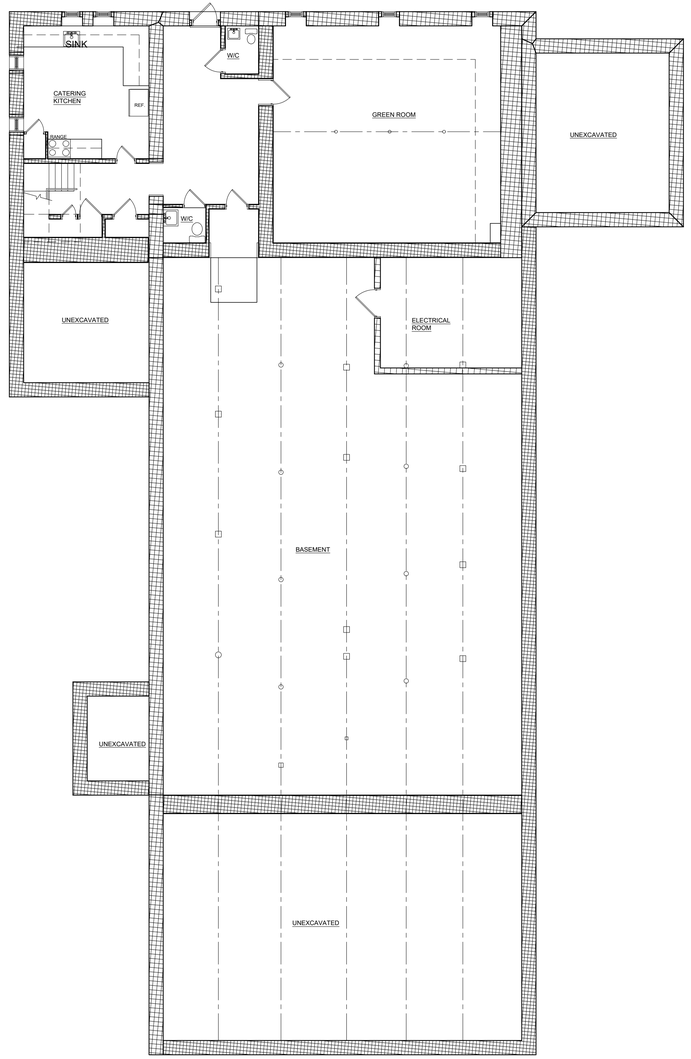
Upper Level Plan: Conference Center: Stage and Seating Configuration

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

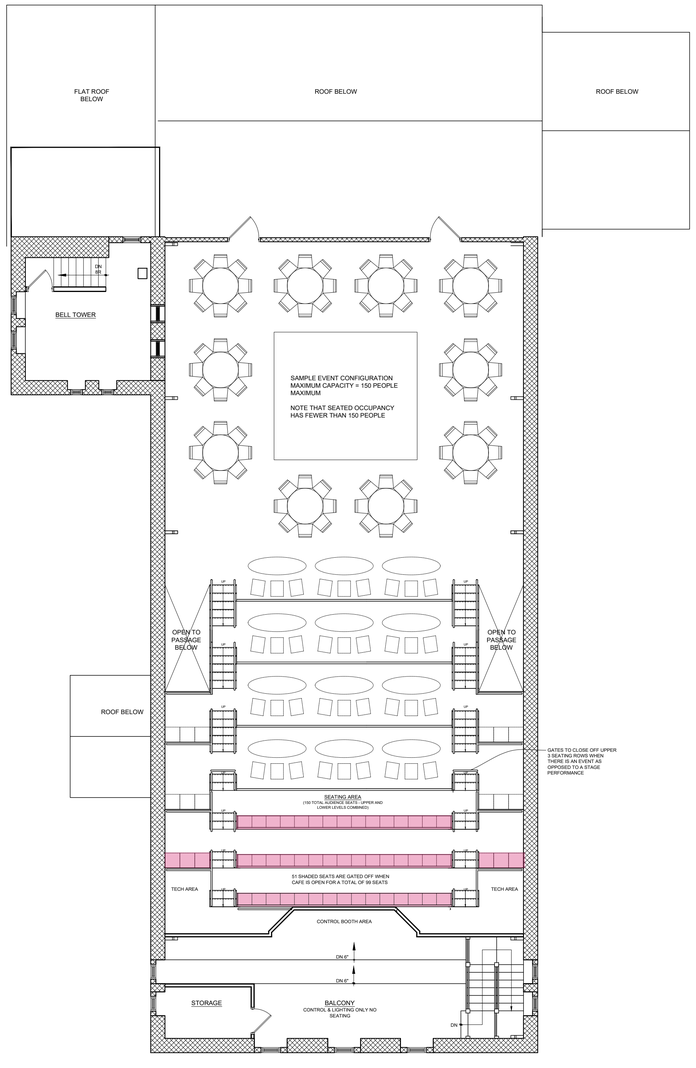
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

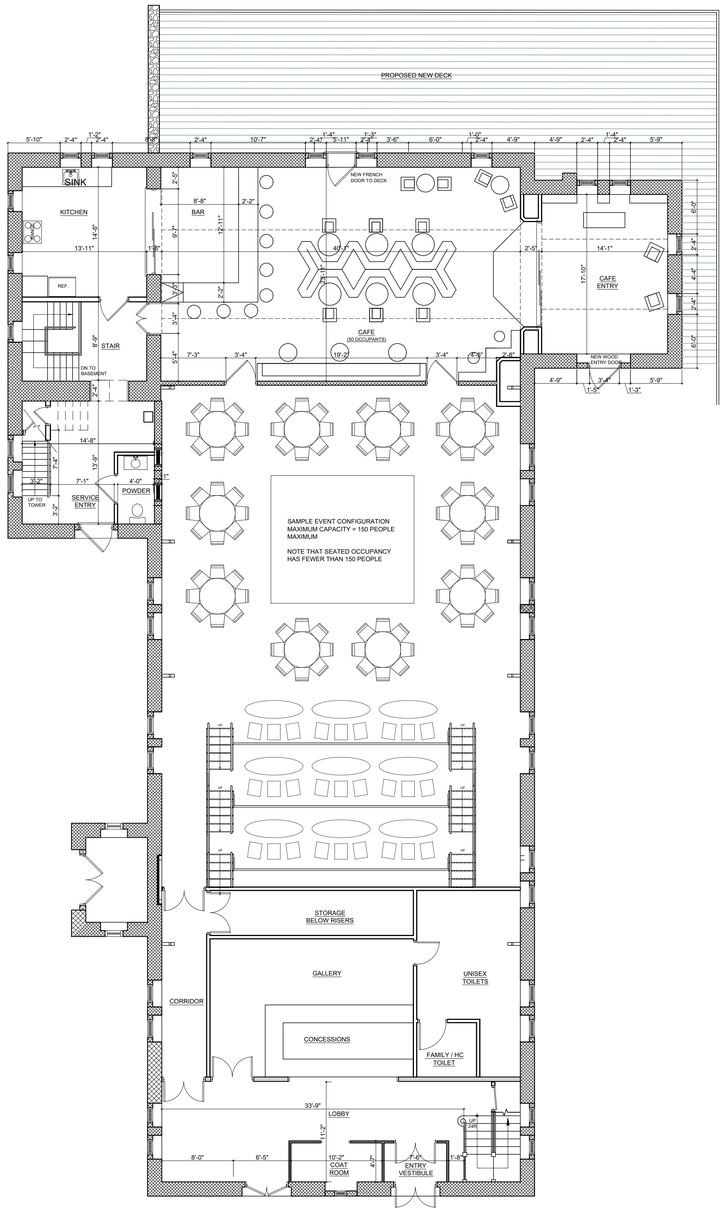
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April 29, 2021

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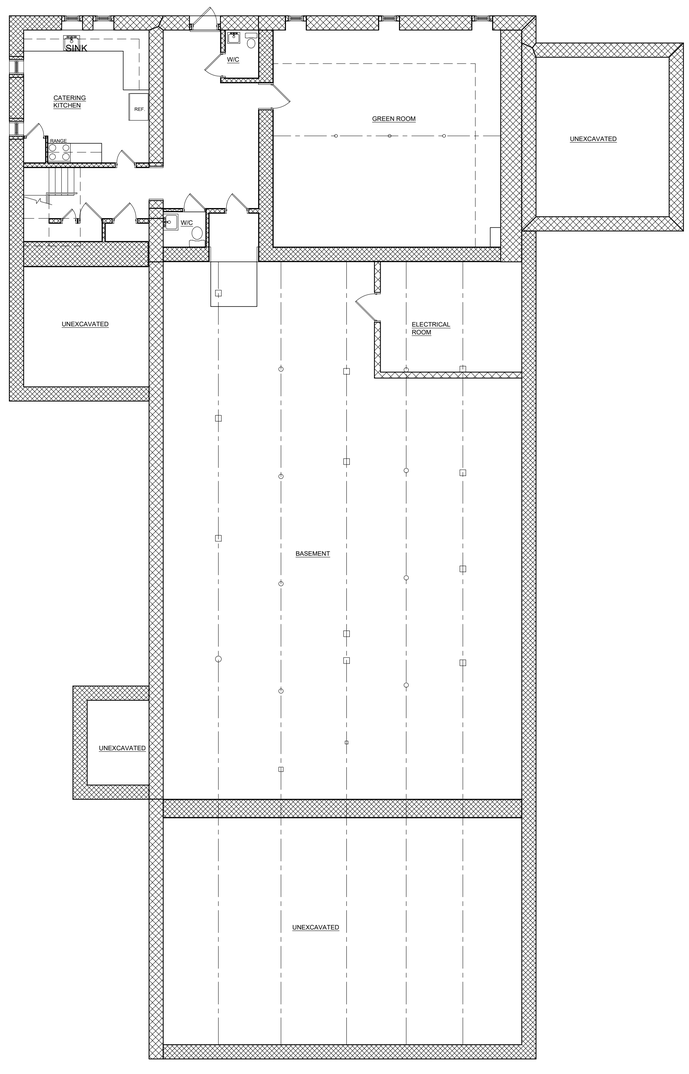
Upper Level Plan: Conference Center: Event Configuration

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

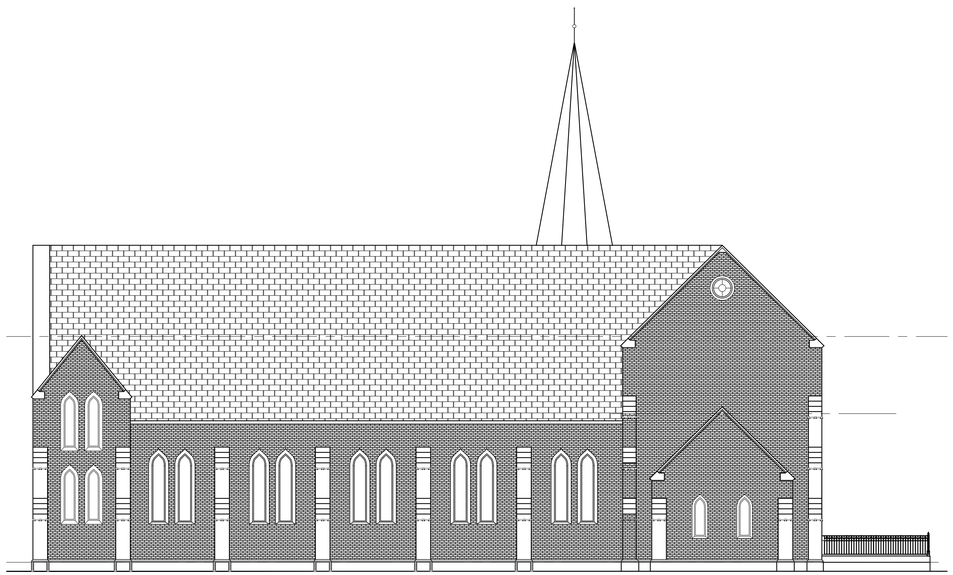
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

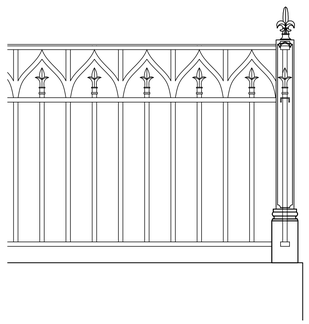
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Elevation: Conference Center Building - North

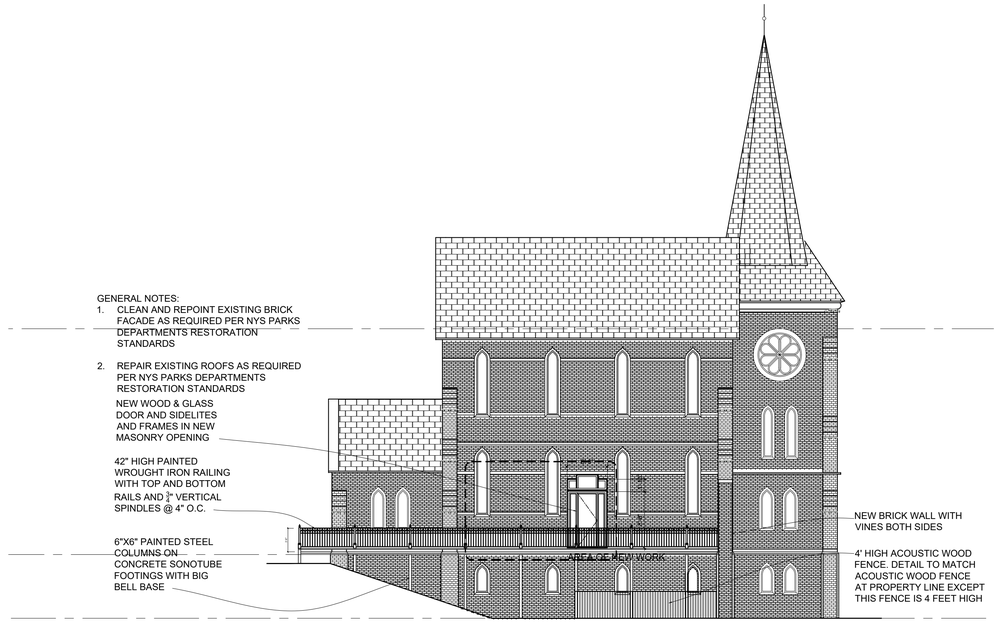
Scale: $\frac{3}{32}$" = 1'-0"



Enlarged View: Railing

Scale: 1" = 1'-0"

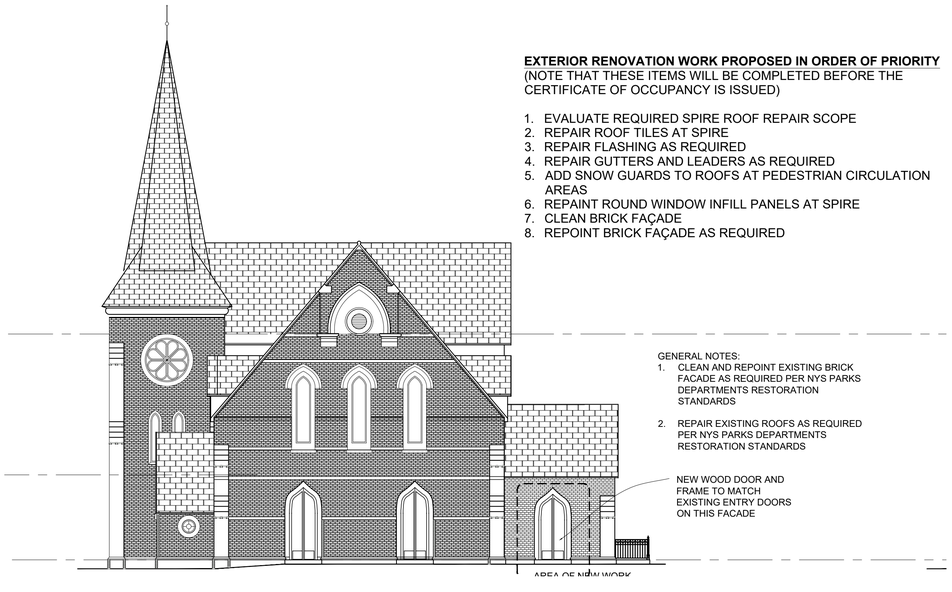
NOTE: THE RAILING CONFIGURATION WILL BE SIMILAR TO THE RAILING SHOWN, BUT MAY DIFFER IN FINAL DETAILING DEPENDING ON THE FABRICATOR SELECTED.



ELEVATION: WEST

Elevation: Conference Center Building - West

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



EXTERIOR RENOVATION WORK PROPOSED IN ORDER OF PRIORITY
(NOTE THAT THESE ITEMS WILL BE COMPLETED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED)

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

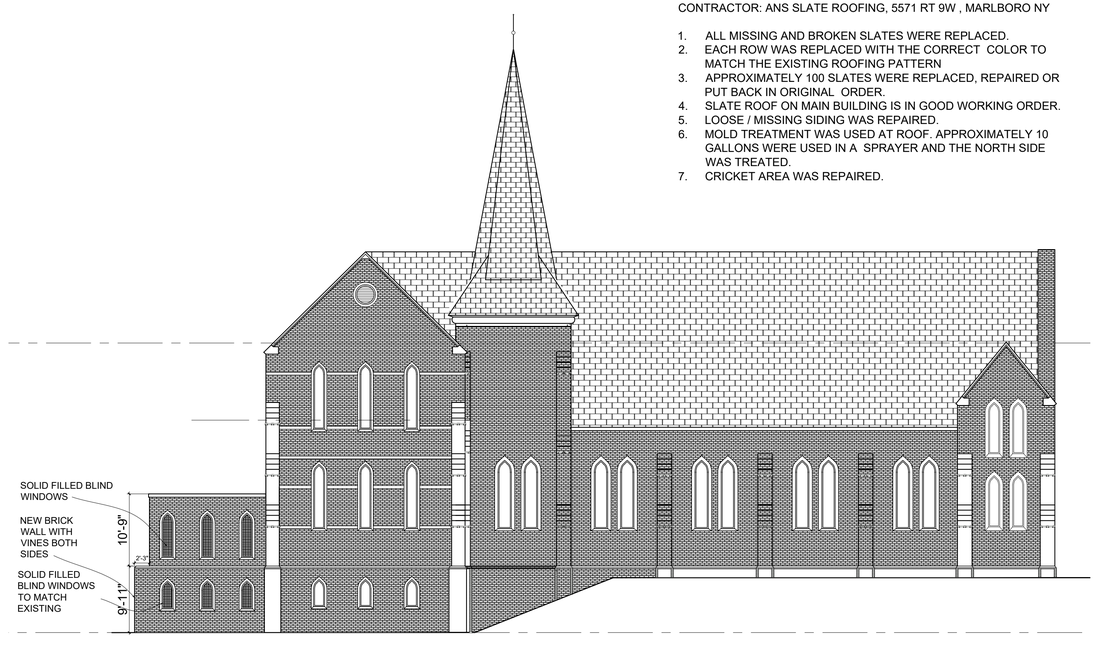
GENERAL NOTES:
1. CLEAN AND REPOINT EXISTING BRICK FACADE AS REQUIRED PER NYS PARKS DEPARTMENTS RESTORATION STANDARDS
2. REPAIR EXISTING ROOFS AS REQUIRED PER NYS PARKS DEPARTMENTS RESTORATION STANDARDS

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 REGULARLY DOING THE FOLLOWING: (THIS WORK HAS ALREADY BEGUN, AND WILL CONTINUE).

1. CLEARING DEBRIS, DEAD TREES, GARBAGE AND FALLEN BRANCHES; AND
2. PERFORM REGULAR MAINTENANCE AND UPKEEP OF THE CEMETERY GROUNDS TO CONTROL GARBAGE AND VEGETATION GROWTH.

APPLICANT WILL MAKE BEST EFFORTS TO PURSUE OTHER RESTORATION EFFORTS THAT REQUIRE OUTSIDE CONSULTATION AND ADDITIONAL FUNDING, INCLUDING THE FOLLOWING:

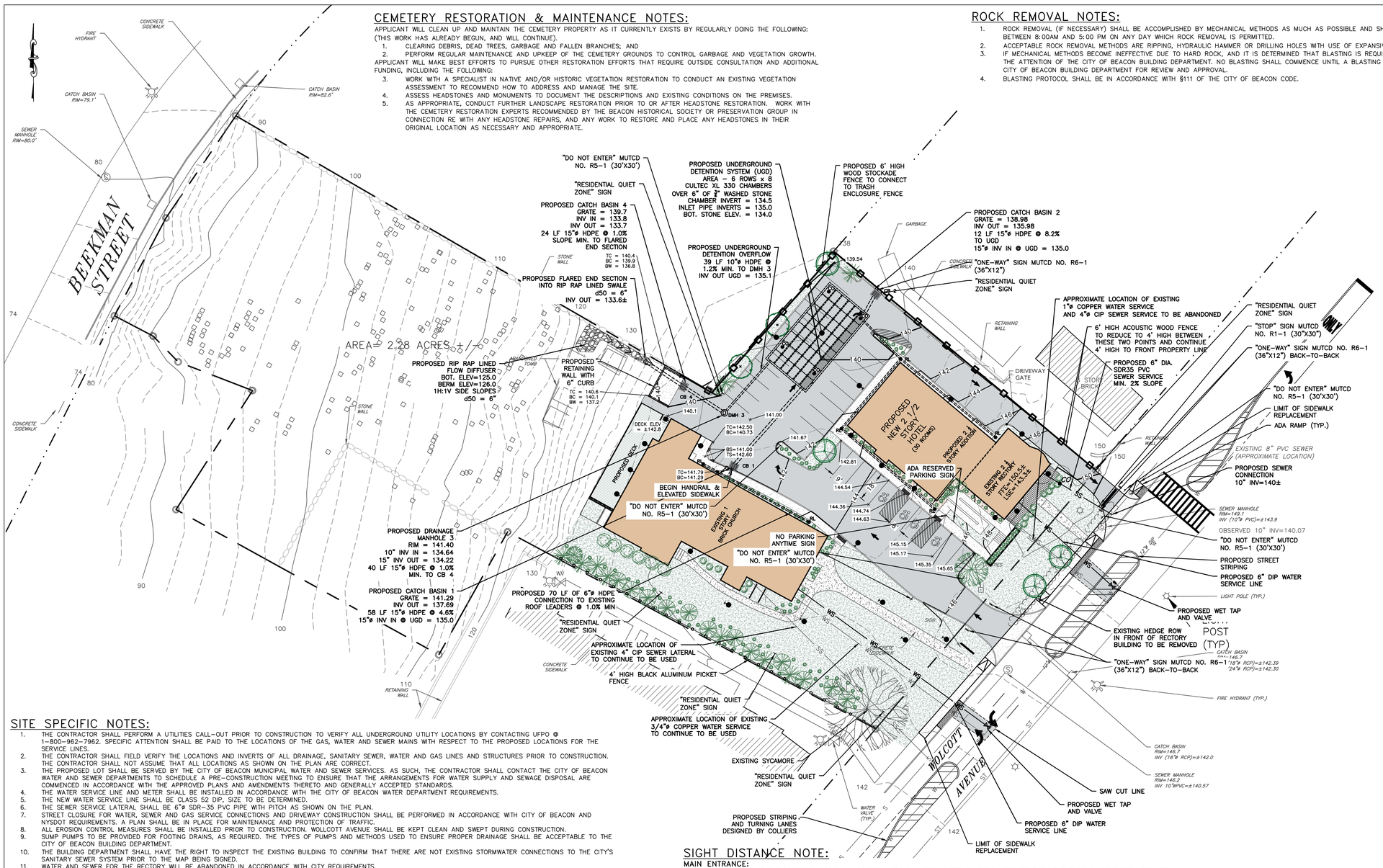
3. WORK WITH A SPECIALIST IN NATIVE AND/OR HISTORIC VEGETATION RESTORATION TO CONDUCT AN EXISTING VEGETATION ASSESSMENT TO RECOMMEND HOW TO ADDRESS AND MANAGE THE SITE.
4. ASSESS HEADSTONES AND MONUMENTS TO DOCUMENT THE DESCRIPTIONS AND EXISTING CONDITIONS ON THE PREMISES.
5. AS APPROPRIATE, CONDUCT 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.

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
- 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
- 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



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. WOLLCOTT 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
7	5/31/22	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.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

RIP RAP OUTLET PROTECTION AND FLOW DIFFUSER:

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

UNDERGROUND DETENTION:

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

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

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

MAINTENANCE GUIDELINES:

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

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

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

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

UNDERGROUND DETENTION INFILTRATION NOTES:

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

SNOW REMOVAL AND STORAGE NOTES:

1. SNOW SHALL BE REMOVED WITHIN 8 HOURS AFTER A SNOW EVENT.
2. THE PEDESTRIAN PATH THROUGH THE CEMETERY SHALL BE MAINTAINED ND KEPT CLEAR OF SNOW AND ICE DURING THE WINTER MONTHS.

DRAWN BY: ESR	CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
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
13	1/31/23	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
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
19	7/25/23	NO CHANGE THIS SHEET	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. BOSKOVSKI — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

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

GRADING & UTILITY PLAN

1113 WOLCOTT AVENUE

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

JOB #:	2021:022
DATE:	6/29/2021
SCALE:	1" = 30'
TITLE:	GU-1
SHEET:	9 OF 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
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- WS WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED 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
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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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13	1/31/23	NO CHANGE THIS SHEET	CMB	19	7/25/23	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 · 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

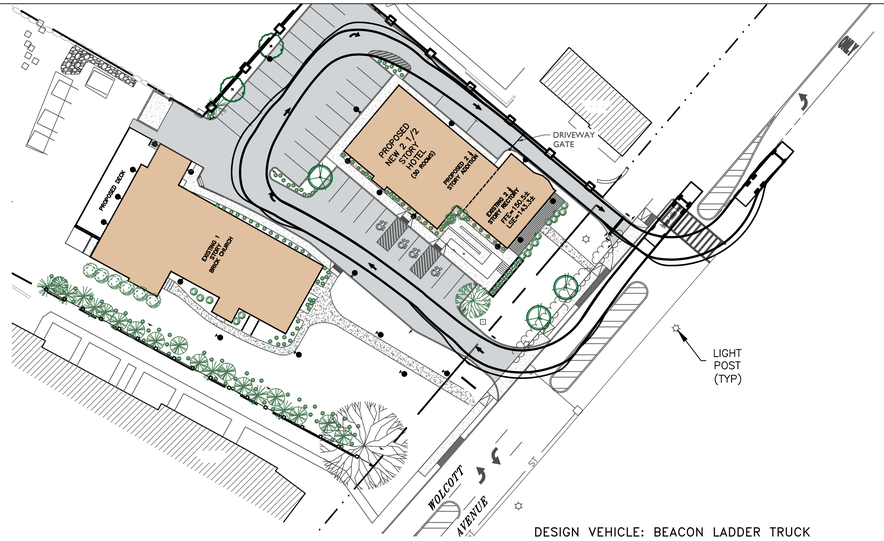
EROSION & SEDIMENT CONTROL PLAN

1113 WOLCOTT AVENUE

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

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

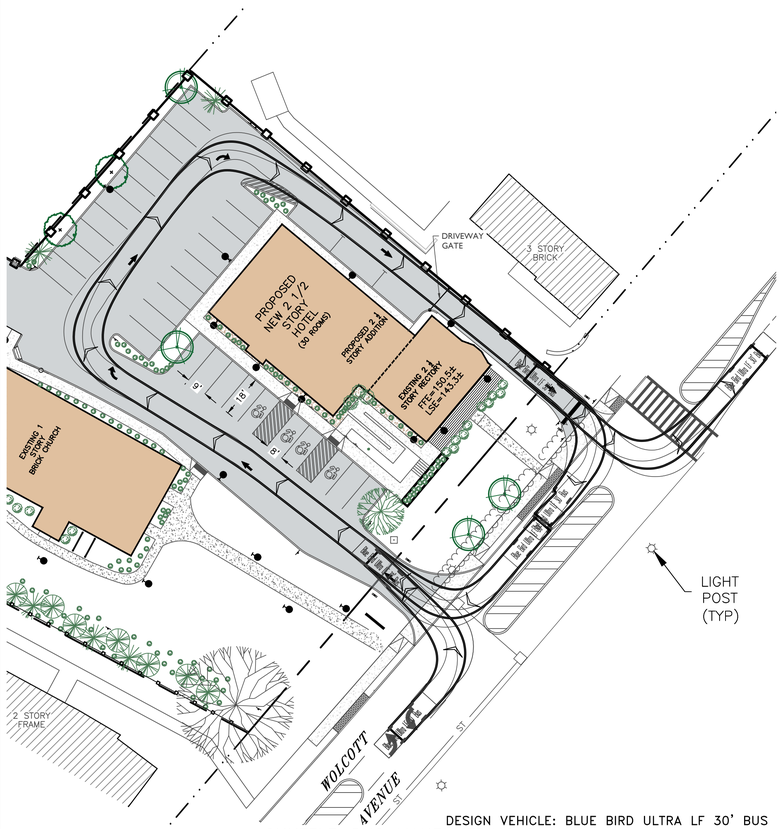
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



DESIGN VEHICLE: BEACON LADDER TRUCK

BEACON LADDER TRUCK MANEUVERING PLAN

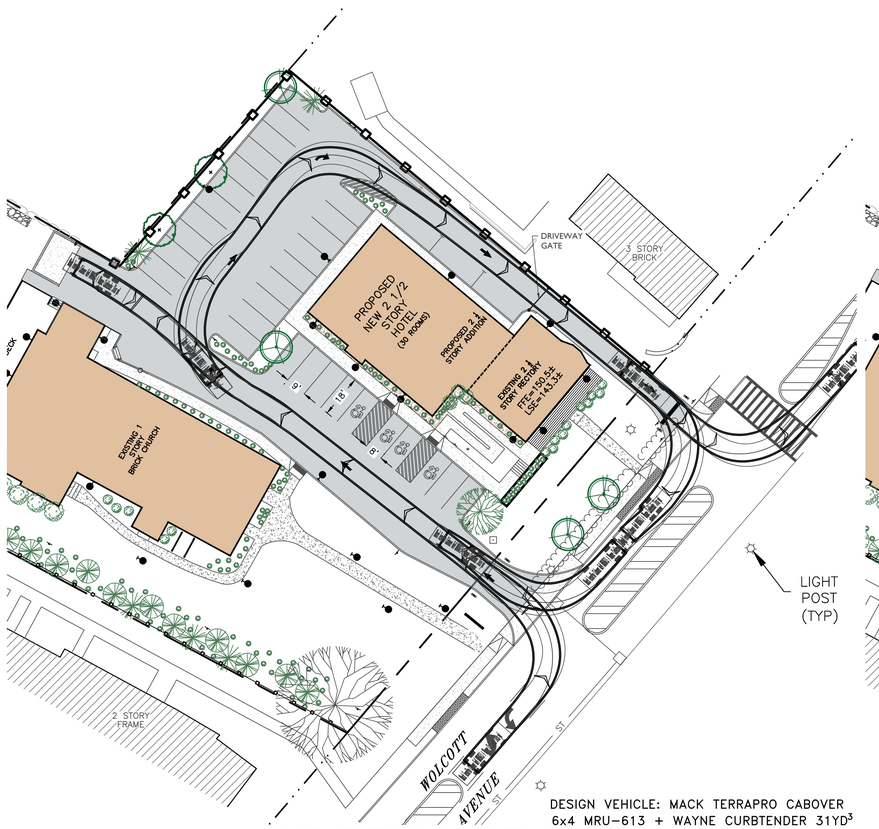
SCALE: 1" = 40'



DESIGN VEHICLE: BLUE BIRD ULTRA LF 30' BUS

SHUTTLE-BUS MANEUVERING PLAN

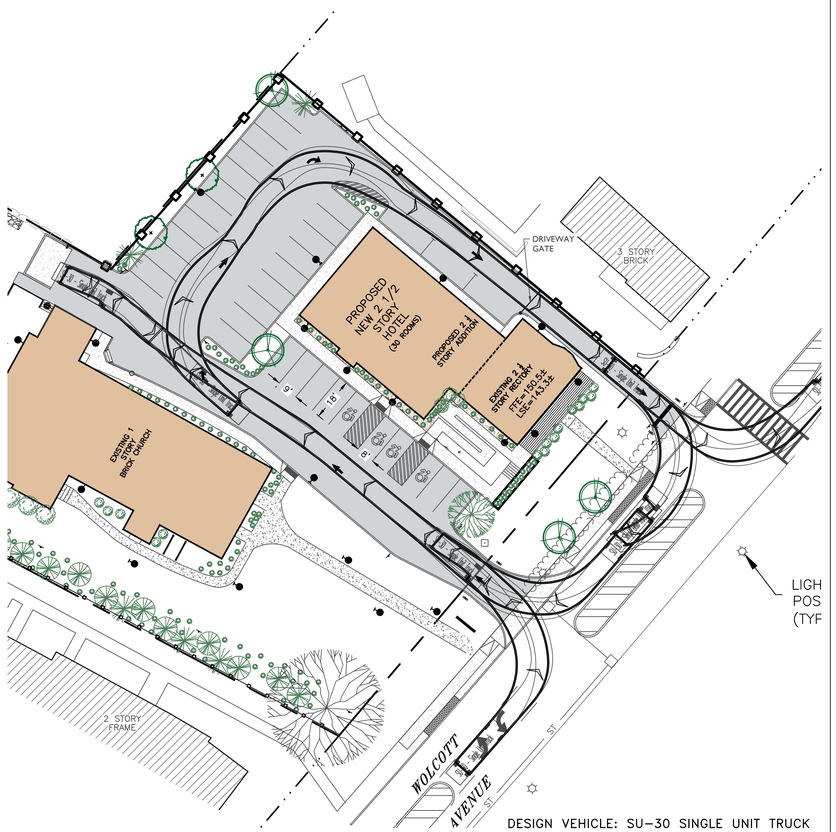
SCALE: 1" = 30'



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

GARBAGE-TRUCK MANEUVERING PLAN

SCALE: 1" = 30'



DESIGN VEHICLE: SU-30 SINGLE UNIT TRUCK

BOX-TRUCK MANEUVERING PLAN

SCALE: 1" = 30'

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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13	1/31/23	NO CHANGE THIS SHEET	CMB	19	7/25/23	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
088488
LICENSED PROFESSIONAL ENGINEER

SEAL

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VEHICLE TRACKING PLAN

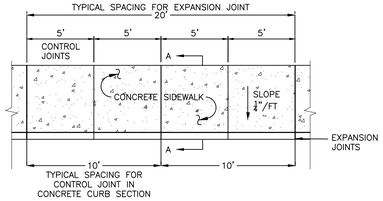
1113 WOLCOTT AVENUE

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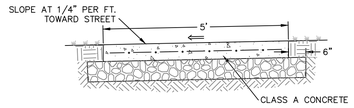
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DATE:	6/29/2021
SCALE:	1" = 40'
TITLE:	VHC-1
SHEET:	11 OF 16

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

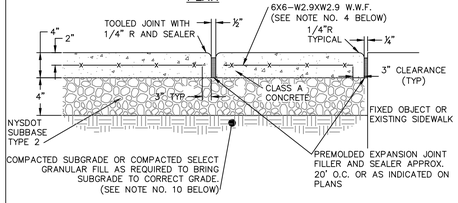
SITE DETAILS



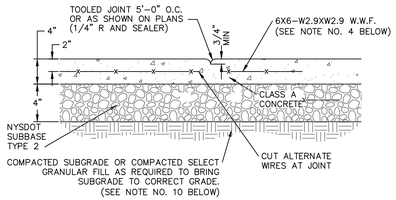
PLAN



SECTION A–A



EXPANSION JOINT

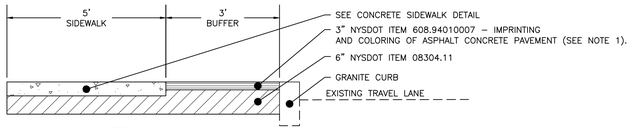


CONTROL JOINT

NOTES:

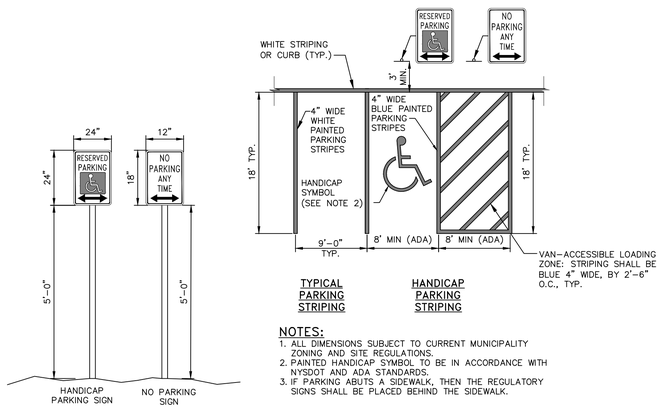
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA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

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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

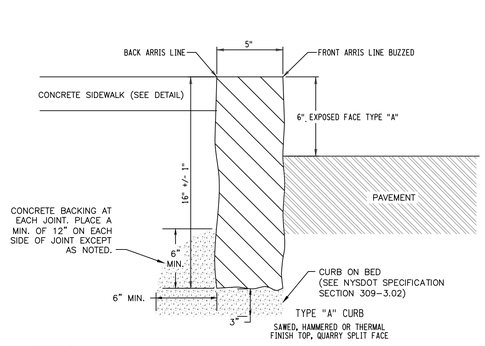
STAMPED ASPHALT CONCRETE DETAILS
NOT TO SCALE



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

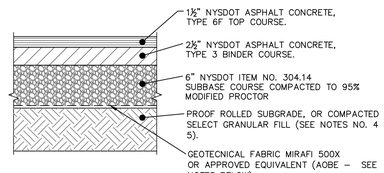
SIGN DETAILS
NOT TO SCALE

PARKING AND STRIPING DETAIL
NOT TO SCALE



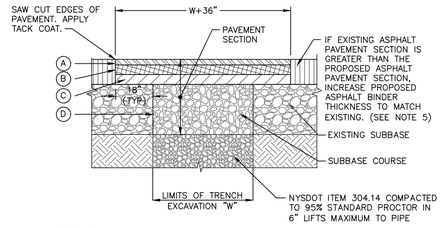
NOTES:
1. IT IS ASSUMED THAT THE EXISTING GRANITE CURB IS NYSDOT TYPE A. CONTRACTOR TO VERIFY AND MATCH EXISTING GRANITE CURB.
2. AS MARKED IN THE DETAIL ABOVE, FOR TYPE A CURB, THE FRONT ARRIS LINE FOR VERTICAL–FACED AND NEAR–VERTICAL STONE AND GRANITE CURBS SHALL BE BUZZED TO REMOVE A MINIMUM OF 1/8",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

GRANITE CURB DETAILS
NOT TO SCALE



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

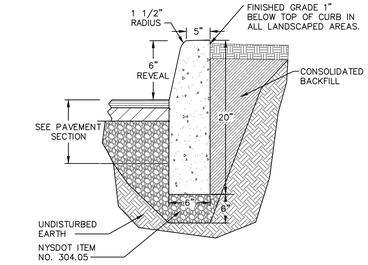
PAVEMENT SECTION DETAIL
NOT TO SCALE



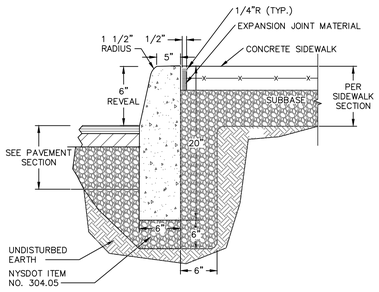
LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT ITEM 402.1261013
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT ITEM 402.256903
- (C) 8" ASPHALT CONCRETE BASE COURSE– NYSDOT ITEM 402.376903 (2"–4" LIFTS)
- (D) 12" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.11000008

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

NYSDOT ROW PAVEMENT RESTORATION DETAIL
NOT TO SCALE



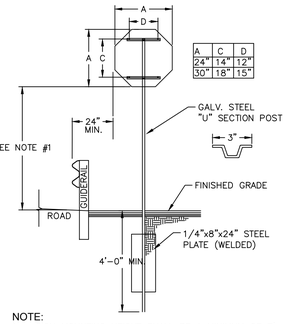
ABUTTING GRASS OR LANDSCAPE



ABUTTING SIDEWALK

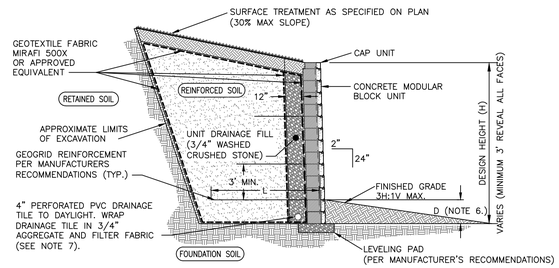
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



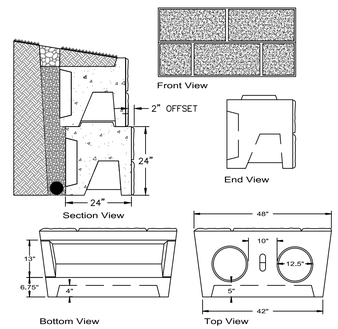
NOTE:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. THIS SIGN POST MAY BE SUBSTITUTED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

SINGLE POLE SIGN DETAIL
SCALE: NOT TO SCALE



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



WOODARD'S CONCRETE BLOCK WALL DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
8	6/28/22	NO CHANGE THIS SHEET	CMB	14	2/28/23	UPDATED SHEET NUMBER	MAB
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STATE OF NEW YORK — WORDEN A. BOSSHARD — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
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PH: 845–440–6926
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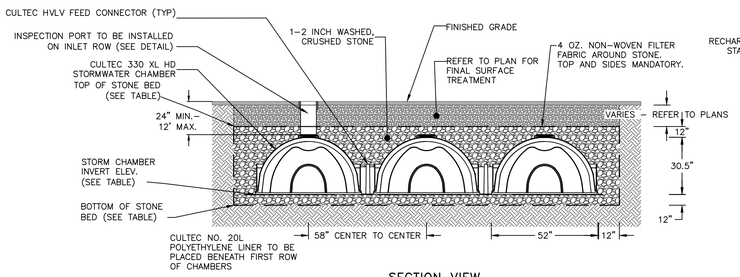
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

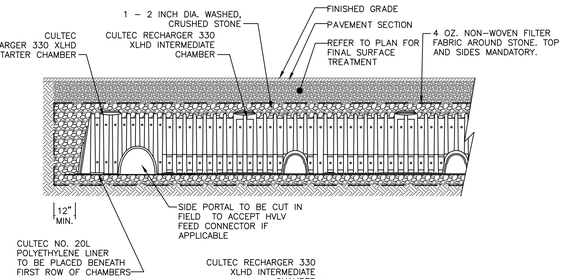
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

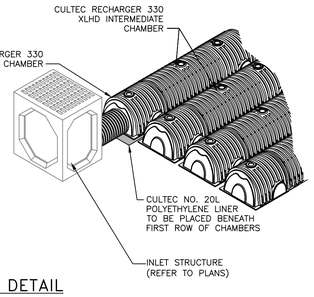
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	12 OF 16

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



SECTION VIEW

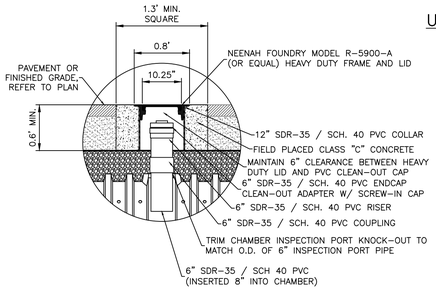




NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD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

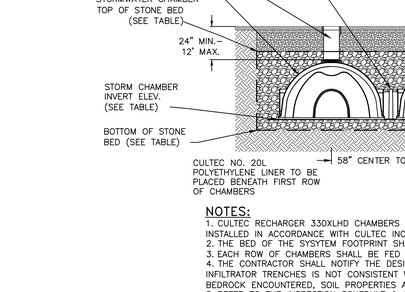
BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
134.0	134.5	137.54	1,601 S.F.	30.5'X52.5'	42

UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE



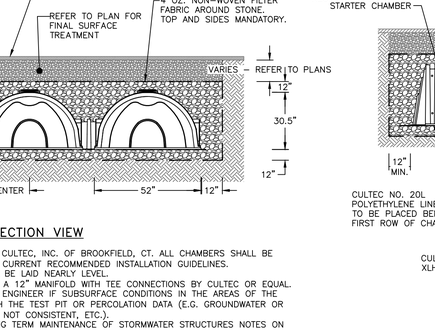
NOTES:
1. PROVIDE AN INSPECTION PORT FOR THE INITIAL AND FINAL CHAMBER OF EACH ROW, AND FOR ROWS WITH MORE THAN 10 CHAMBERS, ONE IN AN INTERMEDIATE CHAMBER.

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE



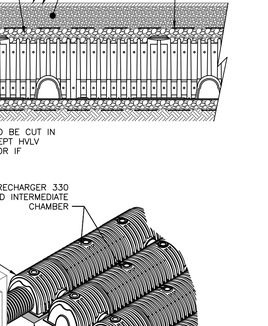
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



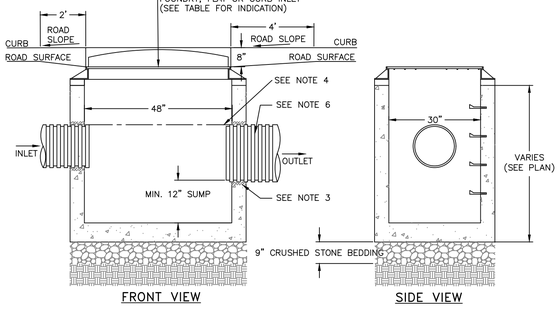
NOTES:
1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT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

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



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

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



DIMENSION TABLE:

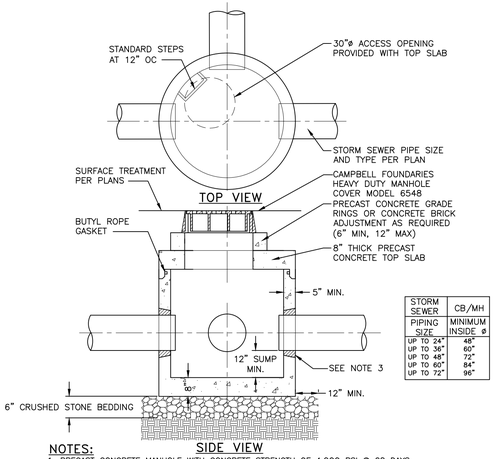
B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

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

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE

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

CATCH BASIN DETAIL
NOT TO SCALE



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

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

STORMWATER MANHOLE DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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
13	1/31/23	ADDED METAL PICKET FENCE DETAIL	CMB	19	7/25/23	NO CHANGE THIS SHEET	CMB



SEAL

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

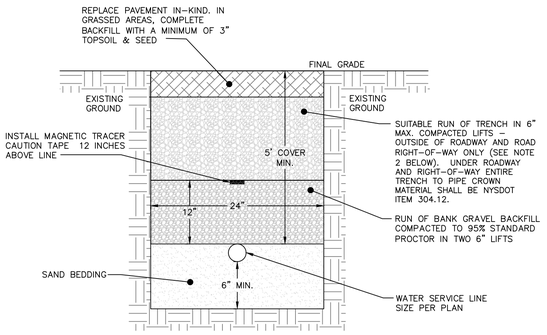
STORMWATER CONSTRUCTION DETAILS

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



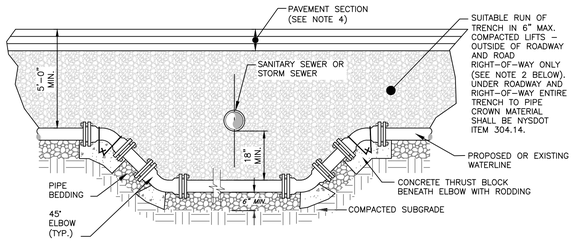
NOTES:

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.

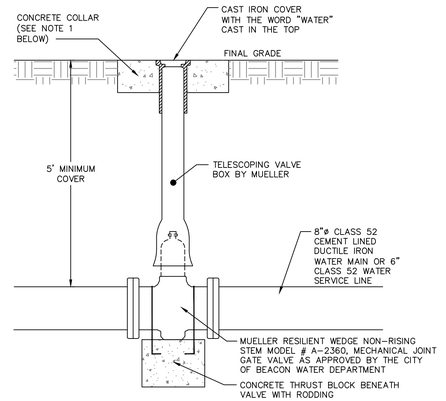
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

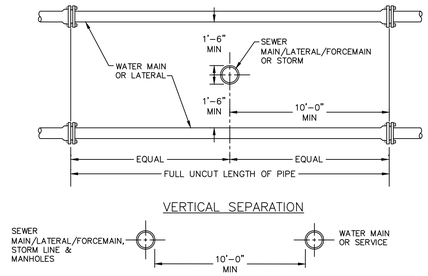
WATER LINE OFFSET DETAIL
NOT TO SCALE



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.

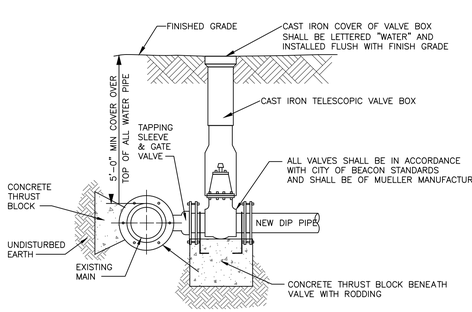
GATE VALVE DETAIL
NOT TO SCALE



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.

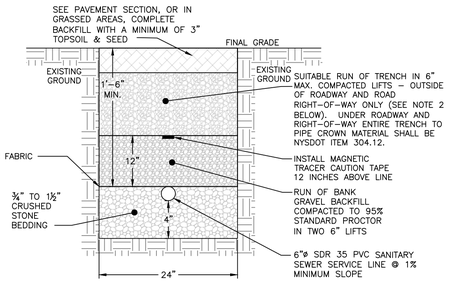
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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.

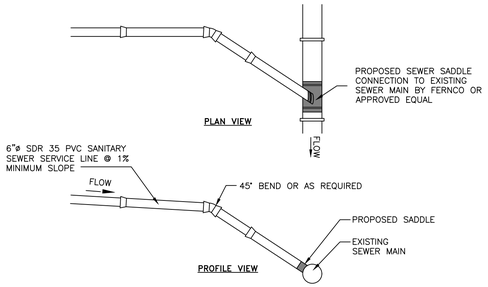
TAPPING SLEEVE DETAIL
NOT TO SCALE



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

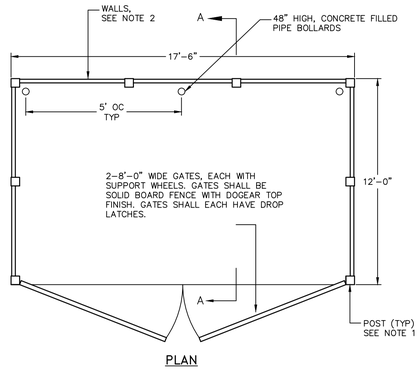
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

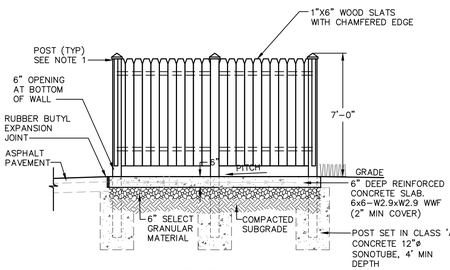
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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
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
13	1/31/23	NO CHANGE THIS SHEET	CMB	19	7/25/23	NO CHANGE THIS SHEET	CMB

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

SEAL

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WATER & SEWER CONSTRUCTION DETAILS

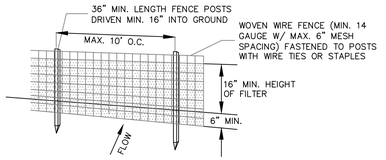
1113 WOLCOTT AVENUE

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

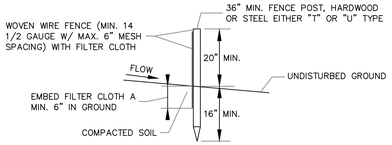
JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD-3
SHEET: 14 OF 16

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

EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW

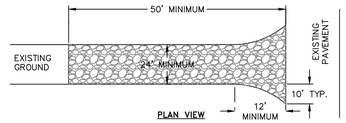


SECTION VIEW

NOTES:

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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:

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

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

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

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

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

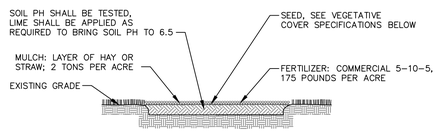
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

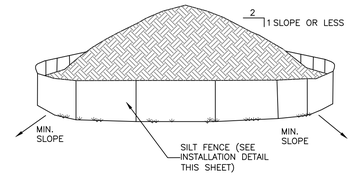
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

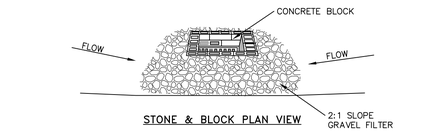
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



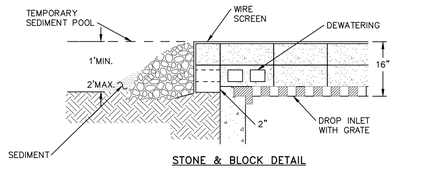
NOTES:

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

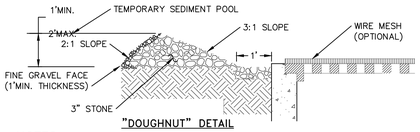
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



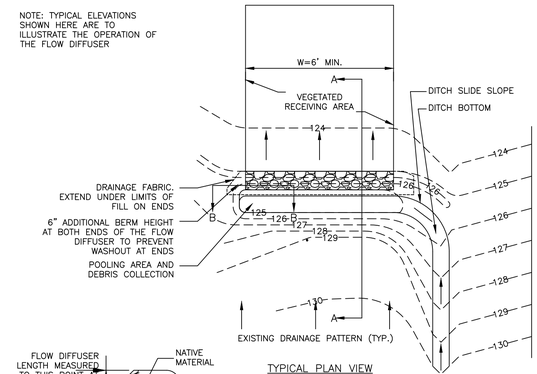
"DOUGHNUT" DETAIL

NOTES:

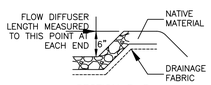
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

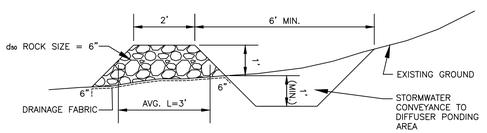
NOTE: TYPICAL ELEVATIONS SHOWN HERE ARE TO ILLUSTRATE THE OPERATION OF THE FLOW DIFFUSER



TYPICAL PLAN VIEW



SECTION B-B



SECTION A-A

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.

FLOW DIFFUSER DETAIL
NOT TO SCALE

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
14	7/25/23	NO CHANGE THIS SHEET	CMB

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

SEAL

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

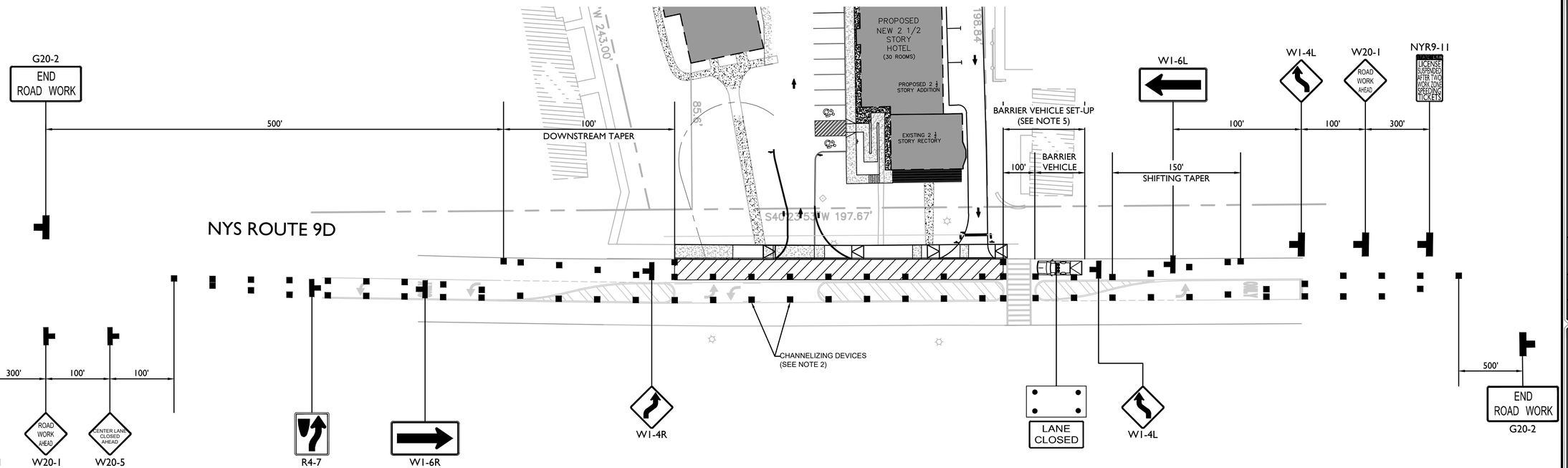
EROSION & SEDIMENT CONTROL DETAILS

1113 WOLCOTT AVENUE

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

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

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



WORK ZONE TRAFFIC CONTROL NOTES:

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

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

REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY

WORK ZONE TRAFFIC CONTROL PLAN

FOR

PROPHECY THEATER, LLC

1113 WOLCOTT AVENUE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

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

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

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

SHEET TITLE:
WORK ZONE TRAFFIC CONTROL PLAN

SHEET NUMBER:
WZTC-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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

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

July 25, 2023

VIA E-MAIL
AND HAND DELIVERY

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

Re: Supplemental Submission – 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 July 11, 2023 meeting, the Planning Board adopted a Negative Declaration in accordance with the State Environmental Quality Review Act ("SEQRA") following the Board's two (2)-year review of the Application, recognizing that the Project will not result in any potentially significant adverse environmental impacts. The Board also adopted a Local Waterfront Revitalization Plan ("LWRP") Consistency Determination, finding that the Project is consistent with the applicable LWRP Policies established in the City of Beacon Code. The Planning Board further indicated that it will consider a revised draft of the Site Plan, Special Use Permit, and Certificate of Appropriateness ("COA") Approval Resolution for the Project at the Planning Board's August 8, 2023 meeting Agenda. Accordingly, the instant submission addresses the comments discussed at the Board's July 11th meeting as they pertain to the draft Approval Resolution for the Project.

THE REVISED TPMP AND SITE PLAN SET ADDRESS THE PLANNING BOARD AND ITS CONSULTANT'S REMAINING COMMENTS

As noted above, this letter and its enclosures respond to the minor, remaining comments raised by the Planning Board and its consultants at the Board's July 11th meeting to further assist this Board in concluding its review of the adaptive re-use proposal. *See* **Exhibit C** – Revised Traffic

and Parking Management Plan ("TPMP") prepared by Colliers Engineering & Design P.C., last revised July 21, 2023; *see also* enclosed 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 July 25, 2023.

The Applicant's traffic consultant has revised the TPMP to require a two (2) hour gap between events of any size, notwithstanding the Applicant's traffic consultant's finding that a one (1) hour gap for events under 100 attendees and 1.5 hour gap for events at maximum capacity (i.e., 150 attendees) are sufficient based on the anticipated load-out and load-in times for such events. *See* **Exhibit C** – Revised TPMP; *see also* **Exhibit B** – Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated July 25, 2023, providing responses to the City Engineering Consultant, Lanc & Tully, memorandum, dated July 7, 2023.

At the request of this Board, the revised TPMP also adjusts the proposed post-monitoring study as follows. First, the monitoring period is now the first 9 months after the issuance of the Certificate of Occupancy, as opposed to the previously proposed 12-month period. Second, the monitoring will now include three (3) types of events: small (below 50 attendees), medium (50-100 attendees), and large (100-150 attendees). All other aspects of the proposed monitoring remain the same. *See* **Exhibit C**.

Furthermore, at the request of this Board and its consultants, the enclosed Site Plan Set includes proposed building materials and colors (Sheet 5), designation of a smoking area adjacent to the trash enclosure (Sheet 1), and revisions to the proposed historic building and cemetery restoration notes (Sheets 8 and 9). Per the Applicant's discussion with the Board at the July 11th meeting, the updated historic building restoration notes reflect an order of priority for the work based on potential health/safety risks and updated cemetery restoration clarify the Applicant's ongoing maintenance obligations (e.g., lawnmowing and brush/overgrowth clearing) and to affirm that the Applicant will make best efforts to pursue other restoration efforts that require outside consultation and additional funding.

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 July 25, 2023, numbered and titled as follows:

- Sheet 1 of 16 Site Plan;
- Sheet 2 of 16 Full Site Plan;
- Sheet 3 of 16 Existing Conditions & Demolition Plan;

- Sheet 4 of 16 Landscape & Lighting Plan;
- Sheet 5 of 16 Hotel Building Plans & Elevations;
- Sheet 6 of 16 Conference/ Event Plans;
- Sheet 7 of 16 Conference/ Event Plans 2;
- Sheet 8 of 16 Conference Center Elevations;
- Sheet 9 of 16 Grading & Utility Plans;
- Sheet 10 of 16 Erosion and Sediment Control Plan;
- Sheet 11 of 16 Vehicle Tracking Plan;
- Sheet 12 of 16 Site Construction Details;
- Sheet 13 of 16 Stormwater Construction Details;
- Sheet 14 of 16 Water & Sewer Construction Details;
- Sheet 15 of 16 Erosion and Sediment Control Details; and
- Sheet 16 of 16 Work Zone Traffic Control Plan.

INDEX OF ENCLOSURES:

In further support of this supplemental submission, please find enclosed five (5) sets of the instant letter with the following materials:[1]

Exhibit A: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect, dated July 25, 2023, providing responses to the City Planning Consultant, John Clarke Planning and Design, memorandum dated July 7, 2023;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated July 25, 2023, providing responses to the City Engineering Consultant, Lanc & Tully, memorandum, dated July 7, 2023; and

Exhibit C: Revised Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., last revised July 21, 2023.

CONCLUSION:

The Applicant looks forward to continuing its review of the Project with the Board at the August 8th meeting Agenda, at which time the Applicant respectfully requests that the Board consider approving the Applicant's Site Plan, Special Use Permit and COA Application, in recognition of the Project's satisfaction of the applicable standards, which has been detailed and addressed at

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

length in the Applicant's numerous presentations and previously submitted correspondence, reports, studies and assessments.

In the meantime, should the Planning 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.

LANC & TULLY
Engineering and Surveying, P.C.

August 1, 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 July 25, 2023, from Cuddy & Feder, LLP.
- Response correspondence dated July 25, 2023, from Aryeh Siegel, Architect.
- Response correspondence dated July 25, 2023, from Hudson Land Design.
- Report titled "Traffic & Parking Management Plan, dated July 21, 2023, as prepared by Colliers Engineering & Design.
- Plan set titled "Special Use Permit Application - 1113 Wolcott Avenue", with the latest revision date of July 25, 2023, with Sheets 1 through 8 of 16 as prepared by Aryeh Siegel, Architect, Sheets 9 through 15 of 16 as prepared by Hudson Land Design, and Sheet 16 of 16, dated November 18, 2022, as prepared by Colliers Engineering and Design.

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

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

General Comments:

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

This completes our review at this time, as all other engineering comments have been addressed. 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: August 4, 2023
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the July 25, 2023 cover letter from Cuddy+Feder, July 25, 2023 response letters from Aryeh Siegel and Hudson Land Design, July 21, 2023 revised Traffic and Parking Management Plan by Colliers Engineering, and a 16-sheet Special Permit set, dated July 25, 2023.

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

Comments and Recommendations

1. At its July meeting the Board agreed on additional or revised conditions that are now part of the final draft documents, including:

   a) Any new accessory uses to the hotel, such as the conference center and café, will not be opened before the primary hotel use. The Building Inspector should clarify what ongoing church-related uses are still permitted.

   b) A limited outdoor smoking area away from adjacent residential uses will be designated on the Sheet 1 Site Plan with appropriate signs added.

   c) Repairs to the church in the priority list on Sheet 8 will be completed before the issuance of a Certificate of Occupancy.

   d) If multiple events are scheduled on the same day, a two-hour gap will be maintained between the end of one and the beginning of another.

   e) The post-occupancy monitoring report for events of varied sizes will be prepared within the first nine months following the issuance of a Certificate of Occupancy.

2. The Sheet 5 hotel elevations now include building materials and colors, but the fiber-cement board should specify a smooth finish, without a raised grain, and the base should indicate full dimensional brick.

3. The provisions in HDLO Section 223-24.7 are meant to encourage the preservation and adaptive reuse of designated historic structures. The church on this site is one of the most revered historic resources in the City, and it needs to find viable uses that will guarantee both restoration and ongoing maintenance for the building and cemetery.

   The applicant has made substantial changes to the initial proposal in response to legitimate public concerns about overall event capacity, operation hours, traffic, parking, noise, and other

potential site effects. These combined project modifications and mitigation measures allowed the Board to issue a SEQRA Negative Declaration that there was no substantial evidence the proposal will have a significant adverse environmental impact.

However, the Board must now determine whether it meets all the Special Permit conditions under sections 223-18 B(1) and 223-24.7 D, along with the necessary approval of a Site Plan and Certificate of Appropriateness under Chapter 134. Board members should carefully consider the ten Special Permit conditions and the draft approvals resolution and come prepared to discuss final decisions.

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

John Clarke, Beacon Planning Consultant

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

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, seven (7) days per week; 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 the Applicant also limited the days of the week and the hours of operations that the conference center/event space can host events; 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

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, together with memoranda prepared by B. Laing Associates, Inc., dated January 31, 2023, and supplements thereto, dated February 28, 2023 and March 31, 2023, which included additional sound monitoring conducted on January 10, 2023, which

information and reports were reviewed by the City's sound consultant, The Noise Consultancy, LLC, and the Planning Board; and

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.

(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, 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, on July 11, 2023, by resolution, the Planning Board found that the Project is entirely 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.
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.

3. The comments contained in the City Engineer's letter to the Planning Board dated August 1, 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 August 4, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for 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 or modifications of the Special Permit shall be subject to a public hearing. The request for renewal shall be submitted at least 90 days prior to the expiration of the Special Permit, unless such time period is otherwise modified by the Planning Board. In the event the renewal application remains pending before the Planning Board after the expiration date of the Special Permit, the Special Permit shall remain valid for such time as the application is pending provided that the Applicant is diligently pursuing the application.

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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. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. The Applicant shall record the approved document in the Dutchess County Clerk's Office with proof of recording submitted to the City Building Department.

5. All events shall be subject to the Traffic & Parking Management Plan, prepared by Colliers Engineering & Design, last revised July 21, 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. Prior to the issuance of a Certificate of Occupancy, to the extent required by the City Traffic Consultant, the Traffic Management Plan shall be revised to be consistent with the Approved Project, including the conditions set forth herein. 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.

6. 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.

7. No event shall have more than 150 attendees. Events occurring on Thursdays shall be limited to a maximum of 130 attendees. Events occurring on Fridays, Saturdays, Sundays and Holidays[1], including Holiday eves, may have up to 150 attendees. No events shall occur on Mondays, Tuesdays or Wednesdays.

8. The restaurant/café shall be closed to the public during an event with more than 100 attendees.

9. On Fridays, Saturdays and Holiday eves, conferences/events shall end no later than 8:30pm and attendees shall disperse no later than 9:00pm.

[1] For the purposes of this Resolution, "Holidays" are inclusive of Memorial Day, Labor Day, Indigenous People's Day and Veterans Day.

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10. 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.

11. 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.

12. No outdoor amplification of sound is permitted on the Property without a noise permit pursuant to Chapter 149 of the City Code.

13. 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. Neither interior nor exterior doors may be propped open during musical performances;
    iii. Prior to the issuance of a Certificate of Occupancy, acoustical glass inserts (minimum of one (1) panel with a minimum STC rating of 10) shall be installed on the interior side of the stained-glass windows in the conference/event space. The spacing between the existing window and the acoustical panel should be as wide as possible, given the existing structure of the window. The installation of the panel must provide an effective seal to the existing structure;
    iv. 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;
    v. 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, as shown on the Site Plan;
    vi. Prior to the issuance of a Certificate of Occupancy, acoustically-rated fencing shall be installed around all HVAC units extending to a height which is a minimum of one (1) foot above the exhausts, except that this requirement shall not apply to units installed under the rear deck of the proposed conference center. The fencing may include acoustically-rated louvres, if required for air supply;
    vii. There shall be a prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am; and
    viii. Prior to the issuance of a Certificate of Occupancy, signage shall be installed along the property boundaries, as shown on the Site Plan, referencing the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful".

14. The repairs to the conference/event center (church) building listed on Sheet 8 shall be implemented prior to the issuance of a Certificate of Occupancy.

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15. The cemetery restoration and maintenance work shall be implemented as set forth on Sheet 9. After consultation with cemetery experts, a longer-term restoration plan for the cemetery shall be submitted to the City before the issuance of a Certificate of Occupancy.

16. 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.

17. Operation of the café and conference/event center, or any other accessory uses to the hotel, shall not precede the opening of the hotel.

18. The Applicant shall engage a professional traffic engineer to perform a post-occupancy monitoring report for a Type A and Type B Event, as defined in the Traffic & Parking Management Plan, which shall be conducted within the first nine (9) 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. If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site. Further, no rock removal shall occur on the weekends.

3. A copy of this Resolution shall be attached to the Certificate of Occupancy.

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4. 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 issuance of this Special Permit Approval; or

   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.

5. 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.

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 Prophecy Theater, LLCand its successors and assigns, and where applicable its contractors and employees.

8. The approval granted by this resolution does not supersede the authority of any other entity.

9. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed

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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.

10. 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.

11. 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 Approval have been continually violated resulting in adverse impacts to the immediate neighborhood.

Resolution Adopted: August 8, 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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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, seven (7) days per week; 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 the Applicant also limited the days of the week and the hours of operations that the conference center/event space can host events; 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

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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,~~ together with memoranda prepared by B. Laing Associates, Inc., dated January 31, 2023, and supplements thereto, dated February 28, 2023 and March 31,

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2023, which ~~was~~ included additional sound monitoring conducted on January 10, 2023, which information and reports were reviewed by the City's sound consultant, The Noise Consultancy, LLC, and the Planning Board; and

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:

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(a) Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.

(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, 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, on July 11, 2023, by resolution, the Planning Board found that the Project is ~~entirety~~ entirely 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:

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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.
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:

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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.

3. The comments contained in the City Engineer's letter to the Planning Board dated ~~July 7~~August 1, 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~~August 4, 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 or modifications of the Special Permit shall be subject to a public hearing. The request for renewal shall be submitted at least 90 days prior to the expiration of the Special Permit, unless such time period is otherwise modified by the Planning Board. In the event the renewal application remains pending before the Planning Board after the expiration date of the Special Permit, the Special Permit shall remain valid for such time as the application is pending provided that the Applicant is diligently pursuing the application.

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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. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. The Applicant shall record the approved document in the Dutchess County Clerk's Office with proof of recording submitted to the City Building Department.

~~4.~~5. All events shall be subject to the Traffic & Parking Management Plan, prepared by Colliers Engineering & Design, last revised ~~June 27~~July 21, 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. Prior to the issuance of a Certificate of Occupancy, to the extent required by the City Traffic Consultant, the Traffic Management Plan shall be revised to be consistent with the Approved Project, including the conditions set forth herein. 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.~~6. 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.

7. No event shall have more than 150 attendees. Events occurring on Thursdays shall be limited to a maximum of 130 attendees. Events occurring on Fridays, Saturdays, Sundays and Holidays[1], including Holiday eves, may have up to 150 attendees. No events shall occur on Mondays, Tuesdays or Wednesdays.

~~6.~~8. The restaurant/café shall be closed to the public during an event with more than 100 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.~~

[1] For the purposes of this Resolution, "Holidays" are inclusive of Memorial Day, Labor Day, Indigenous People's Day and Veterans Day.

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~~7.~~9. 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.~~10. 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.~~11. 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.~~12. No outdoor amplification of sound is permitted on the Property without a noise permit pursuant to Chapter 149 of the City Code.

~~11.~~13. 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. Neither interior nor exterior doors may be propped open during musical performances;
iii. Prior to the issuance of a Certificate of Occupancy, acoustical glass inserts (minimum of one (1) panel with a minimum STC rating of 10) shall be installed on the interior side of the stained-glass windows in the conference/event space. The spacing between the existing window and the acoustical panel should be as wide as possible, given the existing structure of the window. The installation of the panel must provide an effective seal to the existing structure;
iv. 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;
v. 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, as shown on the Site Plan;
vi. Prior to the issuance of a Certificate of Occupancy, acoustically-rated fencing shall be installed around all HVAC units ~~will be~~ extending to a height which is a minimum of one (1) foot above the exhausts, except that this requirement shall not apply to units installed under the rear deck of the proposed conference center. The fencing may include acoustically-rated louvres, if required for air supply;
vii. There shall be a prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am; and
viii. Prior to the issuance of a Certificate of Occupancy, signage shall be installed along the property boundaries, as shown on the Site Plan, referencing the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful".

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~~12.~~14. The repairs to the conference/event center (church) building listed on Sheet 8 shall be implemented prior to the issuance of a Certificate of Occupancy ~~in the order in which they are listed~~.

~~13.~~15. 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~~. After consultation with cemetery experts, a longer-term restoration plan for the cemetery shall be submitted to the City before the issuance of a Certificate of Occupancy.

~~14.~~16. 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.~~17. Operation of the café and conference/event center, or any other accessory uses to the hotel, shall not precede the opening of the hotel.

~~16.~~18. The Applicant shall engage a professional traffic engineer to perform a post-occupancy monitoring report for a Type A and Type B Event, as defined in the Traffic & Parking Management Plan, which shall be conducted within the first nine (9)~~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.

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2. If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site. Further, no rock removal shall occur on the weekends.

3. A copy of this Resolution shall be attached to the Certificate of Occupancy.

4. 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~~ issuance of this Special Permit Approval; or

   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.

5. 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.

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 Prophecy Theater, LLC~~the Applicants~~ and ~~the Applicants' heirs~~its~~,~~ successors and assigns, and where applicable its contractors and employees.

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~~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.~~8. The approval granted by this resolution does not supersede the authority of any other entity.

~~10.~~9. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.

~~11.~~10. 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.~~11. 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 Approval have been continually violated resulting in adverse impacts to the immediate neighborhood.

Resolution Adopted: ~~July~~ August ~~8~~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		

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Special Permit, Site Plan and Certificate of Appropriateness Approvals
1113 Wolcott Avenue – Prophecy Theater

Resolution: Approved
Denied

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City of Beacon Planning Board Agenda
08/08/2023

Title:

Certificate of Appropriateness - 28 Townsend Street; Single Family Home

ATTACHMENTS

28 Townsend PB Aug 8, 2023 submission.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: _____

Project Address: 28 Townsend St. (Lot 1)

Project Architect/Engineer: Anthony Coppola

Owner/Builder: Rieger Homes, Inc.

Contact Phone No.: 914-447-4293 Email: JRieger@riegerhomes.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Vinyl Combination - Clapboard, Board & Batten, Shingles

Roofing: Dual Black Asphalt Shingles

Windows: Color: Black Type: Vinyl

Trim: White + Black - see att'd.

Garage Door: White

Stone/Brick: None

John Rieger

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:

_____

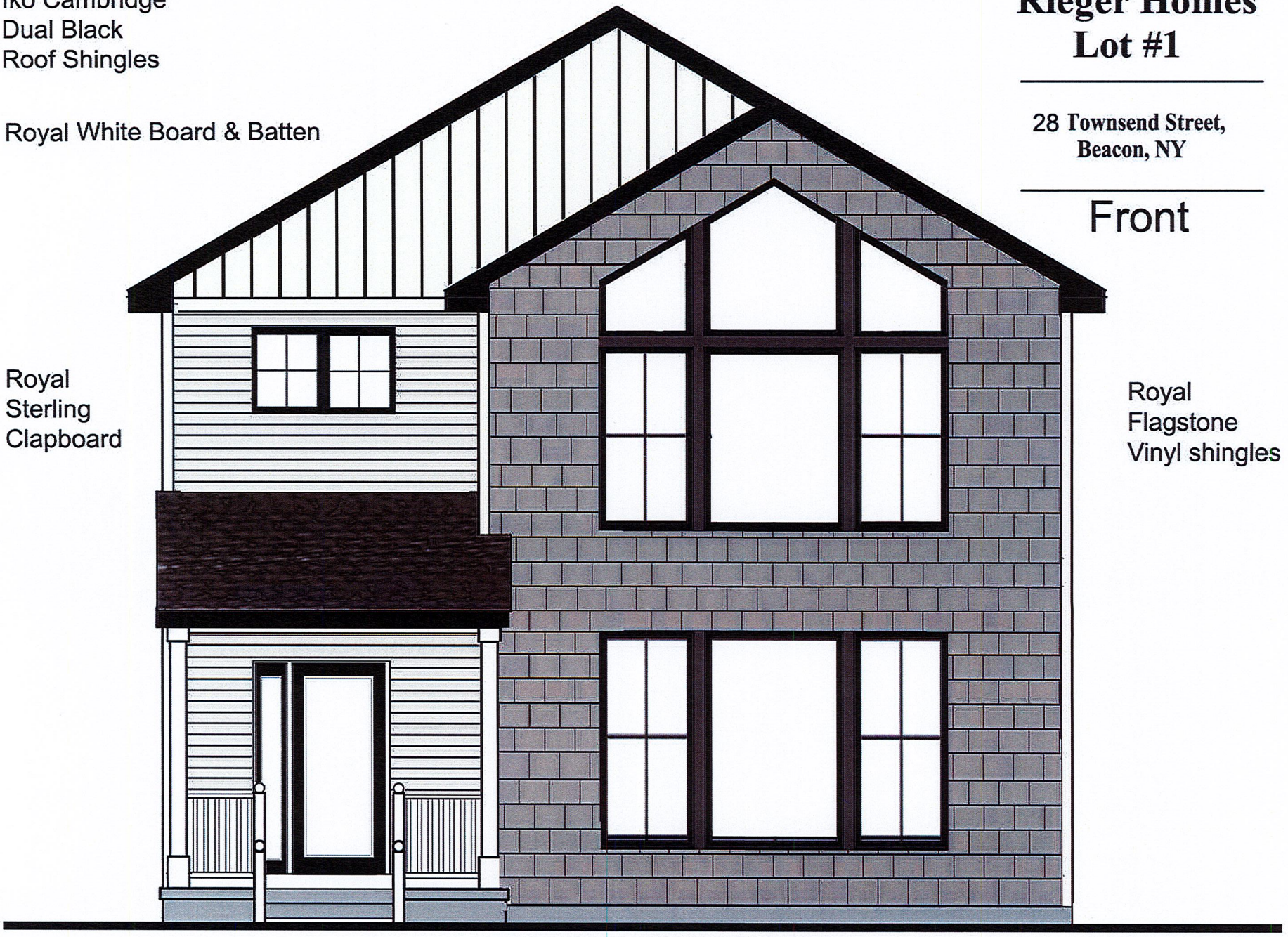
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FEE: $100.00

Iko Cambridge
Dual Black
Roof Shingles

Royal White Board & Batten

Royal
Sterling
Clapboard



Rieger Homes
Lot #1

28 Townsend Street,
Beacon, NY

Front

Royal
Flagstone
Vinyl shingles

Date: July 19, 2023

Subject: Rieger Homes lot #1 Proposed Exterior finishes for review by the planning board

The Alexander (Modern Farmhouse) (Lot #1)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevation:	Front left: base /middle: Clapboard	Color/ Sterling
	Front right- base/middle/top: Shingles	Color/ Flagstone
	Top Front left gable /Board & batten	Color/ White
Sides & rear elevation:	Clapboard:	Color/ Sterling
Details:	Trim details will include corners, horizontal band boards, porch posts & railings	Color/ White
	Facia, soffit, drip edge, windows, porch ceiling and gutters	Color/ Black
Main roof:	Asphalt shingles	Color/ Dual Black,
Minor roofs:	Asphalt shingles includes porch roof & any bays or similar build outs	Color/ Dual Black

Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
White railings – (as needed per code)	or equal	**RDI Railings by Barrette**
Front porch posts	or equal	**FAIRWAY by Envision**

Date: July 19, 2023


All Black
Roof
in Beacon
IKO
Cambridge
Dual Black
StormShield
Fortitude Shake & Shingles
Board & Batten
Estate

Rieger Homes 7-19-23 exterior colors for Lot #1 / 28 Townsend Street, Beacon, NY



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Residential Sterling



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Residential Flagstone

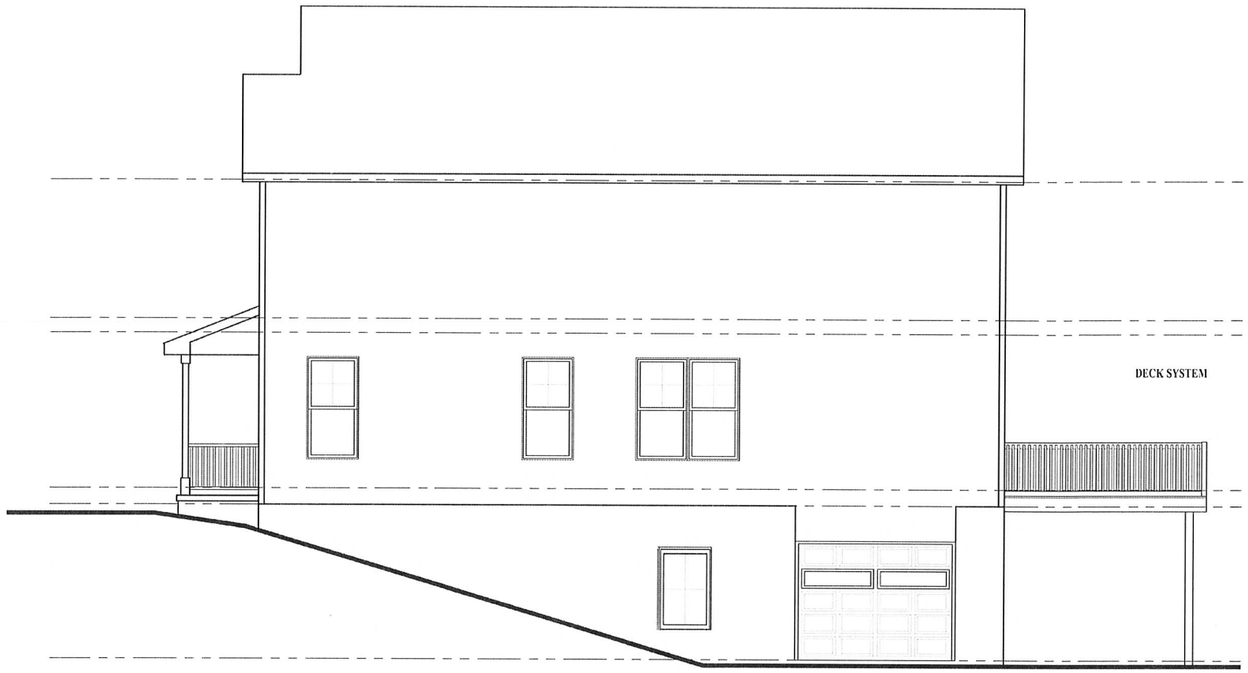


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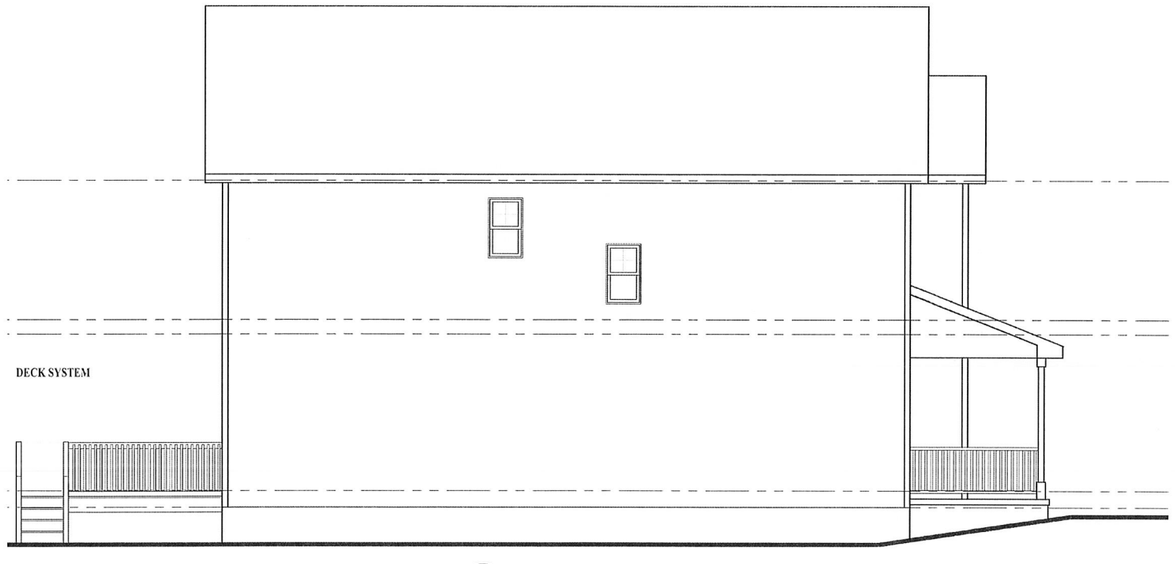
Residential White



1 A3 **Rear Elevation**



2 A3 **Right Side Elevation**



3 A3 **Left Side Elevation**



4 A3 **Front Elevation**

Rieger Homes
Lot #1

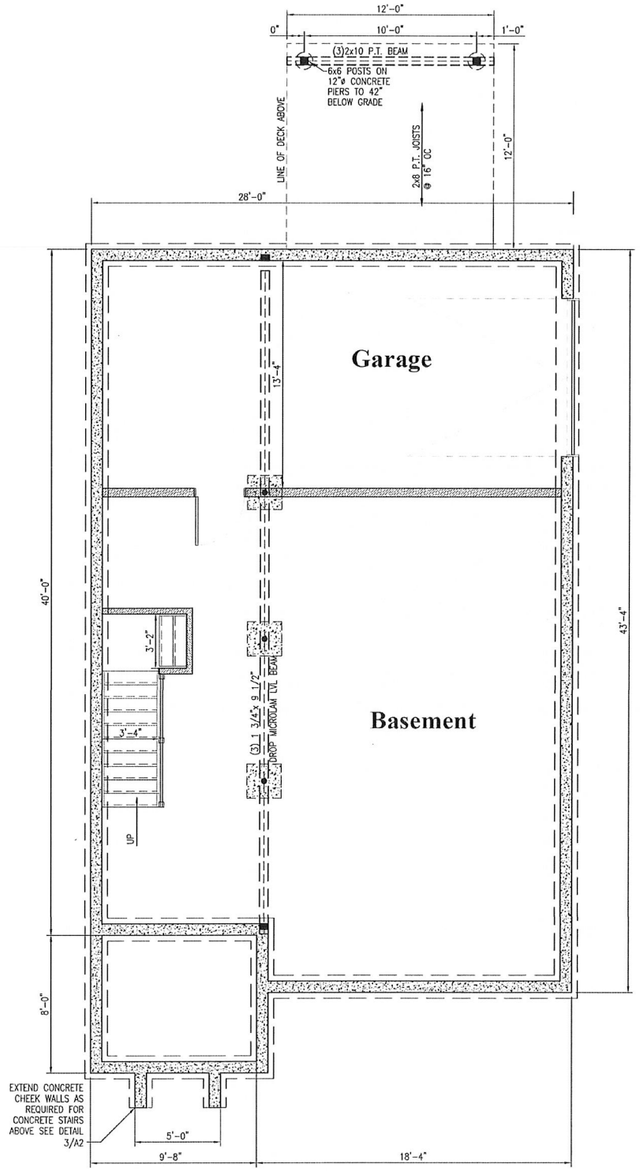
28 Townsend Street,
Beacon, NY

ELEVATIONS

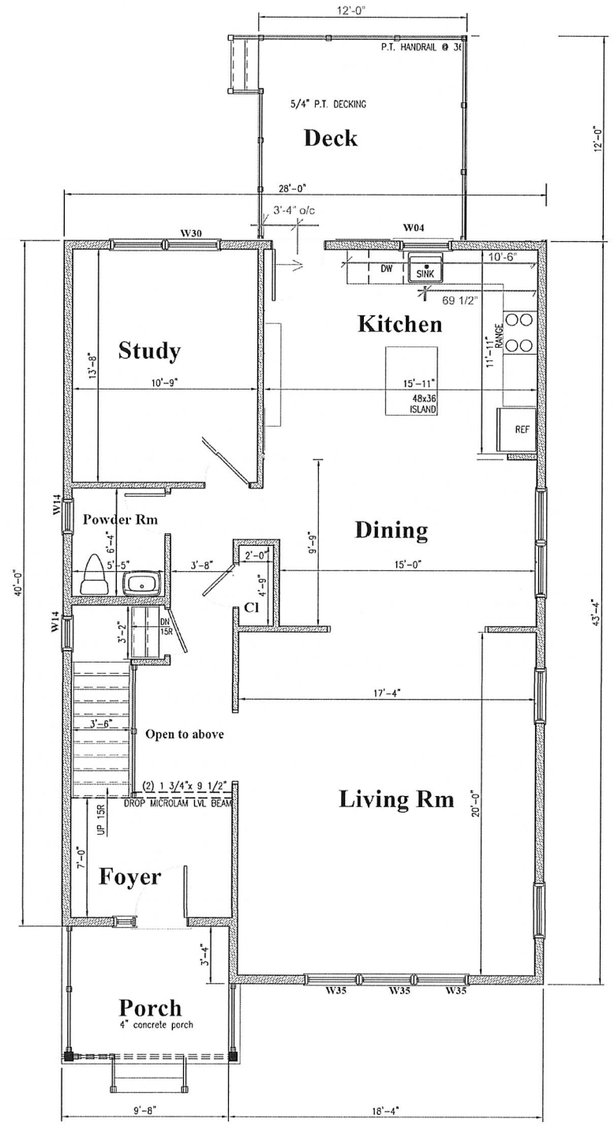
REVISIONS

DATE

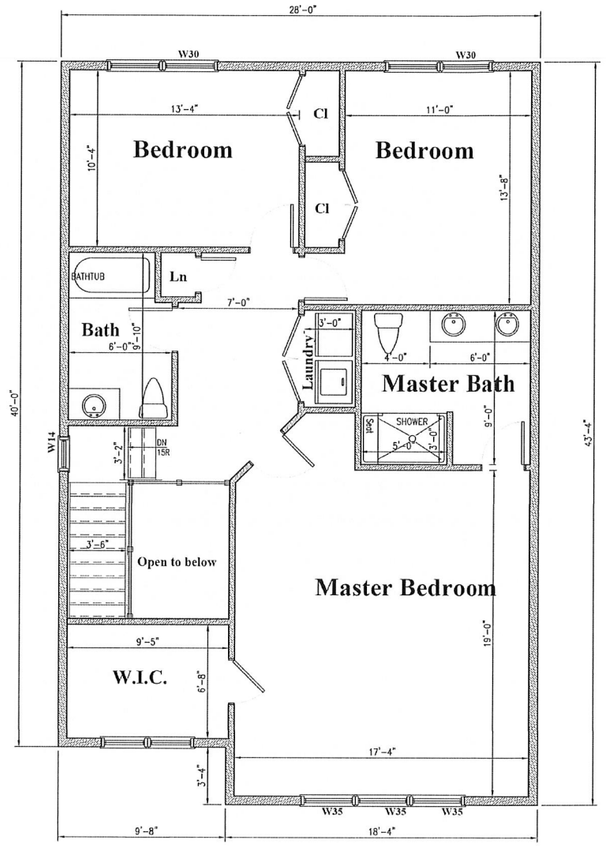
7/19/23



1/A2 **Foundation Plan**



2/A2 **1st Floor Plan**



3/A2 **2nd Floor Plan**

Rieger Homes
Lot #1

28 Townsend Street,
Beacon, NY

FLOOR PLANS

REVISIONS

DATE

7/19/23

A2

City of Beacon Planning Board Agenda
08/08/2023

Title:

Certificate of Appropriateness - 32 Townsend Street; Single Family Home

ATTACHMENTS

32 Townsend PB Aug 8, 2023 submission.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: _____

Project Address: 32 Townsend St. (Lot 2)

Project Architect/Engineer: Anthony Coppola

Owner/Builder: Rieger Homes, Inc

Contact Phone No.: 914-447-4293 Email: JRieger@riegerhomes.com

Approval Requested: _____ Certificate of Appropriateness (sign or façade change) ___✓___ New Single-Family House

Color/Materials:

Siding: Wicker Vinyl Shingles over Midnight Surf clapboard vinyl

Roofing: Dual Black Asphalt Shingles

Windows: Color: White Type: Vinyl

Trim: white

Garage Door: white

Stone/Brick: Stonecraft Kingsford Ledgestone

_____
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

Subject: Rieger Homes lot #2 Proposed Exterior finishes for review by the planning board

The Chelsea (Traditional style) (Lot #2)

Exterior materials are as follows:

Location, general	Location, specific & style		Color
Front elevation:			
	Front base water table:	Cultured Stone Ledgestone	Color/ Kingsford
	Front middle:	Clapboard	Color/ Midnight Surf
	Front top:	Shingles	Color/ Wicker
Side & rear elevation:	Clapboard:		Color/ Midnight Surf
Details:	Trim details will include windows, corners, horizontal band boards, facia, soffit, porch ceiling, gutters		Color/ White
	Porch posts & railings		Color/ White
Main roof:	Asphalt shingles		Color/ Dual Black,
Minor roofs:	Asphalt shingles includes porch roof and any bays or similar build outs		Color/ Dual Black,

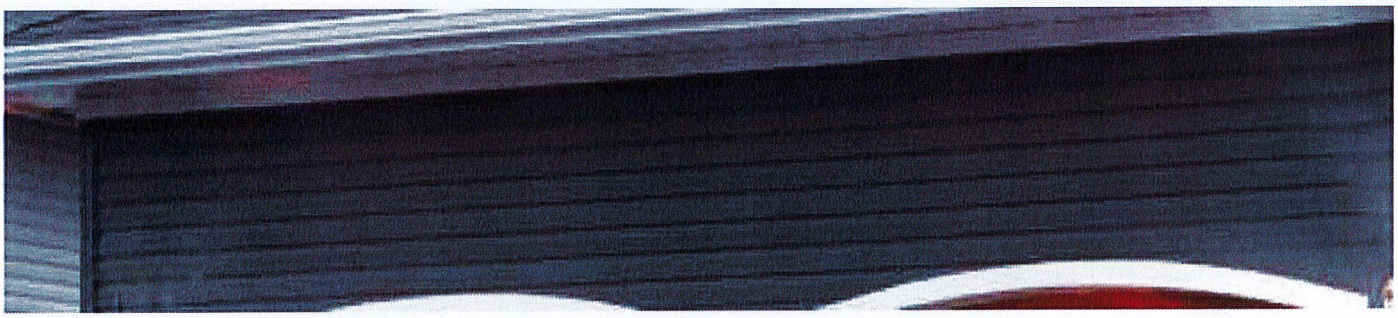
Manufacturer of materials proposed above are as follow:

Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Cultured Stone		**STONECRAFT**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
White railings – (as needed per code)	or equal	**RDI Railings by Barrette**
Front porch posts	or equal	**FAIRWAY by Envision**


Iko Cambridge
Dual Black
Roof Shingles
Royal
Wicker
Vinyl shingles
Royal
Midnight Surf
Clapboard
Stonecraft
Kingsford
Ledgestone

MOHAWK
Aladdin
Dual Black

Rieger Homes 7-19-23 exterior colors for
Lot #2 / 32 Townsend Street, Beacon, NY



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Royal Midnight Surf Clapboard



Screen clipping taken: 7/6/2023 4:02 PM

Royal Wicker Vinyl Shingles

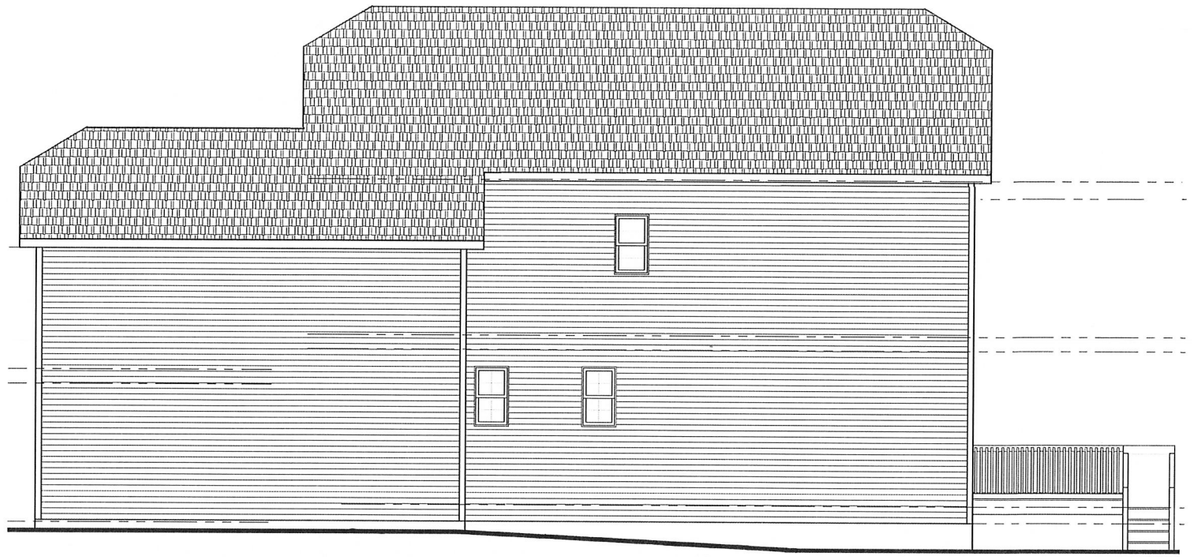


Photo of sample board

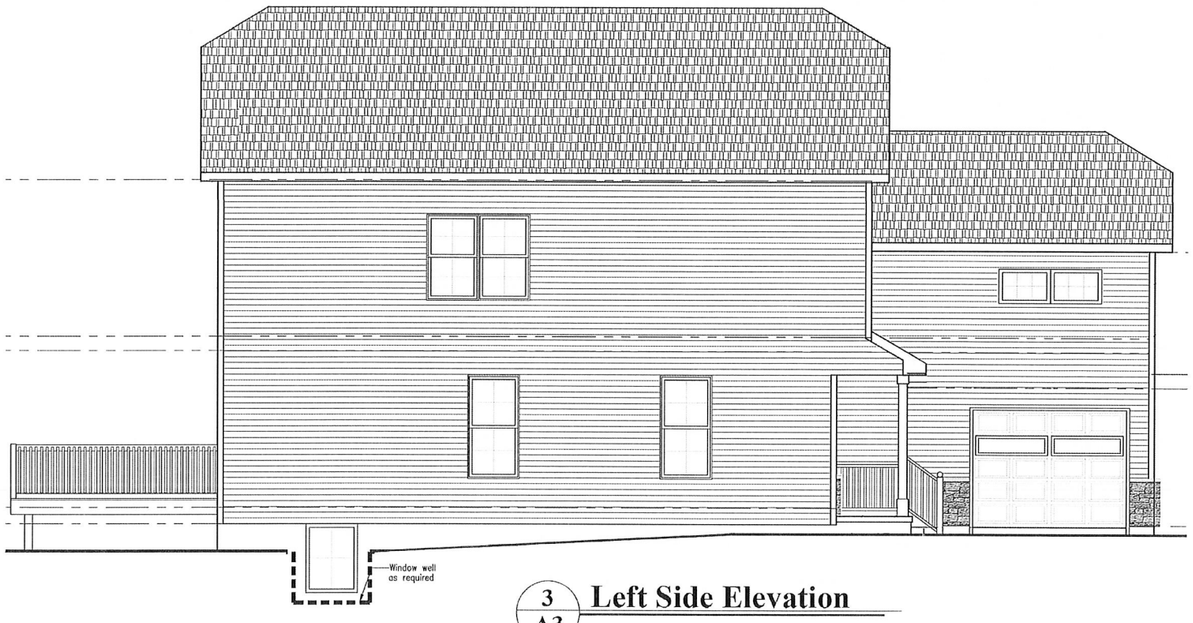
Stonecraft Kingsford Ledgestone



1 A3 **Rear Elevation**



2 A3 **Right Side Elevation**



3 A3 **Left Side Elevation**



4 A3 **Front Elevation**

Chelsea Model

Rieger Homes Lot #2

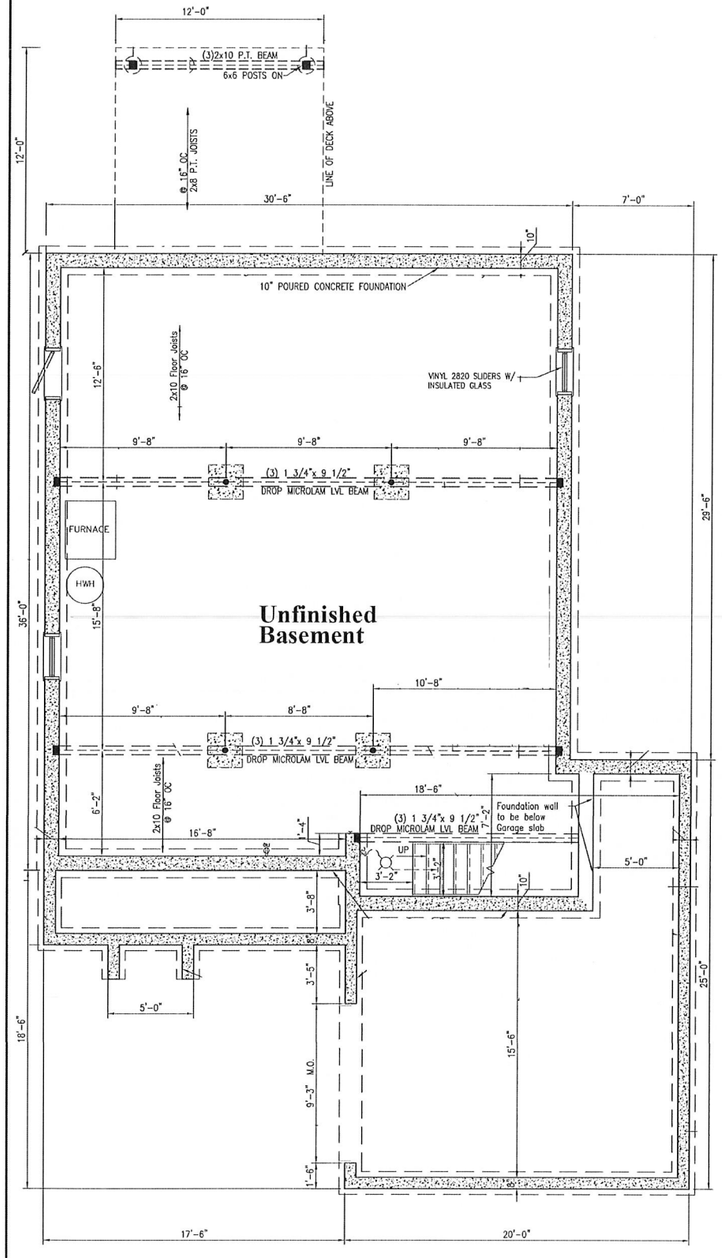
32 Townsend Street, Beacon, NY

ELEVATIONS

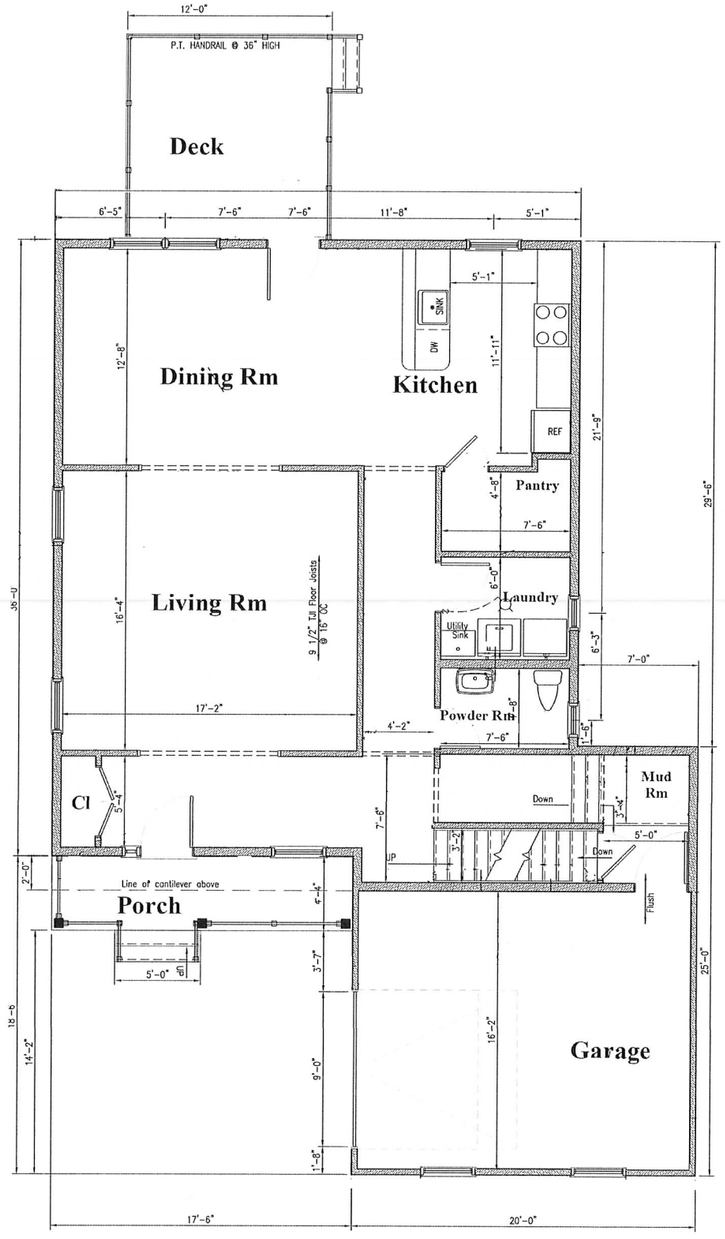
REVISIONS

DATE

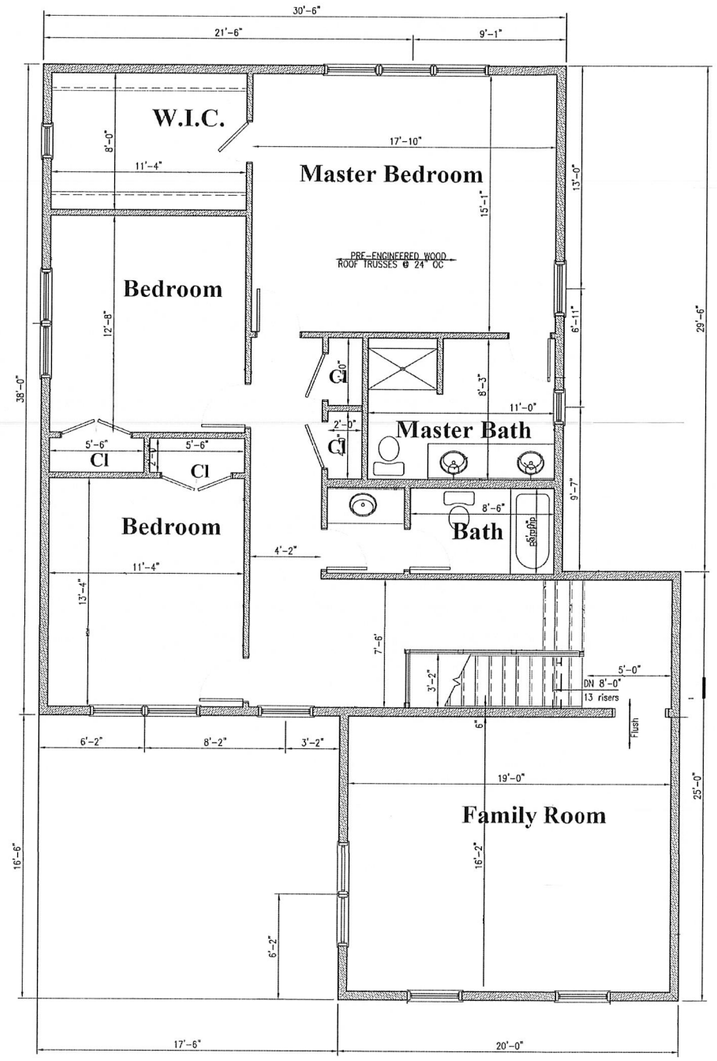
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1 A2 **Foundation Plan**



2 A2 **1st Floor Plan**



3 A2 **2nd Floor Plan**

Chelsea
Model

Rieger Homes
Lot # 2

32 Townsend Street,
Beacon, NY

FLOOR PLANS

REVISIONS

DATE

7/19/23

A2

City of Beacon Planning Board Agenda
08/08/2023

Title:

Certificate of Appropriateness - 80 Church Street; Single Family Home

ATTACHMENTS

80 Church PB app arch rvw 8.8.23.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

RECEIVED 7/25/23 MP

Date: 7/24/23

Project Address: 80 Church St

Project Architect/Engineer: Mark Day Engineer

Owner/Builder: D+L of Dutchess / ODonnell + Sons Inc

Contact Phone No.: 845-590-0622 Email: Scaneo64@gmail.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ___X___ New Single-Family House

Color/Materials:

Siding: White Hardiplanck Batten board

Roofing: black asphalt

Windows: Color: Black Type: Anderson 100 Series

Trim: white hardi planck

Garage Door: Aluminum black

Stone/Brick: N/A

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

NOTES:

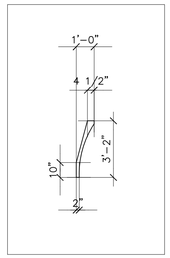
1) ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS", IF "ANDERSEN" WINDOWS ARE NOT USED, A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED

2) ALL GLAZING TO BE DOUBLE INSULATED

3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS

4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090



FRONT PORCH BRACKET

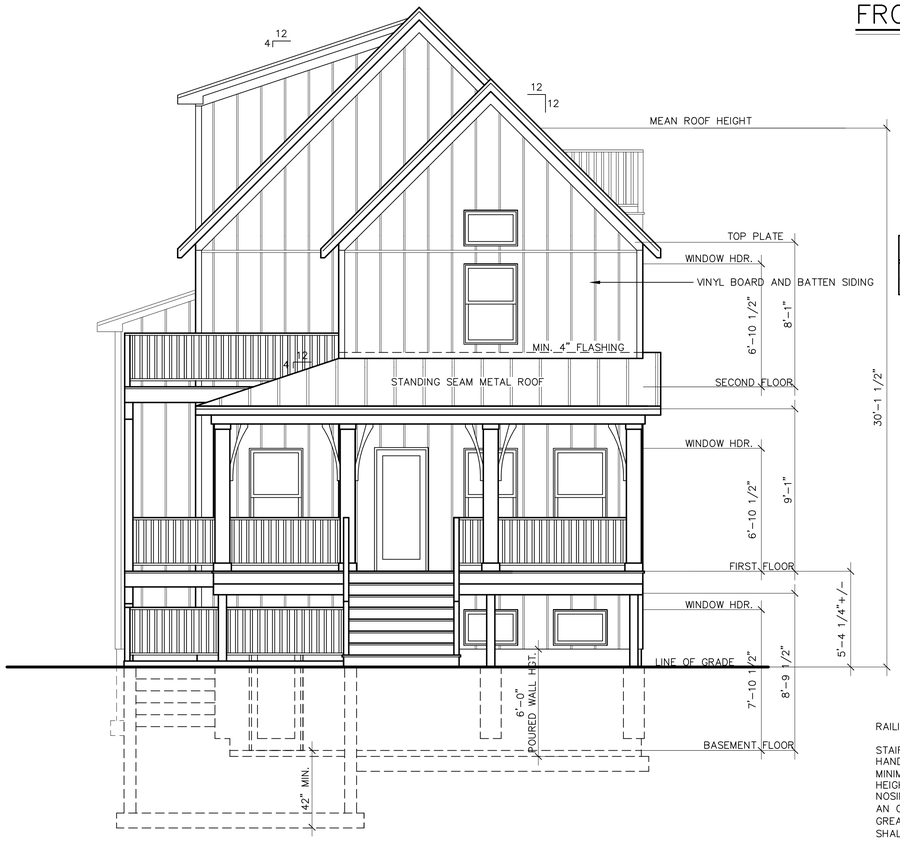
SCALE: 1/2" = 1'-0"

CONTRACTOR TO AFFIX AN APPROVED SIGN/SYMBOL TO THE EXTERIOR ELECTRIC BOX AT THE SERVICE POINT. THE SIGN IS TO INDICATE THE USE OF TRUSSES, PRE-ENGINEERED WOOD GIRDERS, BEAMS OR JOISTS THAT ARE BONDED WITH ADHESIVES (INCLUDING I-JOISTS, STRUCTURAL GLUED LAMINATED TIMBERS, STRUCTURAL LOG MEMBERS, STRUCTURAL COMPOSITE LUMBER & CROSS-LAMINATED TIMBER) AND/OR TIMBER CONSTRUCTION

SQUARE FOOTAGE:	
1st FLOOR:	1270
2nd FLOOR:	1778
LOFT:	57
TOTAL:	3105
GARAGE:	665

EGRESS REQUIREMENTS

WINDOW	SQ.FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
3049	5.7	32.56"	25.45"
GW4040	6.43	21"	44 1/8"



FRONT ELEVATION

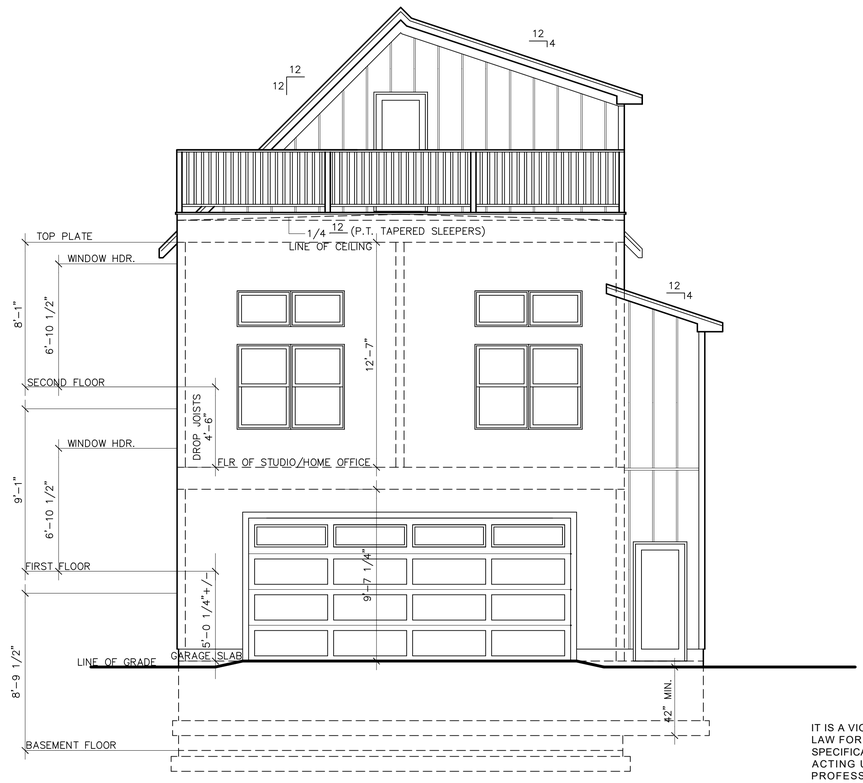
SCALE: 1/4" = 1'-0"

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.



REAR ELEVATION/PARTIAL SECTION

SCALE: 1/4" = 1'-0"

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLYMT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30	115 MPH	NO	YES	NO	B	SEVERE	42"	MOD.-HEAVY	-1	YES	MAY 2, 2012	1500	47.4

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	Brian J. Stokosa, PE
06-15-23	
06-06-23	
04-19-23	
Revisions 11-15-21	
Project No. 2020:389	License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
Eliza Street
City of Beacon
Dutchess County, New York

New Residence For:
O'Donnell & Sons

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E1
DATE 10-16-20	CHECKED BY B.J.S.	

RAILING & STAIR NOTES:

STAIRS OFF LOWER WOOD DECK AND COVERED FRONT PORCH NOT SHOWN ON LEFT SIDE ELEVATION.

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

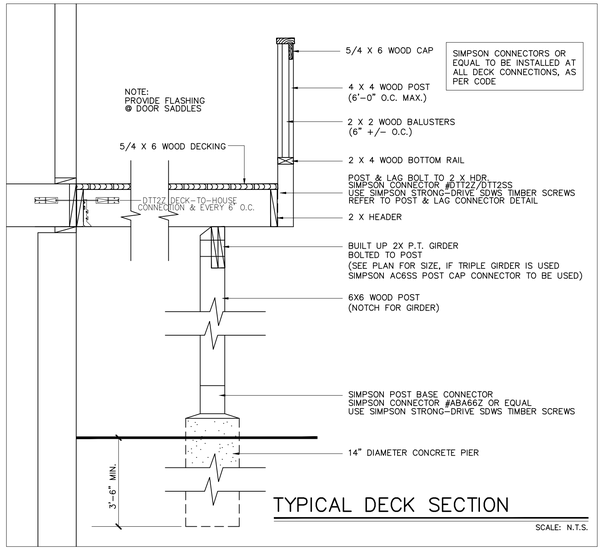
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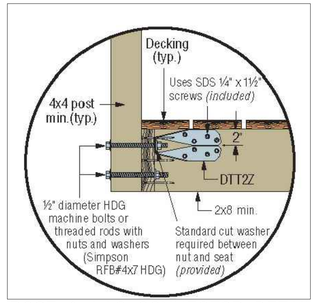
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

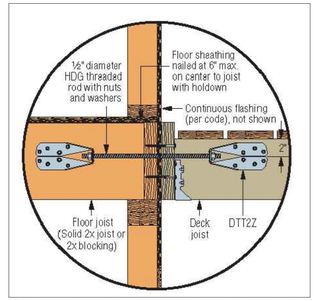


TYPICAL DECK SECTION

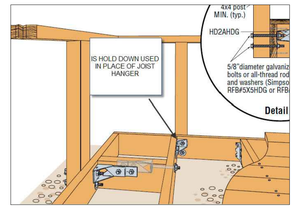
SCALE: N.T.S.



POST & LAG CONNECTOR DETAIL



DECK-TO-HOUSE LATERAL CONNECTION



SIMPSON DTT2 DECK TENSION TIE (TYP.)

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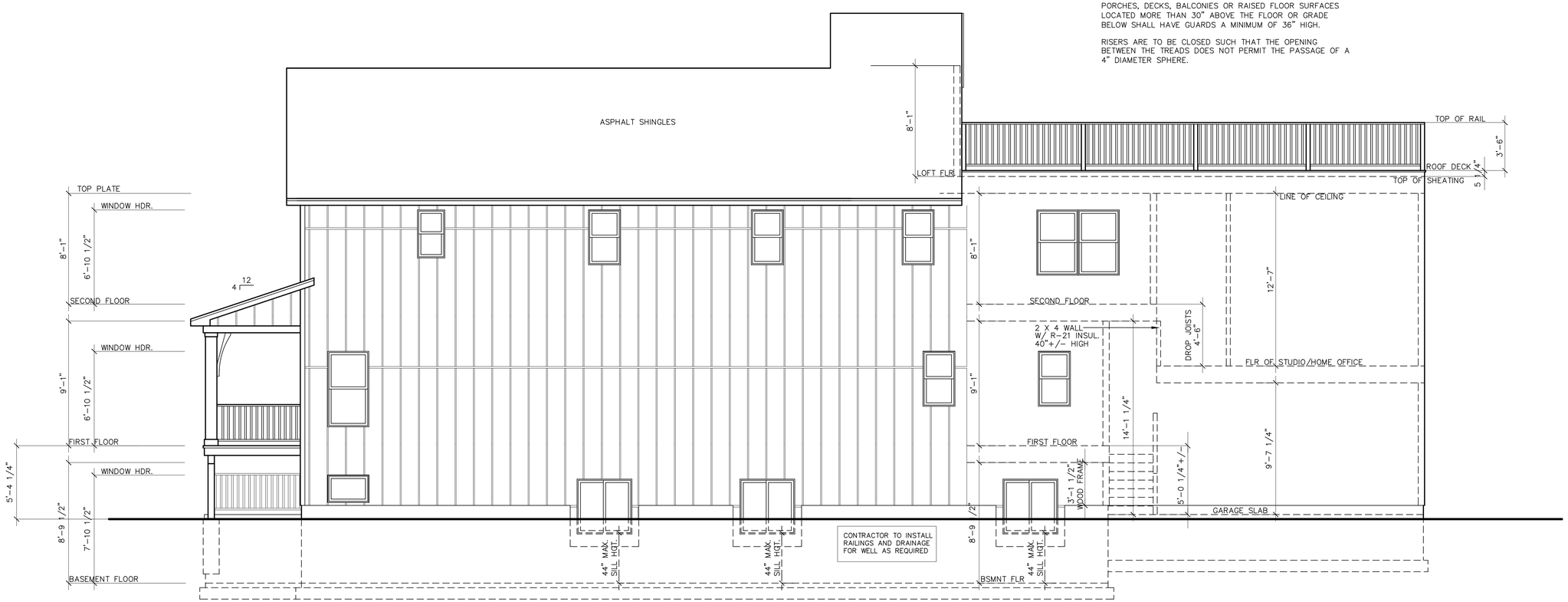
New Residence For:
O'Donnell & Sons

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E2
DATE 10-16-20	CHECKED BY B.J.S.	

THAN 8 1/4".

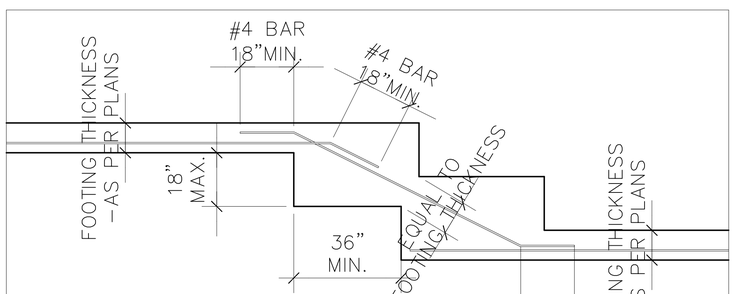
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RIGHT SIDE ELEVATION / PARTIAL SECTION

SCALE: 1/4" = 1'-0"



TOP OF FOOTING SURFACE SHALL BE LEVEL. BOTTOM OF FOOTING SURFACE SHALL NOT HAVE A SLOPE GREATER THAN 10 PERCENT. A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.

STEPPED FOOTING DETAIL SCALE: 1/2"= 1'-0"

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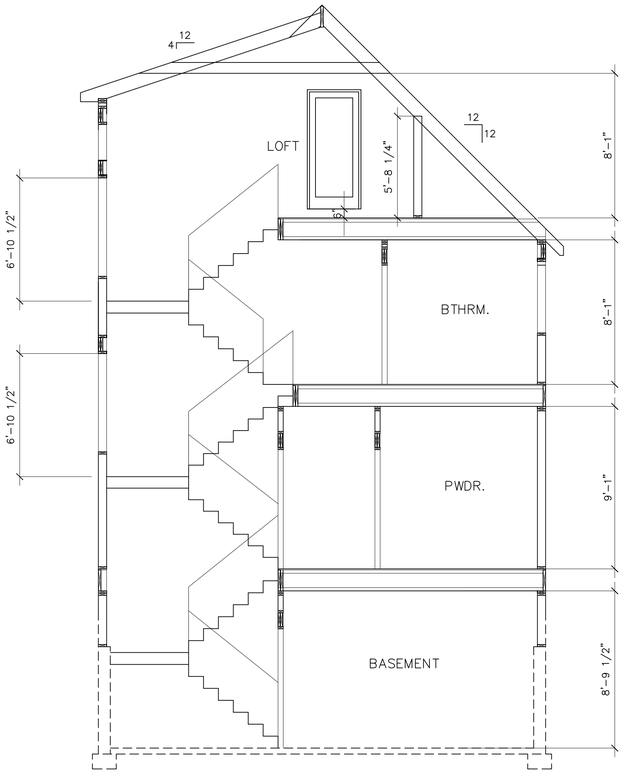
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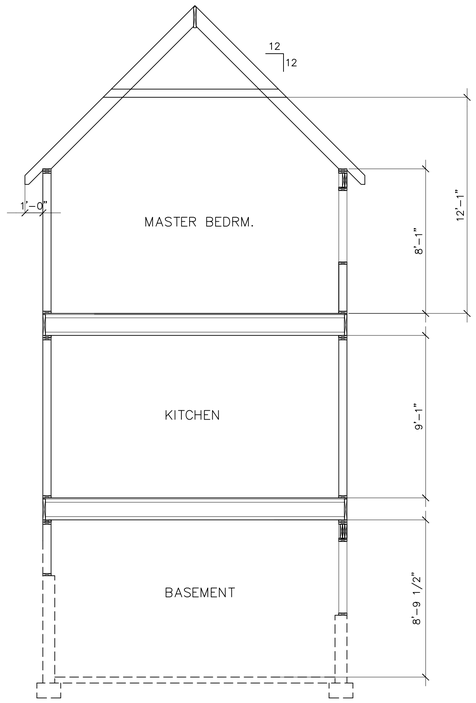
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SCALE	DRAWN BY	DRAWING No.
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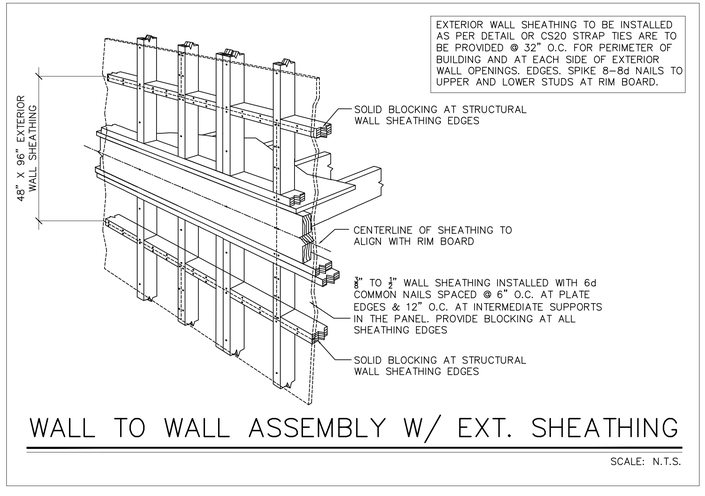
SECTION – 1

SCALE: 1/4" = 1'–0"



SECTION – 2

SCALE: 1/4" = 1'–0"



WALL TO WALL ASSEMBLY W/ EXT. SHEATHING

SCALE: N.T.S.

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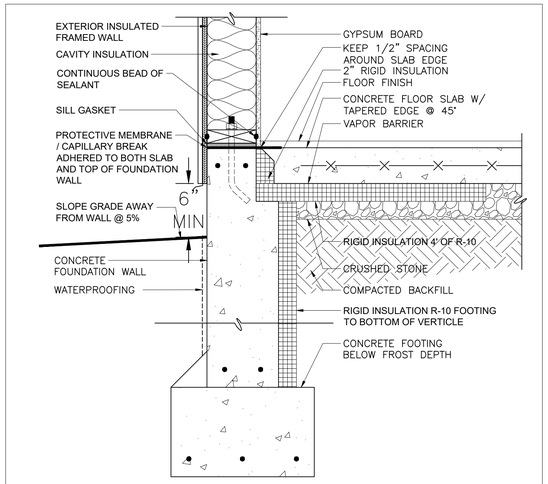
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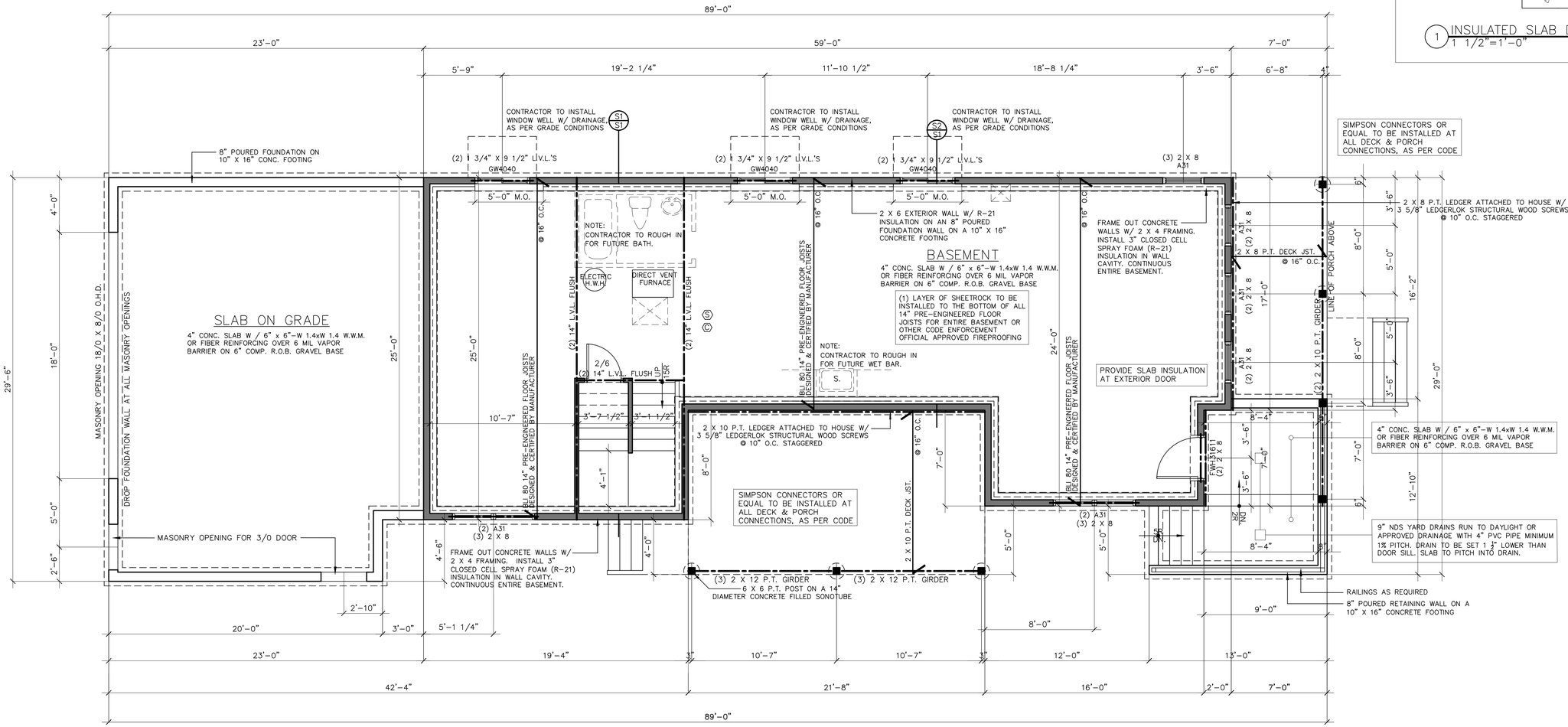
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SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	S1
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1 INSULATED SLAB DETAIL
1 1/2"=1'-0"



BASEMENT PLAN

SCALE: 1/4" = 1'-0"

(S) INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

(C) INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 –TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

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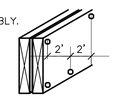
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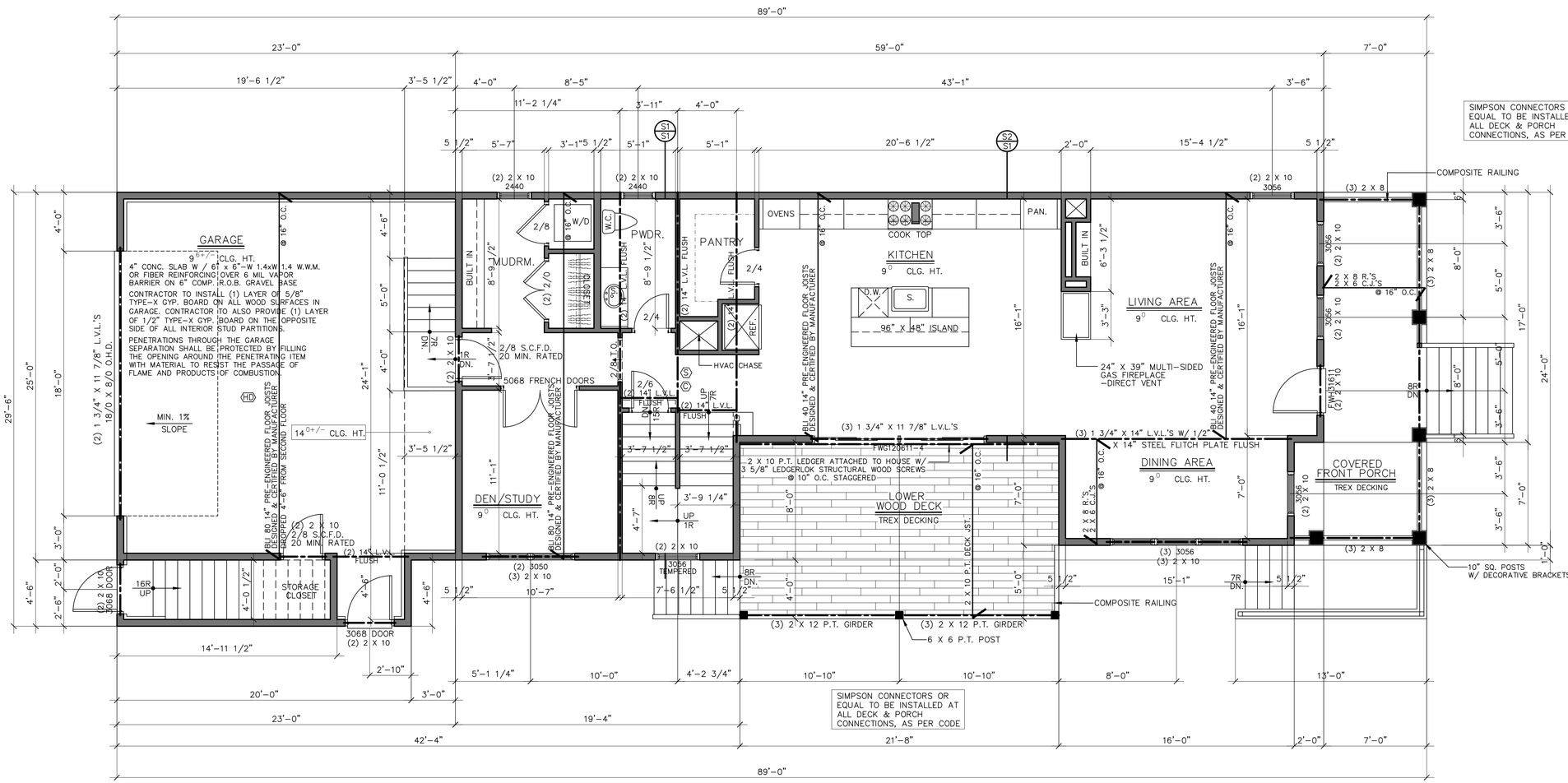
NOTES:

L.V.L.'S AND STEEL PLATE ARE TO BE BOLTED TOGETHER @ EVERY 2'-0". BOLTS ARE TO BE STAGGERED FROM BOTTOM TO TOP. AT A MIN. OF 1" OFF BOTH TOP & BOTTOM EDGE OF ASSEMBLY. A BOLT IS TO BE @ BOTH TOP AND BOTTOM OF OF EACH END OF ASSEMBLY.



TYPICAL FLITCH PLATE DETAIL

SCALE: N.T.S.



SIMPSON CONNECTORS OR EQUAL TO BE INSTALLED AT ALL DECK & PORCH CONNECTIONS, AS PER CODE

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

FOR LOAD-BEARING PARTITIONS INSTALL DOUBLE JAMB STUDS UNDER HEADER FOR OPENINGS 6' AND LESS IN WIDTH. TRIPLE JAMB STUDS FOR WIDER OPENINGS. FOR NON-BEARING PARTITIONS INSTALL ONE JAMB STUD FOR OPENINGS LESS THAN 4' IN WIDTH AND DOUBLE JAMS STUDS FOR WIDER OPENINGS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

CONTRACTOR TO VENT DRYER TO EXTERIOR SUCH THAT IT SHALL NOT TERMINATE LESS THAN 3 FEET FROM ANY OPENING INTO THE BUILDING. DRYER DUCT IS NOT TO EXCEED 25 FEET IN LENGTH AND IS TO BE CONSTRUCTED OF A MIN. OF 0.016 INCH THICK RIGID METAL DUCTS, HAVING A SMOOTH SURFACE & JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. PROVIDE REDUCTION FOR EACH 90 DEGREE BEND.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

(S) INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

(C) INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 -TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

(HD) INTERCONNECTED HEAT DETECTOR W/ BATTERY BACKUP - RATED FOR AMBIENT OUTDOOR TEMPERATURES

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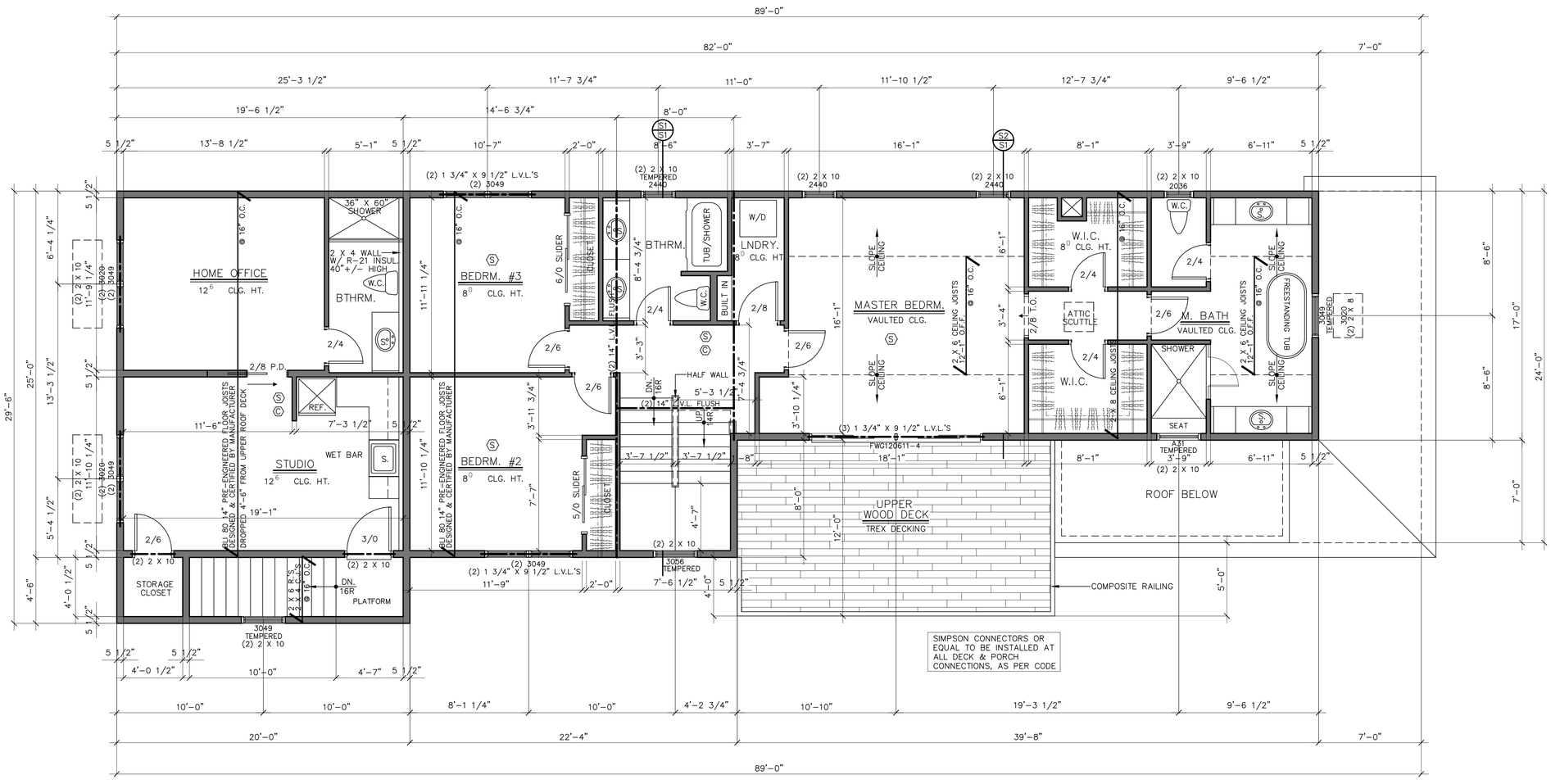
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1/4" = 1'-0"	S.M.M.	P2
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SIMPSON CONNECTORS OR EQUAL TO BE INSTALLED AT ALL DECK & PORCH CONNECTIONS, AS PER CODE

CONTRACTOR TO PROVIDE ATTIC SCUTTLE WITH MINIMUM DIMENSIONS OF 30" X 22". CONTRACTOR TO PROVIDE A LARGER SCUTTLE OPENING IF AIR HANDLER UNIT IS LOCATED IN ATTIC SPACE. SCUTTLE OPENING TO BE OF ADEQUATE DIMENSION TO ALLOW FOR PASSAGE OF UNIT THROUGH SCUTTLE OPENING.

INSULATED R-30 ATTIC ACCESS COVER TO BE PROVIDED IN ATTIC

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EXHAUST AIR FROM BATHROOM FANS SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREA INSIDE THE BUILDING.

SECOND FLOOR PLAN

Ⓢ INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

Ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 -TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

SCALE: 1/4" = 1'-0"

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	Brian J. Stokosa, PE
06-15-23	
06-06-23	
04-19-23	
Revisions 11-15-21	
Project No. 2020:389	License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

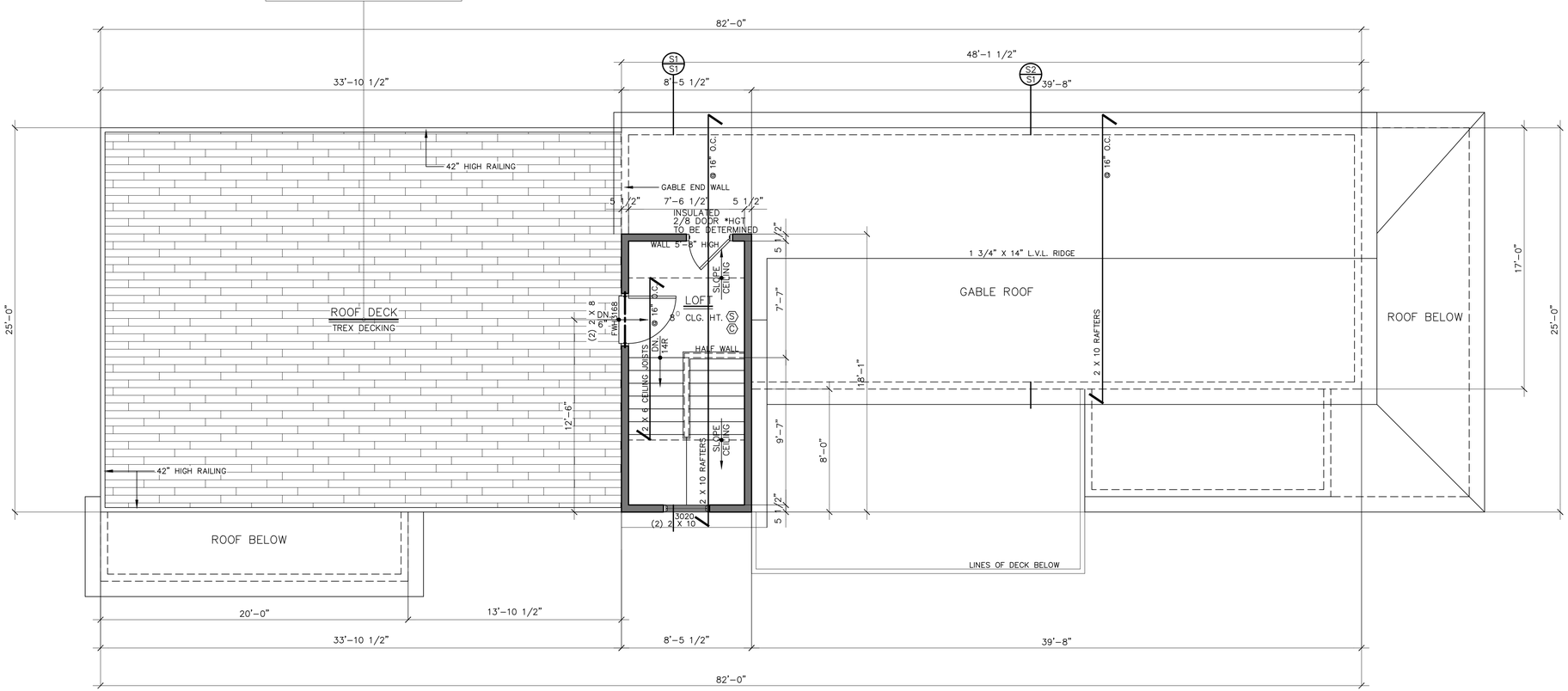
PROJECT
Eliza Street
City of Beacon
Dutchess County, New York

New Residence For:
O'Donnell & Sons

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	P3
DATE 10-16-20	CHECKED BY B.J.S.	

ROOF DECK NOTES:

CONTRACTOR TO INSTALL CONTINUOUS EPDM ROOF MEMBRANE OVER TAPERED (1" PER FOOT) 2X P.T. JOISTS. 2X P.T. SLEEPERS TO BE INSTALLED OVER MEMBRANE. TREX DECKING TO BE INSTALLED OVER AN SECURELY ATTACHED TO P.T. SLEEPERS. A MINIMUM 6" OF FLASHING TO BE INSTALLED UP GABLE END WALL. ROOF MEMBRANE INSTALLED AS PER MANUF. SPEC.'S



NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

FOR LOAD-BEARING PARTITIONS INSTALL DOUBLE JAMB STUDS UNDER HEADER FOR OPENINGS 6' AND LESS IN WIDTH. TRIPLE JAMB STUDS FOR WIDER OPENINGS. FOR NON-BEARING PARTITIONS INSTALL ONE JAMB STUD FOR OPENINGS LESS THAN 4' IN WIDTH AND DOUBLE JAMS STUDS FOR WIDER OPENINGS.

CONTRACTOR TO PROVDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

ROOF PLAN

SCALE: 1/4" = 1'-0"

(S) INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

(C) INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 –TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

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2020 NYSTRETCH CODE

BUILDING TYPE: SINGLE FAMILY RESIDENCE
CODE DESIGN METHOD: RESCHECK *SEE ATTACHED
CLIMATE ZONE: 5A

HEATING EQUIPMENT TYPE: SHALL BE DESIGNED BY THE H.V.A.C. CONTRACTOR

I, BRIAN J. STOKOSA CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

WOOD HEADER SIZES

SPANS UP TO AND INCLUDING:	MINIMUM HEADER SIZE
0'-0" – 3'-11"	(2) 2x8's
4'-0" – 5'-11"	(2) 2x10's
6'-0" – 7'-11"	(2) 2x12's

UNLESS OTHERWISE NOTED

THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE ENVELOPE SHALL BE TESTED AND VERIFIED TO HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR AND A REPORTED PRESSURE OF 0.2 INCH W.G. (50 PASCALS). ALL DUCTS, AIR HANDLERS AND FILTER BOXES ARE TO BE SEALED.

A WHOLE HOUSE VENTILATION SYSTEM IS TO BE INSTALLED FOR THE NEW DWELLING. THE SYSTEM IS TO BE DESIGNED IN ACCORDANCE WITH M1507.3, THE SQUARE FOOTAGE OF THE DWELLING AND THE NUMBER OF BEDROOMS. OUTDOOR AIR INTAKES AND EXHAUSTS ARE TO HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT IN OPERATION.

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF VERTICLE AND HORIZONTAL DRAFT OPENINGS AND TO FORM A FIRE BARRIER BETWEEN STORIES AND THE TOP STORY AND ROOF SPACE.

FIREBLOCKING IS TO BE PROVIDED IN THE FOLLOWING LOCATIONS:
– IN CONCEALED STUD WALLS VERTICALLY AT CEILING & FLOOR LEVELS AND INTERVALS NOT EXCCEDING 10'
– AT INERCONNECTIONS BETWEEN CONCEALED VERTICLE AND HORIZONTAL SPACES, SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS
– IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
FIREBLOCKING SHALL CONSIST OF NOMINAL TWO–INCH LUMBER, $23/32$" PLYWOOD, ¾" PARTICAL BOARD, ½" GYPSUM BOARD, ¼" CEMENT BASED MILLBOARD OR BATTS/BLANKETS OF MINERAL WOOL OR GLASS FIBER SECURELY RETAINED IN PLACE.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT THE CEILING AND FLOOR LEVEL AN APPROVED MATERAIL IS TO BE INSTALLED TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.

NYSTRETCH ENERGY CODE COMPLIANCE–2020 NOTES:

R402.2.2 CEILING W/O ATTIC R–38 INSULATION MINIMUM

R403.3 ALL DUCTS TO BE INSTALLED WITHIN CONDITIONED SPACES; DUCT AIR LEAKAGE TESTING EXEMPT

R403.3.8 DUCT SIZING IN ACCORDANCE W/ ACCA MANUAL D

R403.5.4 DRAIN WATER HEAT RECOVERY UNITS REQUIRES MIN. EFFICIENCIES AND DETAILS FOR VERTICAL VS. SLOPPED DRAIN UNITS

R403.5.5 SUPPLY OF HEATED WATER REQUIRES ONE OF THE FOLLOWING:
– MAX. ALLOWABLE PIPE LENGTH BETWEEN WATER HEATER & FIXTURE.
– MAX. ALLOWABLE PIPE VOLUME BETWEEN WATER HEATER & FIXTURE.
– DRAIN–WATER HEAT RECOVERY OR RECIRCULATION SYSTEM.

R403.6.2 REQUIRED HRV/ERV SYSTEMS

R403.6.3 VERIFICATION OF VENTILATION BY APPROVED AGENCY

R404.1 LIGHTING: ≥90% PERMANENTYL INSTALLED FIXTURES USE LAMPS W/ EFFICACY OF ≥65 LUMENS/WATT OR HAVE A TOTAL LUMINAIRE EFFICACY OF ≥45 LUMENS/WATT

R404.2 (1) SOLAR READY ZONE REQUIRED FOR DWELLINGS >1,400 SQ. FT. APPLIES ONLY TO ROOFS ≥600 SQ. FT. OF AREA ORIENTED BETWEEN 110°–270° OF TRUE NORTH. EXCEPTIONS FOR ON–SITE RENEWABLES AND ROOFS SHADED MORE THAN 70% OF DAYLIGHT HOURS.

R404.2(2) EV CHARING CAPABILITY – REQUIRES CONDUIT AND PANEL CAPACITY OR 208/240V 40A OUTLETS W/ ONSITE PARKING.

GENERAL NOTES

DIVISION 1 – GENERAL CONDITIONS:

CODES: ALL WORK & MATERIALS MUST CONFORM TO THE 2020 NYS RESIDENTIAL CODE, LOCAL BUILDING CODES, NATIONAL BOARD OF FIRE UNDERWRITERS CODE AND TO THE REQUIREMENTS OF THE BOARD OF HEALTH & 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

OMISSION: ANYTHING NOT SPECIFICALLY SHOWN HEREON AND/OR SPECS, BUT WHICH IS REASONABLY IMPLIED, SHALL BE FURNISHED AS THOUGH SET FORTH IN THE PLANS AND/OR SPECIFICATIONS. ALL WRITTEN FIGURES, NOTES & DIMENSIONS ON THE FLOOR PLANS, OR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DRAWN FIGURES. DO NOT SCALE PRINTS. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ALL PERMITS ARE NOT THE RESPONSIBILITY OF THE ENGINEER.

MATERIALS: ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

SUBSTITUTIONS: SUBSTITUTIONS MADE FOR STRUCTURAL MATERIALS SPECIFIED BY NAME MAY BE MADE ONLY IF APPROVED BY ENGINEER.

OWNERSHIP OF PLANS: THESE PLANS ARE PROPERTY OF DAY & STOKOSA ENGINEERING, P.C. ANY USE OR REPRODUCTION, IN WHOLE OR PART, WITHOUT THE WRITTEN CONSENT OF DAY & STOKOSA ENGINEERING, P.C. IS PROHIBITED. ANY PERSON, OR CORPORATION, USING PLANS WITHOUT CONSENT WILL BE RESPONSIBLE TO COMPENSATE DAY & STOKOSA ENGINEERING, P.C.

ENGINEER's STATUS: THE ENGINEER HAS NOT BEEN RETAINED BY OWNER TO PROVIDE PERIODIC JOB INSPECTIONS OR JOB ADMINISTRATION AND SHALL NOT BE RESPONSIBLE FOR CHANGES MADE IN THE FIELD WITHOUT WRITTEN OR GRAPHIC AUTHORIZATION.

DIVISION 2 – SITE WORK:

FOOTINGS: IF SOIL BEARING CONDITIONS ARE QUESTIONABLE, THE CONTRACTOR SHALL CONSULT A SOILS ENGINEER FOR PROPER FOOTING DESIGN. THE PLANS ARE BASED ON A MINIMUM SOIL BEARING CAPACITY 2,000 PSF.

FINISHED GRADING: FINISHED GRADING SHALL BE PERFORMED SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE.

DIVISION 3 – CONCRETE:

ALL CONCRETE USED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. ALL CONCRETE WORK SHALL BE DONE IN COMPLETE CONFORMANCE TO APPLICABLE ACI CODES.

DIVISION 5 – METALS:

STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A–36 FOR STRUCTURAL STEEL. ALL STEEL PIPE COLUMNS SHALL BE OF STANDARD WEIGHT PIPE UNLESS OTHERWISE NOTED. STRUCTURAL STEEL HAS BEEN DESIGNED FOR A MAXIMUM BENDING STRESS OF 24,000 PSI, IN ACCORDANCE WITH THE 9TH EDITION OF THE AISC. ALL STEEL BEAMS SHAL BE FACTORY PRIMED WITH A RUST PROHIBITOR AND FIELD PAINTED WHERE EXPOSED TO WEATHER. ALL BEAM CONNECTIONS SHALL BE THROUGH BOLTED UNLESS OTHERWISE NOTED. ALL HOLES SHALL BE DRILLED OR PUNCHED. TORCHED HOLES SHALL NOT BE PERMITTED.

REINFORCING STEEL: ALL REINFORCING STEEL BARS SHALL BE GRADE 60.

DIVISION 6 – WOOD & PLASTICS:

LUMBER: ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM BENDING STRESS OF 1,200 PSI.

FRAMING: FRAMING SHALL BE ERECTED PLUMB, LEVEL, TRUE AND SECURELY NAILED. JOISTS, STUDS AND RAFTERS ARE TO BE DOUBLED AT ALL OPENINGS. ALL FLUSH JOIST HEADERS TO BE CONNECTED WITH GALVANIZED METAL JOIST HANGERS. ALL FLUSH BEAM CONNECTIONS SHALL HAVE HEAVY DUTY JOIST HANGERS. DOUBLE FRAME UNDER ALL PARTITIONS PARALLEL TO FRAMING. SIZES OF JOISTS AND RAFTERS ARE SHOWN ON THE PLAN. IF A WOOD DECK IS PROVIDED, ALL STRUCTURAL MEMBERS SHALL BE PRESSURE TREATED LUMBER.

SHEATHING & SUBFLOOR: SHEATHING & SUBFLOOR SHALL BE APA ORIENTED STRAND BOARD WITH EXTERIOR GLUE AND NAILED TO EACH FRAMING MEMBER UNLESS OTHERWISE NOTED.

JOIST HANGERS: JOIST HANGERS SHALL BE GALVANIZED STEEL OR IRON, SIZED TO FIT THE SUPPORTED MEMBER AND OF SUFFICIENT STRENGTH TO DEVELOP THE FULL STRENGTH OF THE SUPPORTED MEMBER, AND FURNISHED COMPLETE WITH ANY SPECIAL FASTENERS REQUIRED. MANUFACTURES SHALL BE "SIMPSON" STRONG–TIE, OR EQUAL.

DIVISION 7 – THERMAL & MOISTURE PROTECTION:

ROOFING: ALL CHIMNEYS SHALL BE PROPERLY FLASHED WITH GALVANIZED STEP FLASHING. VALLEY AND VERTICAL ROOF SECTIONS SHALL BE PROPERLY SUPPORTED. ALL ROOFING SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S SPECIFICATIONS.

ASPHALT SHINGLES: TO BE SELECTED BY OWNER OR CONTRACTOR.

VENTS: VENTILATE ALL ATTIC, RAFTER AND CRAWL SPACE AREAS WITH PROPER SIZED SCREENED VENTS AND/OR LOUVERS.

INSULATION: ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 IECC.

CAULKING: ALL EXTERIOR JOINTS BETWEEN WINDOWS, DOORS AND OTHER SURFACES SHALL BE CAULKED USING A WEATHERPROOF CAULKING.

DIVISION 8 – DOORS & WINDOWS:

WINDOWS: ALL WINDOWS SHALL MEET THE MINIMUM REQUIREMENTS FOR LIGHT, VENTILATION AND EGRESS. ALL WINDOWS SHALL BE OF SUFFICIENT CONSTRUCTION SO AS TO MEET THE 2018 IECC.

INTERIOR DOORS: ALL INTERIOR DOORS SHALL COME COMPLETE WITH HARDWARE. A CLASS "C" SELF–CLOSING FIRE RATED DOOR SHALL BE FURNISHED AND INSTALLED BETWEEN GARAGE & HOUSE. ALL DOORS SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2018 IECC, IF APPLICABLE.

DIVISION 9 – FINISHES:

DRYWALL: DRYWALL SHALL BE 1/2" GYPSUM BOARD SECURELY SCREWED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL JOINTS ARE TO BE TAPED AND SHALL RECEIVE (3) COATS OF JOINT COMPOUND. FINISHES TO BE SMOOTH, EVEN AND READY FOR PAINTING.

DIVISION 15 – MECHANICAL:

HEATING: THE CONTRACTOR SHALL FURNISH & INSTALL A HEATING SYSTEM WHICH MEETS THE 2018 IECC.

FLASHING: ALL PIPES PASSING THROUGH ROOF SHALL BE MADE WATER–TIGHT.

ALL PIPES CARRYING WATER OVER 105 DEGREES MUST BE INSULATED WITH A MINIMUM OF R–3.

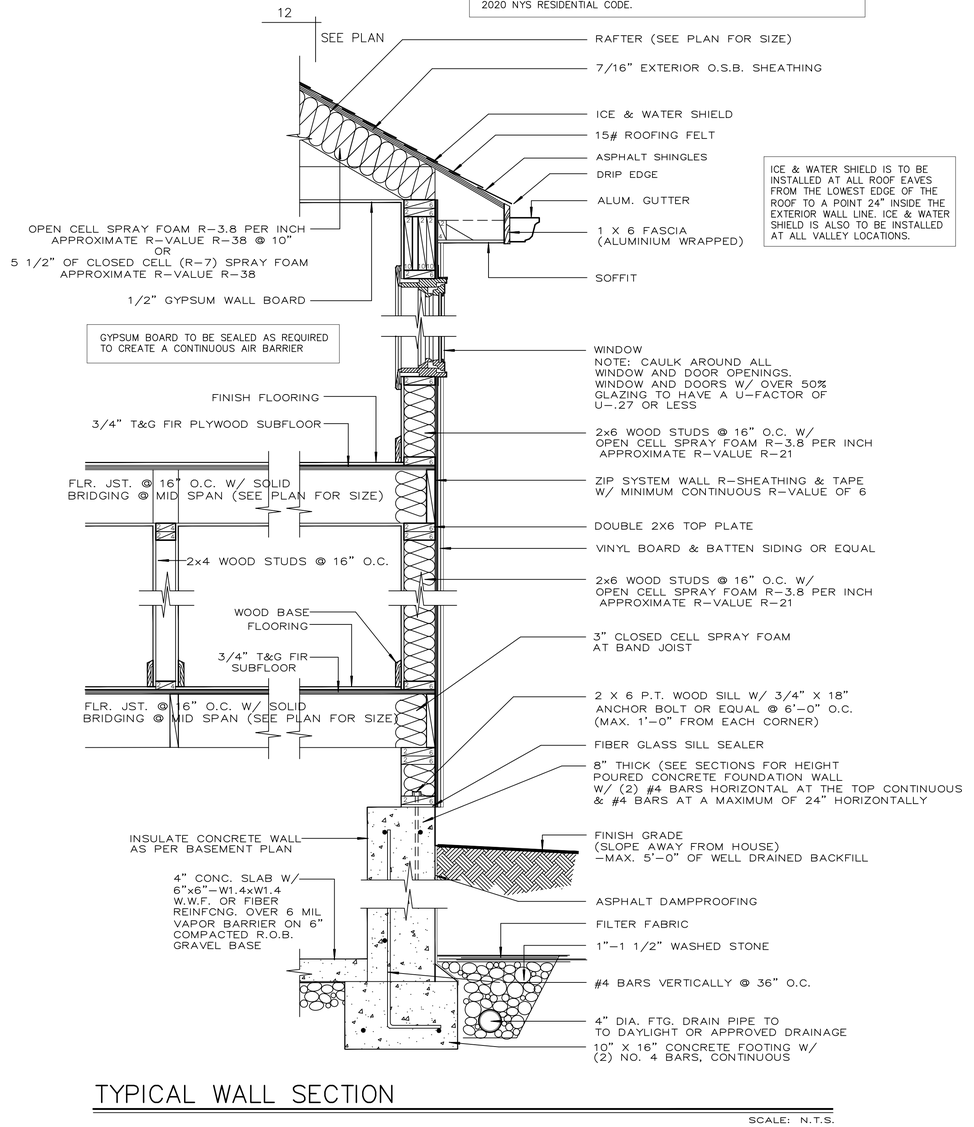
TESTING: THE CONTRACTOR SHALL TEST ALL WATER SUPPLY AND DRAIN, WASTE AND VENT PIPING IN ACCORDANCE WITH ALL CODES.

DIVISION 16 – ELECTRICAL:

ALL ELECTRICAL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL CODES. THE SERVICE SIZE SHALL BE A MINIMUM OF 100 AMPS.

HURRICANE CLIPS ARE TO BE INSTALLED AT RAFTER TOP PLATE CONNECTIONS FOR ALL AREAS WITH VAULTED, CATHEDRAL CEILINGS OR WHERE A CEILING JOIST IS NOT PRESENT.

ASPHALT SHINGLED ROOFS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS & RECOMMENDATIONS AND THE 2020 NYS RESIDENTIAL CODE.



ICE & WATER SHIELD IS TO BE INSTALLED AT ALL ROOF EAVES FROM THE LOWEST EDGE OF THE ROOF TO A POINT 24" INSIDE THE EXTERIOR WALL LINE. ICE & WATER SHIELD IS ALSO TO BE INSTALLED AT ALL VALLEY LOCATIONS.

TYPICAL WALL SECTION

SCALE: N.T.S.

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Generated by RES*check-Web* Software

Compliance Certificate

Project New Residence 2020.389

Energy Code:	**2020 NYStretch - 2018 IECC**
Location:	**Beacon, New York**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**3,105 ft2**
Glazing Area	**13%**
Climate Zone:	**5 (5895 HDD)**
Permit Date:	
Permit Number:	

Construction Site:	Owner/Agent:	Designer/Contractor:
ELIZA STREET CITY OF BEACON, NY	SEAN O'DONNELL O'DONNELL & SONS P.O. BOX 526 FISHKILL, NY 12524	Day & Stokosa 3 Van Wyck Lane Wappingers Falls, NY 12590

Compliance: Passes using UA trade-off

Compliance: **1.7% Better Than Code** Maximum UA: **484** Your UA: **476** Maximum SHGC: **0.00** Your SHGC: **0.21**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Cathedral Ceiling	1,934	38.0	0.0	0.027	0.026	52	50
Wall: Wood Frame, 16" o.c.	4,375	21.0	6.0	0.041	0.045	149	163
Door 1: Solid Door (under 50% glazing)	20			0.230	0.270	5	5
Door 2: Solid Door (under 50% glazing)	40			0.140	0.270	6	11
Door: Glass Door (over 50% glazing) SHGC: 0.21	221			0.270	0.270	60	60
Window: Vinyl Frame SHGC: 0.21	472			0.270	0.270	127	127
Wall 1: Wood Frame, 16" o.c.	1,092	21.0	0.0	0.057	0.045	62	49
Floor: All-Wood Joist/Truss	575	38.0	0.0	0.026	0.033	15	19

Project Title: New Residence 2020.389
Data filename:
Report date: 06/19/23
Page 1 of 2

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2020 NYStretch - 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: New Residence 2020.389
Data filename:
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Page 2 of 2

RESCHECK – COMPLIANCE CERTIFICATE

SCALE: N.T.S.

HEATING AND COOLING SYSTEM NOTES:

MANUAL J, MANUAL S, EQUIPMENT SPEC'S, DUCT SYSTEM SUMMARY, MECHANICAL VENTILATION SYSTEM AND DUCT LAYOUTS TO BE DESIGNED BY HVAC CONTRACTOR.

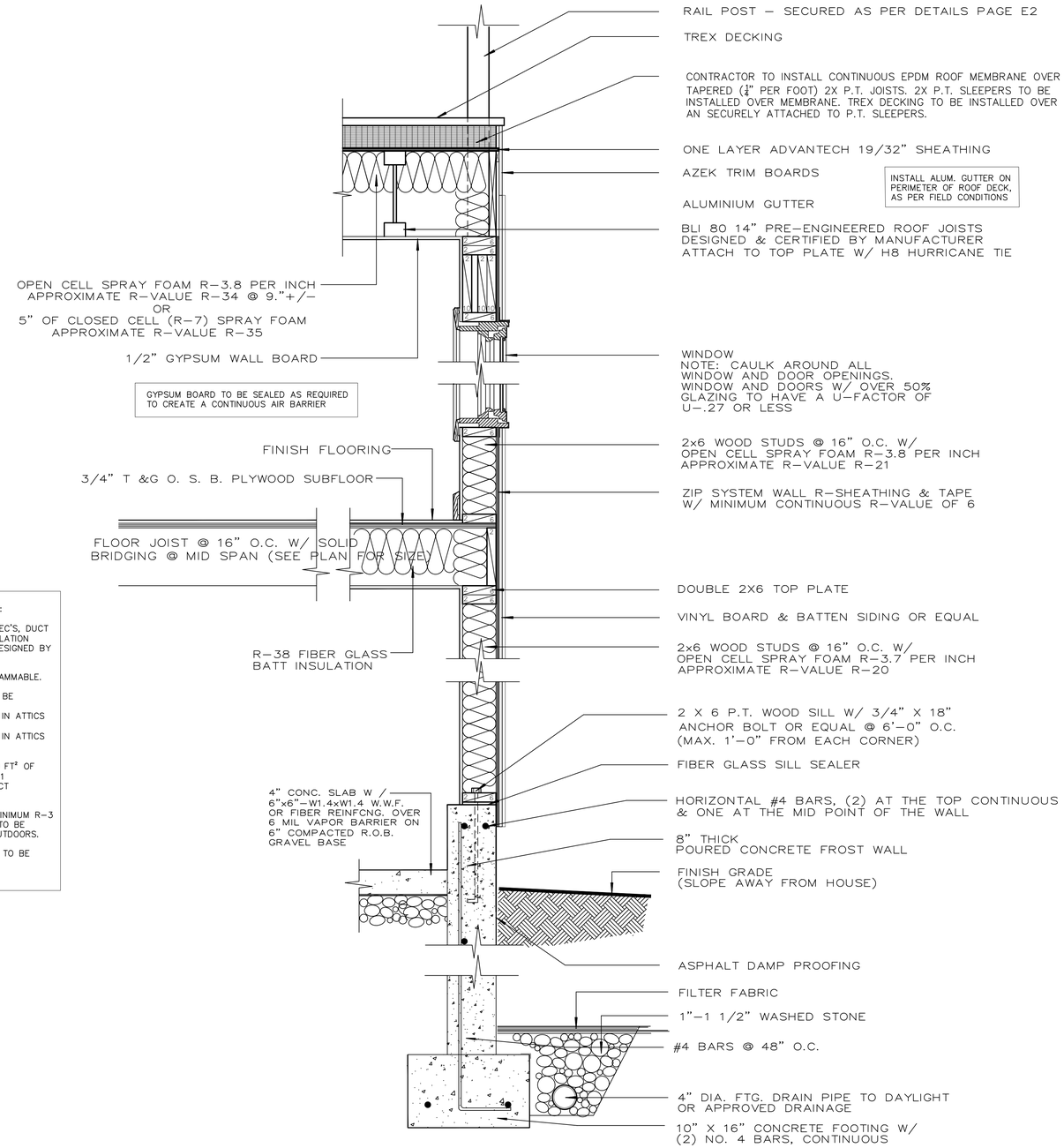
ALL THERMOSTATS ARE TO BE PROGRAMMABLE.

DUCTS IN UNCONDITIONED SPACES TO BE INSULATED:
≥ 3" DIAMETER INSULATED TO ≥ R-8 IN ATTICS AND ≥ R-6 ELSEWHERE
< 3" DIAMETER INSULATED TO ≥ R-6 IN ATTICS AND ≥ R-4.2 ELSEWHERE

DUCTS TO BE SEALED TO 4.0CFM/100 FT² OF CONDITIONED FLOOR AREA WITH UL 181 PRODUCTS APPROPRIATE FOR THE DUCT MATERIAL TYPE.

HVAC PIPING TO BE PROVIDED WITH MINIMUM R-3 INSULATION. INSULATION PROTECTION TO BE PROVIDED FOR ALL PIPES LOCATED OUTDOORS.

SERVICE HOT WATER PIPE INSULATION TO BE PROVIDED AS REQUIRED.



TYPICAL WALL SECTION FOR
SLAB ON GRADE CONSTRUCTION

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